



March 14, 2022

Members of the Architectural Review Board
Village of Larchmont
120 Larchmont Ave
Larchmont, New York 10538

**Re: In-ground Pool Application
Premises: 18 Beach Avenue
S/B/L: 7-20-410**

Dear Members of the Architectural Review Board:

We respectfully submit the enclosed plans for a pool and shade structure with associated masonry and landscaping at 18 Beach Avenue. We first appeared before the Board at the January meeting and are now returning with additional information on the cabana, as requested. Per our discussion, the design for the cabana has been developed to include additional information on architectural detailing and materials, as shown on drawing A101 by Registered Architect Chris Chreighton.

We have received approval from the following Boards:

- Zoning Board (12/1/21)
- Planning Board (12/14/2021)

The following variances were requested and granted at the 12/1/21 Zoning Meeting:

1. **Pool Equipment Location** - A variance was requested and granted to locate the pool equipment adjacent to the existing garage, as shown at Location A on the enclosed plans. This requires a variance of 5'-8" from the 30' Rear Yard Setback. Location A is preferred by the applicant.
2. **Pool Equipment Elevation** - A variance was requested and granted from Pool Code section 381-55 C. (11) to locate the pool equipment on grade, in lieu of placing the equipment below grade. Proposed equipment will be enclosed with solid privacy fencing and surrounded with evergreen plantings.

In support of the submission, please find enclosed the following documents:

- A-101 Proposed Cabana Plans & Details by Christopher Chreighton, RA (3/1/22)
- LS-1 Site Development Plan for In-Ground Pool and Patio by SJLA (Rev. 3/14/22)
- LS-2 Site Development Details for In-Ground Pool and Patio by SJLA (Rev. 3/14/22)
- Topographic Survey by TC Merritts

We look forward to discussing the plans. In the interim, should the Architectural Review Board or Village have any questions or comments with regard to the forgoing, please do not hesitate to contact me.

Sincerely,

Sean Jancski, RLA LEED-AP
Principal