

**KIM THOMAS SIPPEL
ARCHITECT, P.C.**



**KOTCH RESIDENCE
20 POWDER HORN DRIVE
WESLEY HILLS, NY**

SECTION 32.19, BLOCK 2, LOT 40

14 JULY 2025

Project Narrative

The Proposed Project is to extend the existing 3 feet deep covered Entryway to feature a new 6 foot deep One Story Covered Porch. This will allow space to sit outside and enjoy the exterior space. It is also intended to harmonize with the more modern character of the Renovated Exterior. The exterior character and colors are intended to harmonize with the scale and character of the neighborhood by featuring a flat roof, and the larger front porch space.

The only variance requested from the Zoning Board is for a Front Yard Setback variance for a proposed 46.0 foot front yard setback compared to the 50 foot required distance.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Kim Thomas Sippel", with a long horizontal line extending to the right.

Kim Thomas Sippel

RECEIVED
VILLAGE OF WESLEY HILLS

JUL 18 2025

BUILDING,
PLANNING & ZONING

