

ZONING BOARD OF APPEALS APPLICATION

Project Name, If Applicable: \_\_\_\_\_

Project Street Address: 11 FORDAL ROAD

Section: 7.C Block: 1 Lot(s): 6 Zone: AA

Applicant: LISA FAVARO

Address: 11 FORDAL RD.

City: BRONXVILLE State: N.Y. Zip: 10708

Phone #: 917.306.5651 Email: ELIZABETH.FAVARO@GMAIL.COM

Owner: SAME AS APPLICANT

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Application is for:

\_\_\_\_\_ An interpretation of the Zoning Law or a determination by the Superintendent of Buildings

Area variance(s) 310-9 AA 22.5% ALLOWED BLDG. COVERAGE.  
List Sections

\_\_\_\_\_ Use Variance \_\_\_\_\_  
List Sections

\_\_\_\_\_ Special Permit Use \_\_\_\_\_  
List Sections

Description of the proposed project and nature of the interpretation, variance(s) and/or special permit being sought: WE WISH TO BUILD A SUITROOM ADDITION IN THE REAR YARD. THE ADDITION IS ONE STORY AND IS 369 SF. THIS PROPOSED ADDITION CONFORMS TO ALL ZONING REQUIREMENTS EXCEPT FOR BUILDING COVERAGE. WHEN THE ZONING LAW BUILDING COVERAGE DEFINITION CHANGED LAST YEAR, IT CHANGED THE "BUILDING COVERAGE" ON THIS PROPERTY FROM 3774 SF TO 6230 SF. BECAUSE OF THE REQUIRED INCLUSION OF THE AREAS OF TERRACES, PATIOS, WALKWAYS AND OTHER MISCELLANEOUS AREAS. THE COVERAGE PERCENTAGE WENT FROM 19% TO 31.4% MAKING IT NON-CONFORMING.

CONTINUED ON NEXT PAGE

When did present owner acquire title? \_\_\_\_\_

Was the title acquired by purchase: ( Yes or No ), If so from whom? \_\_\_\_\_

Are you seeking a variance from the provisions of the ordinance? ( Yes or No )

If so, from which ordinance, from which provision thereof and to what extent? 310-9 AA 22.5% ABC.

DESCRIPTION CONTINUED: WE ARE ASKING HOW TO INCREASE THE GRANDFATHERED LOT COVERAGE OF 31.4% TO 33.2%, AN INCREASE OF 1.8%. BY THE OLD LOT COVERAGE DEFINITION AND RULE, THIS ADDITION WOULD INCREASE THE LOT COVERAGE FROM 19% TO 20.8%.

If you are seeking a variance from the provisions of the ordinance, do you contend that the effect of the ordinance on the property to which this appeal pertains is different from its effect on other properties in the same zoning district? ( Yes or No ) If so, in what respect and what is the cause of the difference?

Does the owner of the premises involved in this application own any contiguous property? ( Yes or No )

If so, in what respect and what is the cause of the difference? \_\_\_\_\_

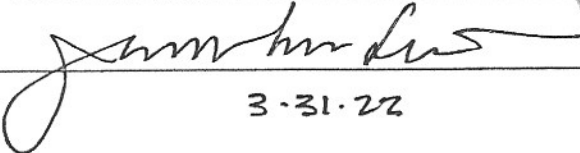
Owners Signature: Euronym Javars Date: 4/4/22

**Zoning F.A.R. Calculation**

	EXISTING	PROPOSED	SUB TOTAL
BASEMENT <sup>(b)</sup>	-	-	N/A
1 <sup>ST</sup> FLOOR	2172.3	369.2	2541.5
2 <sup>ND</sup> FLOOR	2207.5	-0-	2207.5
3 <sup>RD</sup> FLOOR <sup>(d)</sup>	-	-	N/A
ATTIC <sup>(d)</sup>	-	-	N/A
GARAGE <sup>(c)</sup>	(400)+650 = 250	-	(400) 250
Existing FAR	4629.3 / .233		
Proposed FAR		4999.0 / .251	
% Increase of FAR		1.3%	
ACTUAL TOTAL BUILDING FLOOR AREA =			4999.0 (.251)
ACTUAL LOT AREA =			19,347
PERMITTED F.A.R. (From Table, interpolate if necessary) =			.271
MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R.) =			5378.5 SF.

**\*\*\*Please refer to the Village of Bronxville Municipal Code Section 310- 22  
Supplementary Regulations.**

Calculations Prepared By: Name (Print): JOHN DEAN DAVIK

Signature:   
3-31-22



### Zoning Compliance Analysis

Property Address: 11 FORDAL RD

Zoning District: AA

Flood Zone: Yes:  No:

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	RESIDENCE	RESIDENCE	RESIDENCE	CONFORMING
LOT AREA	15,000 SF	19,847 SF	19,847 SF	CONFORMING
LOT WIDTH	100'	141'-6"	141'-6"	CONFORMING
LOT DEPTH	120'	141'-8"	141'-8"	CONFORMING
FRONT YARD	35'	50'/27.9'	50'/27.9'	NONCONFORM
SIDE YARD #1 & 2 CORN. W/ GAR.	30'/15'	44'-11"/22.9'	32'-6"/18'-4"	CONFORMING
SIDE YARD #2	-	-	-	-
REAR YARD	-	-	-	-
HEIGHT (Feet & Stories)	30'/2.5	25.5'/2.5	25.5'/1	CONFORMING
BUILDING COVERAGE	22.5%	31.4%	33.2%	NON-CONFORM. VARIAN. REQ.
USABLE OPEN SPACE	55%	64.9%	63%	CONFORMING
F.A.R.	.271	.233	.251	CONFORMING
PARKING	2 CARS	2 CARS	2 CARS	CONFORMING

All applications for additions to submit complete detailed finished grade and FAR calculations, and completed F.A.R. computation worksheet on reverse, submission to be stamped by the design professional of record.

Are any variances required (or were any variances approved by the ZBA) that are not listed on the table above?  Yes  No

If yes, describe all additional variances: \_\_\_\_\_

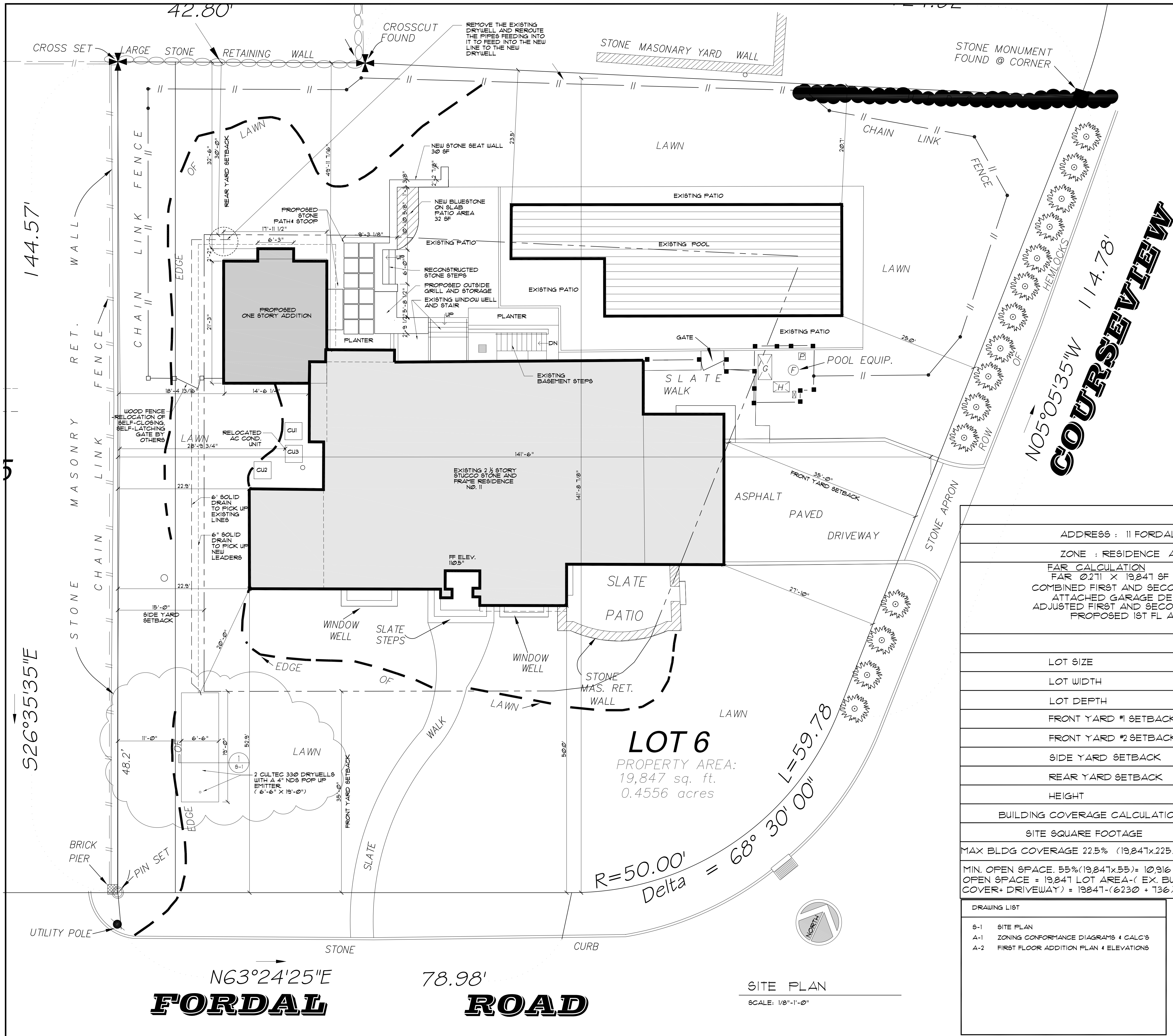
Form Prepared By:

Name (Print): JOHN DEAN DAVIS

Signature: \_\_\_\_\_

*John Dean Davis*  
3-31-22





**ROAD**

**COURSE VIEW**

ZONING COMPLIANCE				
ADDRESS : 11 FORDAL RD. SECTION 7C BLOCK 1 LOT 6				
ZONE : RESIDENCE AA		FAR 0.211 X 19,841 SF LOT AREA = 5388 SF		STATUS
FAR CALCULATION FAR 0.211 X 19,841 SF LOT AREA = 5388.0 ALLOWABLE SF COMBINED FIRST AND SECOND FLR. SF = 5029.8 SF ATTACHED GARAGE DEDUCTION = (400 SF) ADJUSTED FIRST AND SECOND FLR. SF = 4629.8 SF PROPOSED 1ST FL ADDITION SF = 369.2 SF TOTAL SF = 4999.0 SF				CONFORMING
	REQUIRED	EXISTING	PROPOSED	
LOT SIZE	15,000 SF	19,841 SF	19,841 SF	CONFORMING
LOT WIDTH	100'-0"	141'-6"	141'-6"	CONFORMING
LOT DEPTH	120'-0"	141'-8 7/8"	141'-8 7/8"	CONFORMING
FRONT YARD #1 SETBACK	35'-0"	50'-0"	50'-0"	CONFORMING
FRONT YARD #2 SETBACK	35'-0"	27'-10"	27'-10"	NON-CONFORMING
SIDE YARD SETBACK	15'-0"	22.9'	18'-5"	CONFORMING
REAR YARD SETBACK	30'-0"	49'-11"	32'-6"	CONFORMING
HEIGHT	30'-0"	25'-5 7/8"	25'-5 7/8"	CONFORMING
BUILDING COVERAGE CALCULATIONS				
	REQUIRED	EXISTING	PROPOSED	STATUS
SITE SQUARE FOOTAGE	15,000	19,841 SF		CONFORMING
MAX BLDG COVERAGE 22.5% (19,841x.225)=4466 SF	4,466 SF	6230 SF / 31.4%	6599 SF / 33.2%	NON-CONFORMING
MIN. OPEN SPACE 55%(19,841x.55)= 10,916 SF	10,916 SF	12,881 SF / 64.9%	12,512 SF / 63%	CONFORMING
OPEN SPACE = 19,841 LOT AREA - ( EX. BUILDING COVER + DRIVEWAY ) = 19,841 - (6230 + 136) = 12,881 SF				

DRAWING LIST	
S-1	SITE PLAN
A-1	ZONING CONFORMANCE DIAGRAMS & CALC'S
A-2	FIRST FLOOR ADDITION PLAN & ELEVATIONS

**SUNROOM ADDITION SITE PLAN** SCALE:

FAVARO RESIDENCE  
11 FORDAL ROAD  
BRONXVILLE, NY

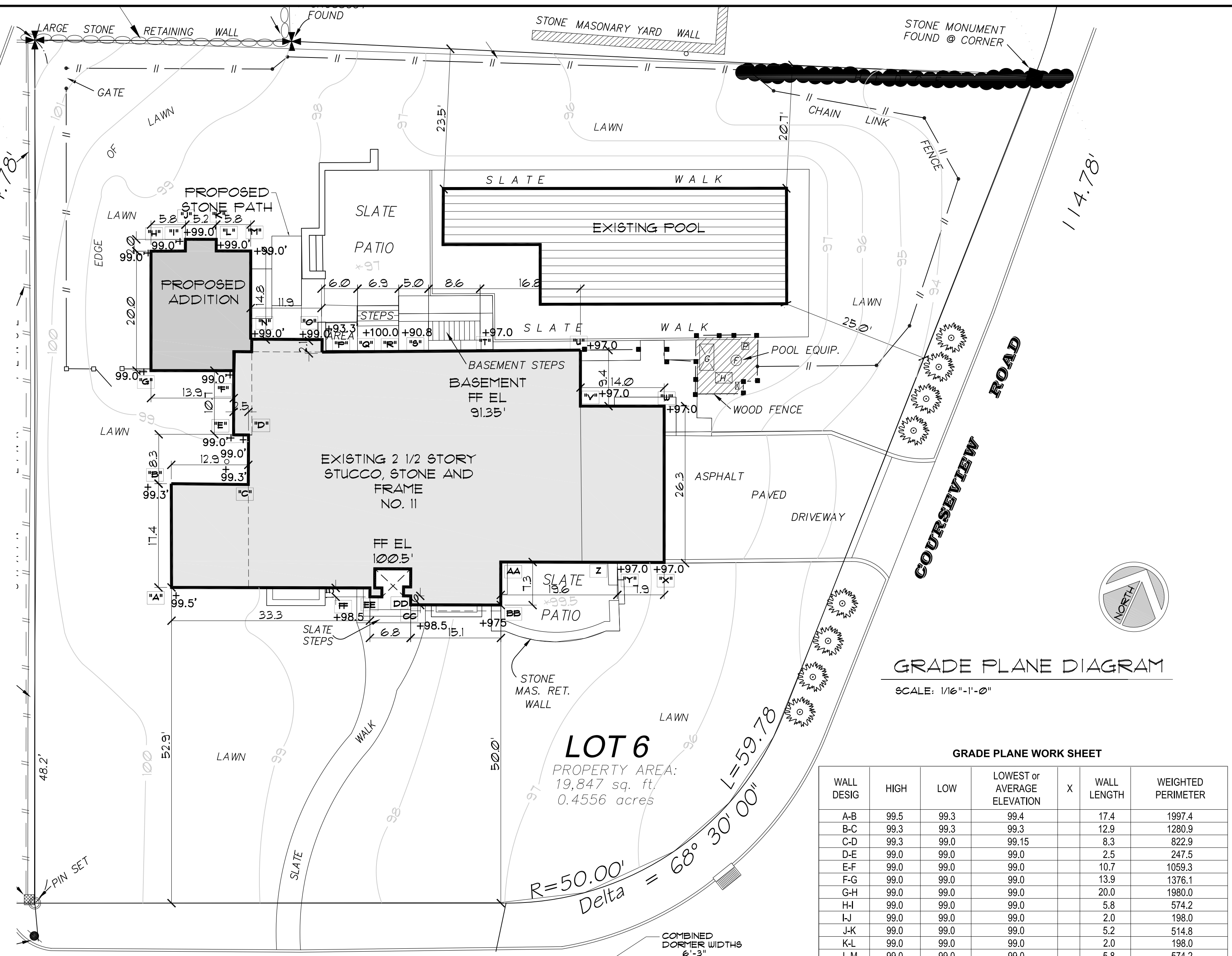
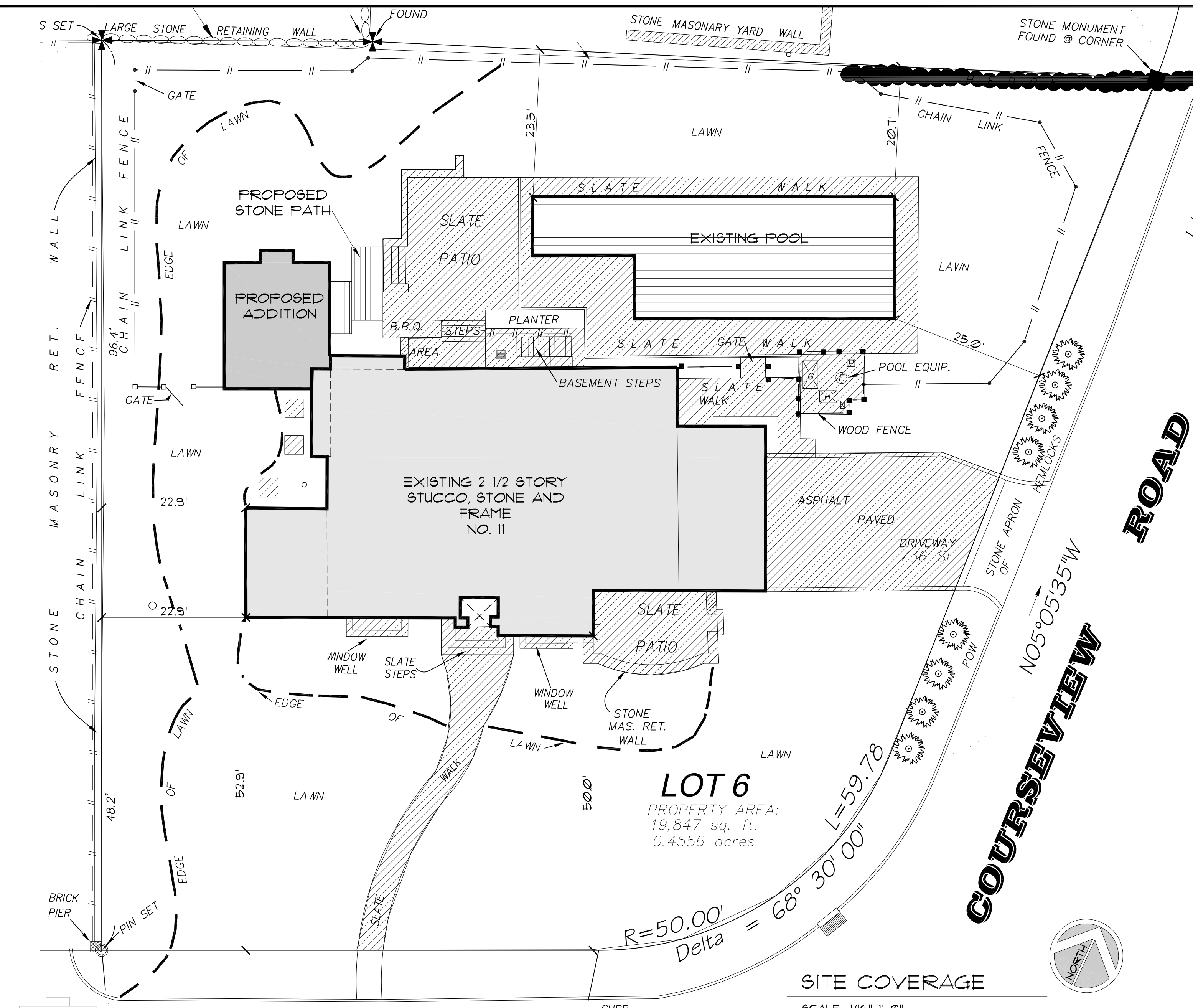
JOHN DEAN DAVIS, ARCHITECT, P.A.  
DEAN@DEANDAVISARCHITECT.COM  
914-523-8852

DATE: 11/9/21  
REVISIONS:  
REV. 1 2/15/22  
REV. 2 3/18/22  
DRAWN BY: JDD  
DWG. NO.: S-1

This drawing is the property of the Architect and has been prepared specifically for the owner for this project at this site and is not to be used for any other purpose, location or owner without written consent of the Architect.

**FORDAL ROAD**

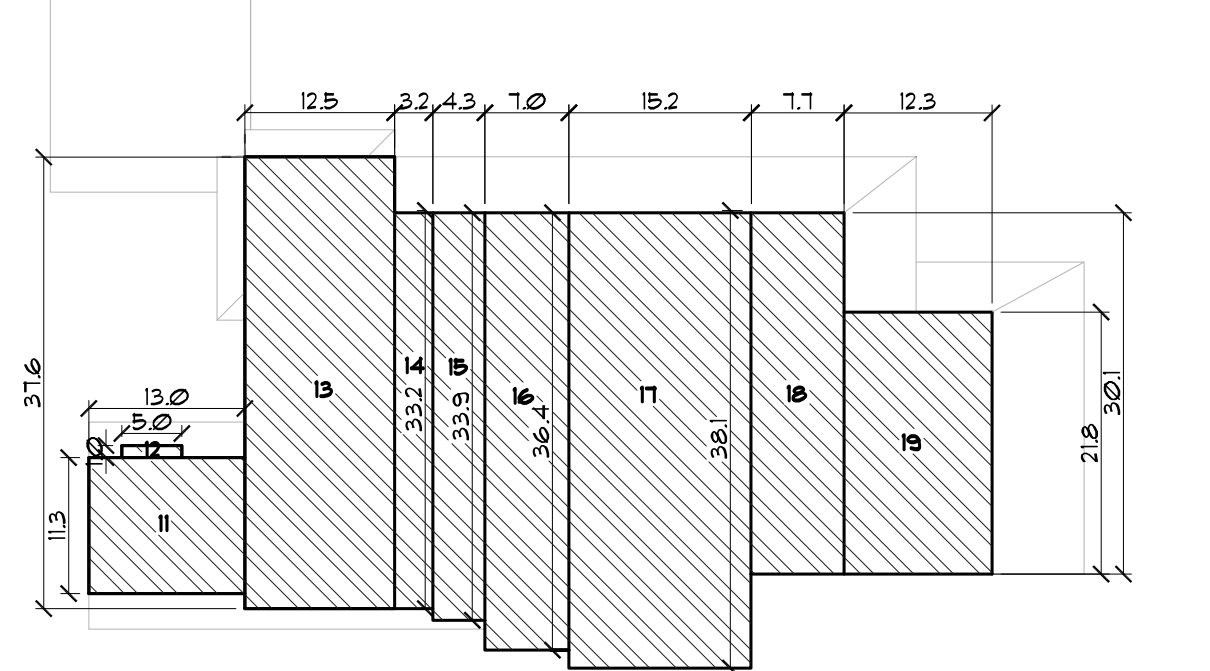
SITE PLAN  
SCALE: 1/8"=1'-0"



GRADE PLANE DIAGRAM  
SCALE: 1/16"=1'-0"

**GRADE PLANE WORK SHEET**

WALL DESIG	HIGH	LOW	LOWEST or AVERAGE ELEVATION	X	WALL LENGTH	WEIGHTED PERIMETER
A-B	99.5	99.3	99.4	17.4	1997.4	
B-C	99.3	99.3	99.3	12.9	1280.9	
C-D	99.3	99.0	99.15	8.3	822.9	
D-E	99.0	99.0	99.0	2.5	247.5	
E-F	99.0	99.0	99.0	10.7	1059.3	
F-G	99.0	99.0	99.0	13.9	1376.1	
G-H	99.0	99.0	99.0	20.0	1980.0	
H-I	99.0	99.0	99.0	5.8	574.2	
I-J	99.0	99.0	99.0	2.0	198.0	
J-K	99.0	99.0	99.0	5.2	514.8	
K-L	99.0	99.0	99.0	2.0	198.0	
L-M	99.0	99.0	99.0	5.8	574.2	
M-N	99.0	99.0	99.0	14.8	1465.2	
N-O	99.0	99.0	99.0	11.9	1178.1	
O-P	99.3	99.3	99.3	2.1	195.9	
P-Q	99.3	99.3	99.3	6.0	559.8	
Q-R	100.0	100.0	100.0	6.9	690.0	
S-S	90.8	90.8	90.8	5.0	454.0	
S-T	90.8	97.0	93.9	8.6	807.5	
T-U	90.8	97.0	93.9	16.8	1577.5	
U-V	97.0	97.0	97.0	9.4	911.8	
V-W	97.0	97.0	97.0	14.0	1358.0	
W-X	97.0	97.0	97.0	26.3	2551.1	
X-Y	97.0	97.0	97.0	7.9	766.3	
Z-AA	99.5	99.5	99.5	19.6	1942.2	
AA-BB	99.5	99.5	99.5	7.3	726.3	
BB-CC	98.5	97.5	98.0	15.1	1479.8	
CC-DD	100.0	100.0	100.0	1.6	160.0	
DD-EE	100.0	100.0	100.0	6.8	680.0	
EE-FF	98.5	98.5	98.5	1.5	147.7	
FF-A	99.5	98.5	99.0	33.3	3296.7	
				TOTAL	321.4	31771.2
GRADE PLANE ELEVATION =				TOTAL WEIGHTED PERIMETER/TOTAL WALL LENGTH		
				98.8		



**BUILDING SQUARE FOOTAGE**

NOTE 1 - BASEMENT IS NOT INCLUDED IN THE SF CALCULATION  
NOTE 2 - 3RD FLOOR IS NOT INCLUDED IN THE SF CALCULATION BECAUSE OF DORMER 30% RULE

FLOOR	NO.	AREA	SQ FT
FIRST FLOOR	1	17.3' X 13' = 224.9	
	2	20.5' X 39.4' = 807.1	
	3	2.3' X 13.6' = 31.2	
	4	2.3' X 12.5' = 28.7	
	5	6.5' X 36.1' = 234.6	
	6	15.2' X 42.6' = 647.5	
	7	13.2' X 34.8' = 459.2	
	8	14.0' X 25.8' = 361.2	
	9	1.8' X 2.0' = 3.6	
	10	1.8' X 1.5' = 2.7	
TOTAL 1ST FLOOR			2822.3
SECOND FLOOR	11	13' X 11.3' = 146.9	
	12	1' X 5' = 5.0	
	13	12.5' X 31.6' = 410.0	
	14	3.2' X 33.2' = 106.2	
	15	4.3' X 33.5' = 144.1	
	16	7' X 36.4' = 254.8	
	17	15.2' X 38.1' = 579.1	
	18	7.1' X 30.1' = 213.7	
	19	12.3' X 21.8' = 268.1	
TOTAL 2ND FL.			2207.5
TOTAL EXISTING			5029.8
ADDITION	20a	21.25' X 14.5' = 308.2	
	21a	2.2' X 6.5' = 14.3	
	22a	2.3' X 17.1' = 39.3	
	23a	5' X 14.8' = 74.0	
TOTAL ADDITION			369.2
TOTAL W/ ADDITION			5399.0

**FAR CALCULATIONS**

	FAR	SQ FT
EXISTING	5029.8 - 400 = 4629.8 SF	233
PROPOSED	4629.8 + 369.2 = 4999.0	2518
ALLOWABLE	19,847 lot area X FAR	271
		5378.5

**BUILDING COVERAGE**

	EXISTING	PROPOSED
BUILDING AREAS	SQ FT	% OF LOT COVER
EXISTING HOUSE	2822 SF	14.2
PROPOSED ADDITION	369 SF	1.8
ACCESSORY STRUCTURES		
EX. INGROUND POOL	952 SF	4.8
POOL PATIO, WALKS, WALLS & EQUIP. SLAB	1365 SF	6.9
MISC. AC EQUIPMENT	30 SF	0.15
SLATE FRONT WALK	306 SF	1.5
SLATE FNT PATIO & WALL	258 SF	1.3
FRONT WINDOW WELLS	65 SF	0.32
BSMT STEPS, STAIR AREA	175 SF	0.88
SLATE SIDE WALK	170 SF	0.85
NEW STONE PATHWAY	87 SF	0.43
TOTALS	6230 SF	31.4
		6599 SF 33.2

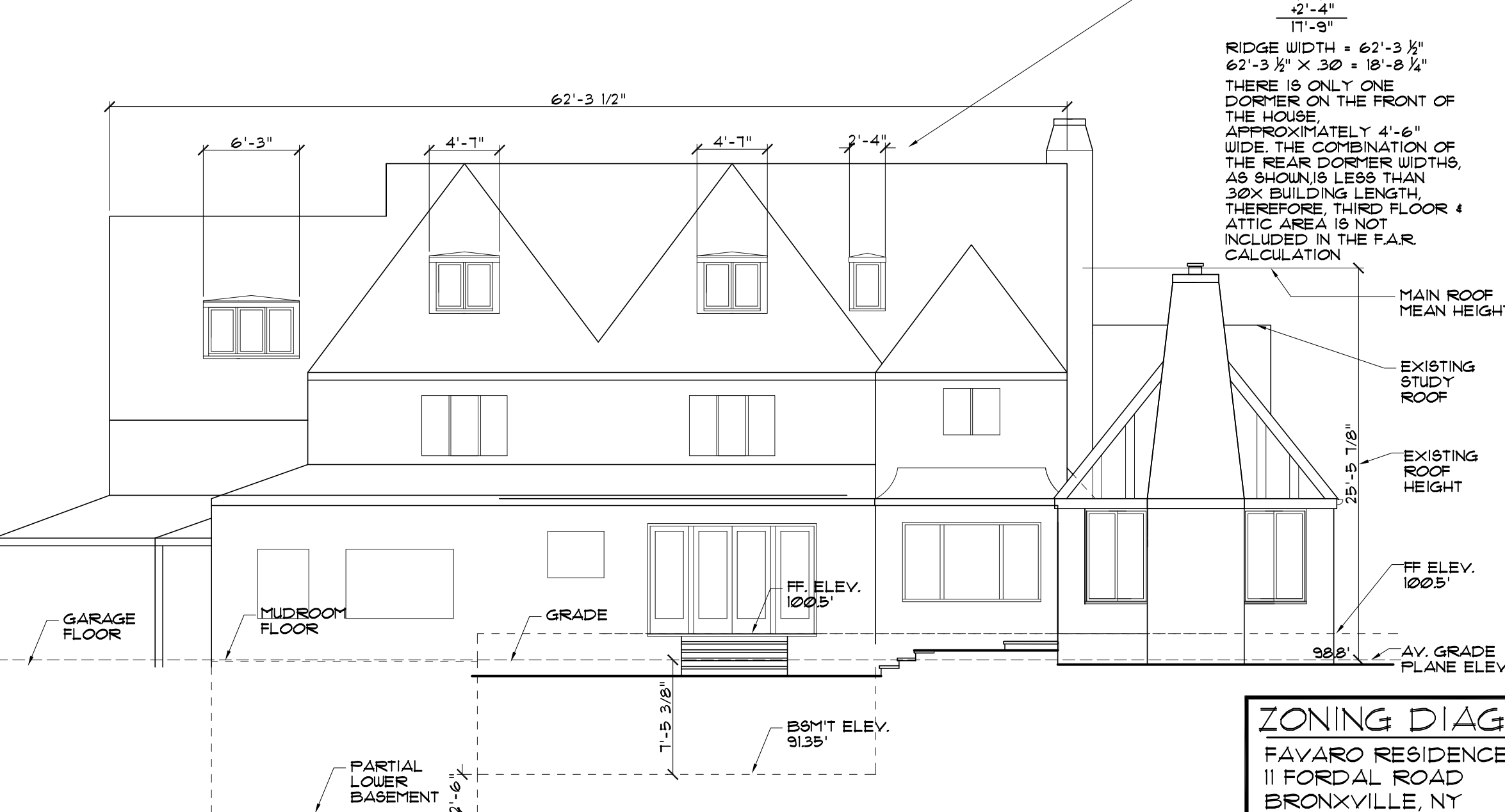
**LOT OPEN SPACE CALCULATIONS**

MIN. OPEN SPACE: 55% (19,847 X 55) = 10,916 SF

OPEN SPACE = 19,847 LOT AREA - (EX. BLDG. COVERAGE + DRIVEWAY AREA)

EXISTING OPEN SPACE = 19,847 - (2,830 + 736) = 16,281 SF = 82.1%

PROPOSED OPEN SPACE = 19,847 - (6,230 - 136 - 369 SF ADDITION) = 12,512 SF = 63%



**ZONING DIAGRAMS AND CALCULATIONS** SCALE:

FAVARO RESIDENCE  
11 FORDAL ROAD  
BRONXVILLE, NY

**JOHN DEAN DAVIS, ARCHITECT, P.A.**  
DEAN @ DEANDAVISARCHITECT.COM  
914-523-8852

DATE: 11/9/21  
REVISIONS:  
REV1 2-15-22  
REV2 3-18-22

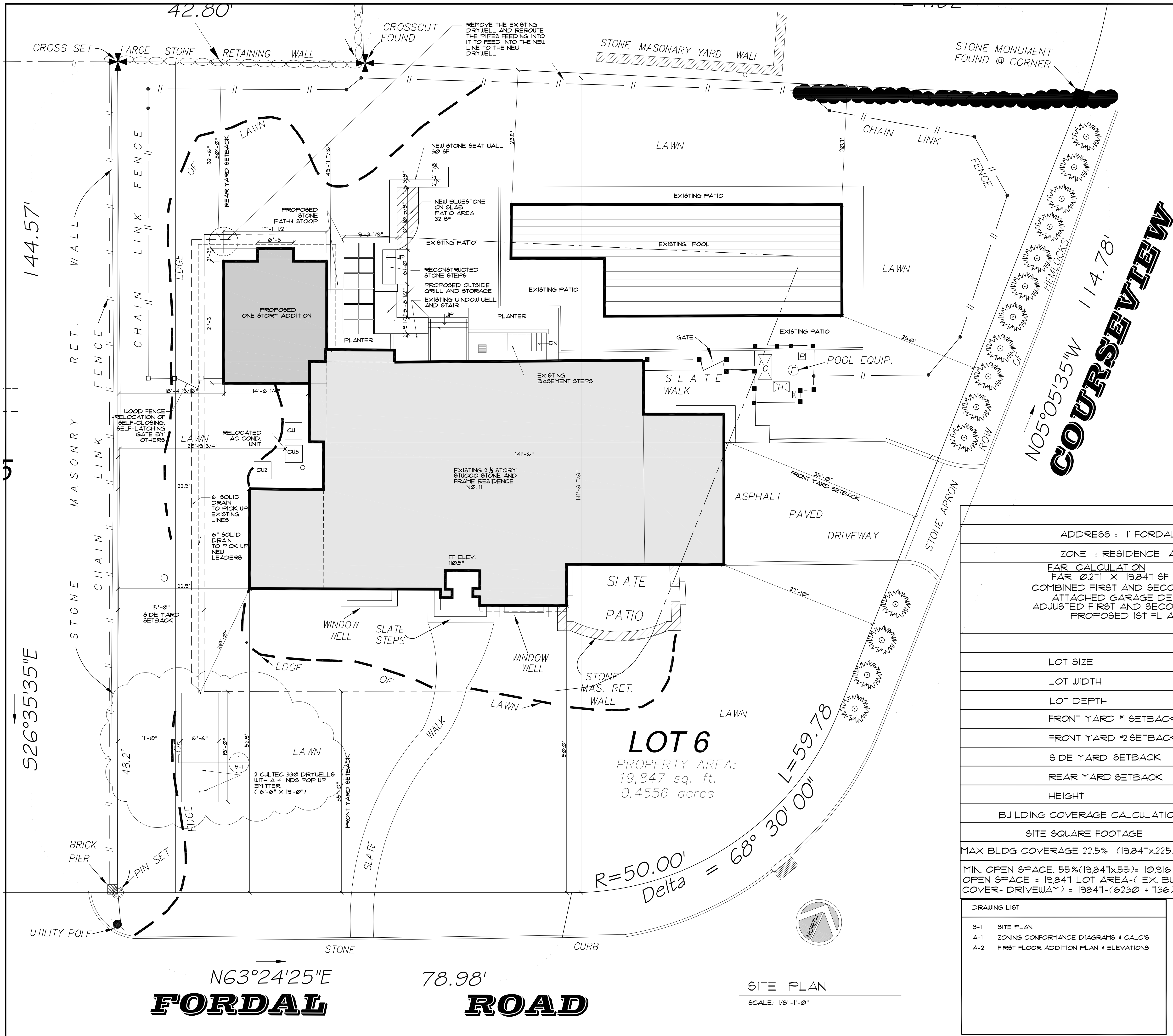
DRAWN BY: JDD  
DWG. NO.: A-1

Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.

GRADE PLANE CALCULATION TO BE PREPARED BY NY'S LICENSED DESIGN PROFESSIONAL AND TO BE FILED UNDER DESIGN PROFESSIONAL'S SEAL AND SIGNATURE  
08/9/21

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**ROAD**

**COURSEVIEW**

ZONING COMPLIANCE				
ADDRESS : 11 FORDAL RD. SECTION 7C BLOCK 1 LOT 6				
ZONE : RESIDENCE AA		FAR 0.211 X 19,847 SF LOT AREA = 5388 SF		STATUS
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	REQUIRED	EXISTING	PROPOSED	
LOT SIZE	15,000 SF	19,847 SF	19,847 SF	CONFORMING
LOT WIDTH	100'-0"	141'-6"	141'-6"	CONFORMING
LOT DEPTH	120'-0"	141'-8 7/8"	141'-8 7/8"	CONFORMING
FRONT YARD #1 SETBACK	35'-0"	50'-0"	50'-0"	CONFORMING
FRONT YARD #2 SETBACK	35'-0"	27'-10"	27'-10"	NON-CONFORMING
SIDE YARD SETBACK	15'-0"	22.9'	18'-5"	CONFORMING
REAR YARD SETBACK	30'-0"	49'-11"	32'-6"	CONFORMING
HEIGHT	30'-0"	25'-5 7/8"	25'-5 7/8"	CONFORMING
BUILDING COVERAGE CALCULATIONS				
	REQUIRED	EXISTING	PROPOSED	STATUS
SITE SQUARE FOOTAGE	15,000	19,847 SF		CONFORMING
MAX BLDG COVERAGE 22.5% (19,847x.225)=4466 SF	4,466 SF	6230 SF / 31.4%	6599 SF / 33.2%	NON-CONFORMING
MIN. OPEN SPACE 55%(19,847x.55)= 10,916 SF	10,916 SF	12,881 SF / 64.9%	12,512 SF / 63%	CONFORMING
COVER+ DRIVEWAY) = 19847-(6230 + 136)= 12,881SF				

DRAWING LIST	
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A-2	FIRST FLOOR ADDITION PLAN & ELEVATIONS

**SUNROOM ADDITION SITE PLAN** SCALE:

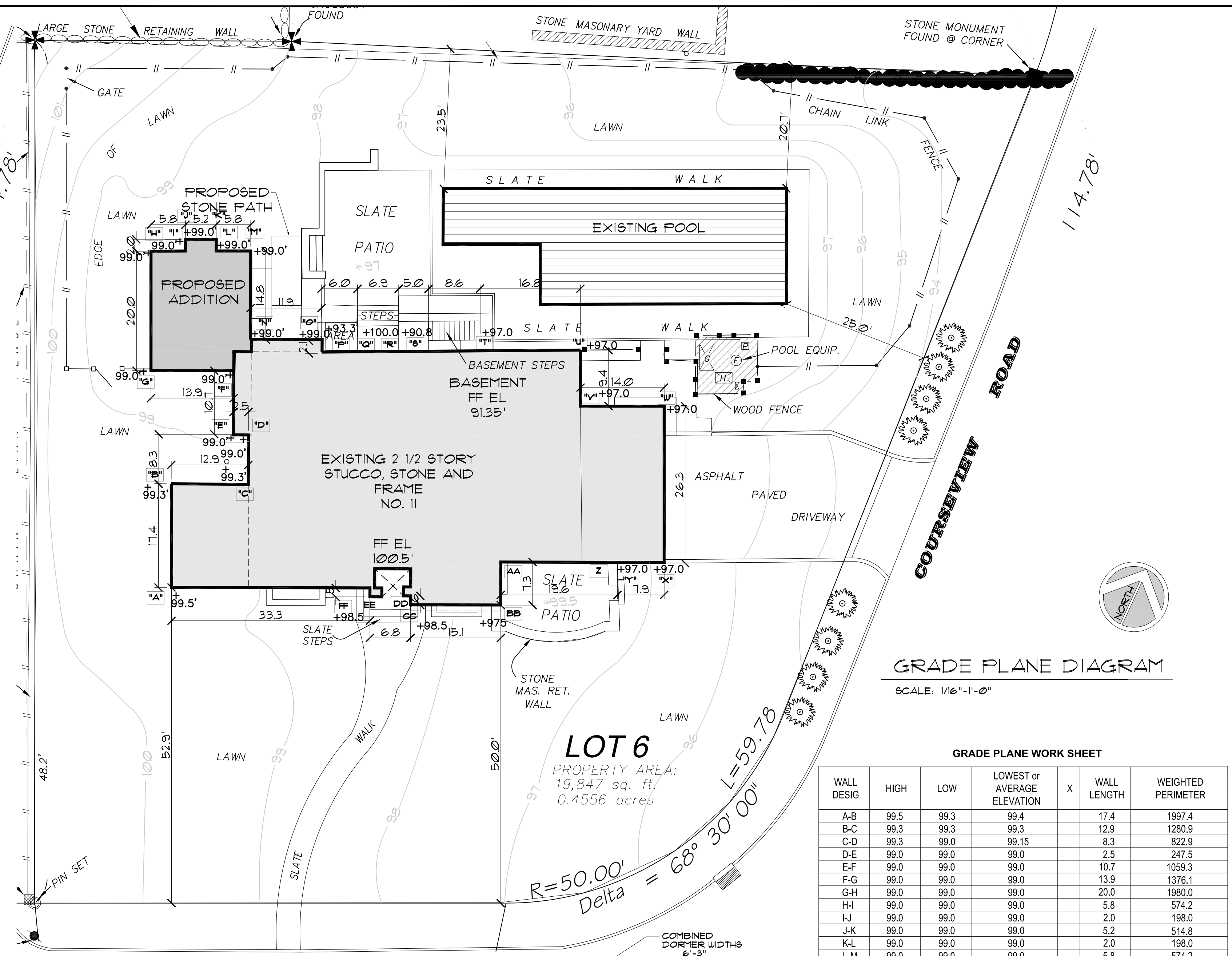
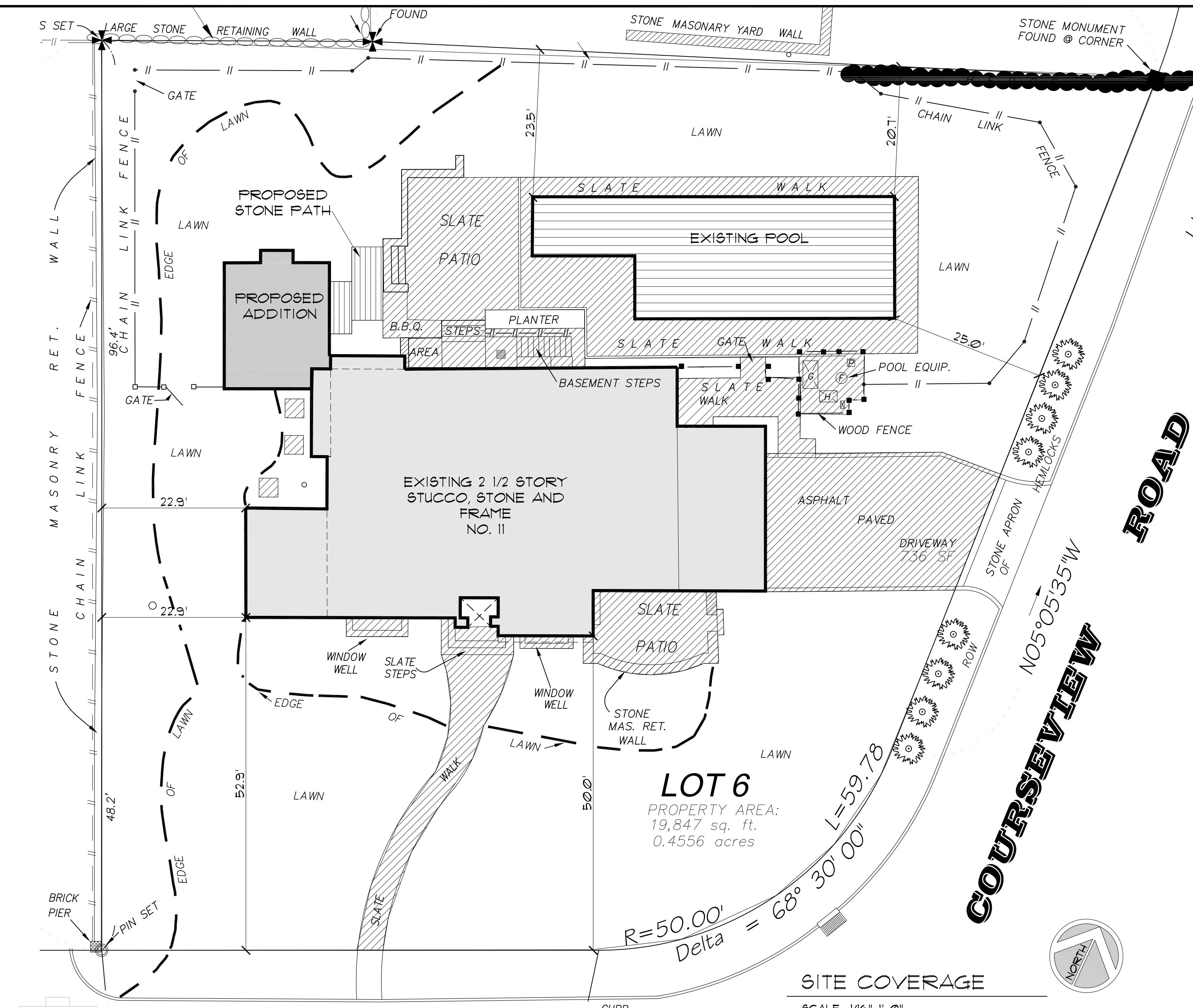
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11 FORDAL ROAD  
BRONXVILLE, NY

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914-523-8852

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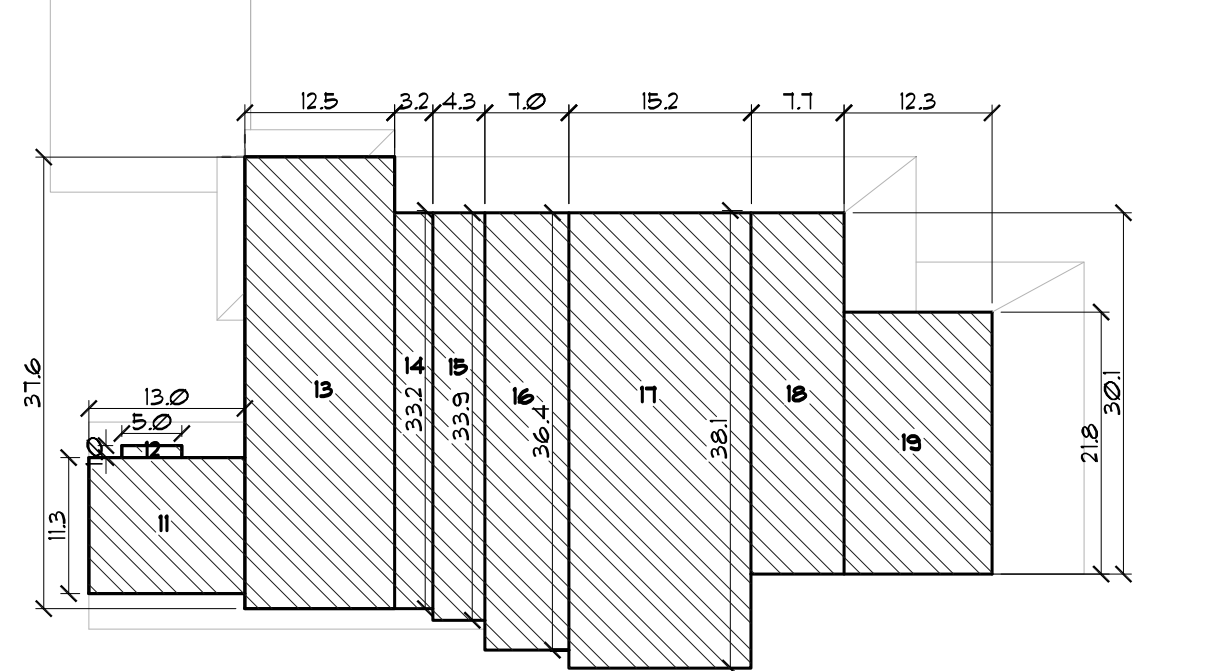




**GRADE PLANE DIAGRAM**  
SCALE: 1/16"=1'-0"

**GRADE PLANE WORK SHEET**

WALL DESIG	HIGH	LOW	LOWEST or AVERAGE ELEVATION	X	WALL LENGTH	WEIGHTED PERIMETER
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TOTAL W/ ADDITION			5399.0

**FAR CALCULATIONS**

	FAR	SQ FT
EXISTING	5029.8 - 400 = 4629.8 SF	233
PROPOSED	4629.8 + 369.2 = 4999.0	2518
ALLOWABLE	19,847 lot area X FAR	271
		5378.5

**BUILDING COVERAGE**

	EXISTING	PROPOSED
BUILDING AREAS	SQ FT	% OF LOT COVER
EXISTING HOUSE	2822 SF	14.2
PROPOSED ADDITION	369 SF	1.8
ACCESSORY STRUCTURES		
EX. INGROUND POOL	952 SF	4.8
POOL PATIO, WALKS, WALLS & EQUIP. SLAB	1365 SF	6.9
MISC. AC EQUIPMENT	30 SF	0.15
SLATE FRONT WALK	306 SF	1.5
SLATE FNT PATIO & WALL	258 SF	1.3
FRONT WINDOW WELLS	65 SF	0.32
BSMT STEPS, STAIR AREA	175 SF	0.88
SLATE SIDE WALK	170 SF	0.85
NEW STONE PATHWAY	87 SF	0.43
TOTALS	6230 SF	31.4
		6599 SF 33.2

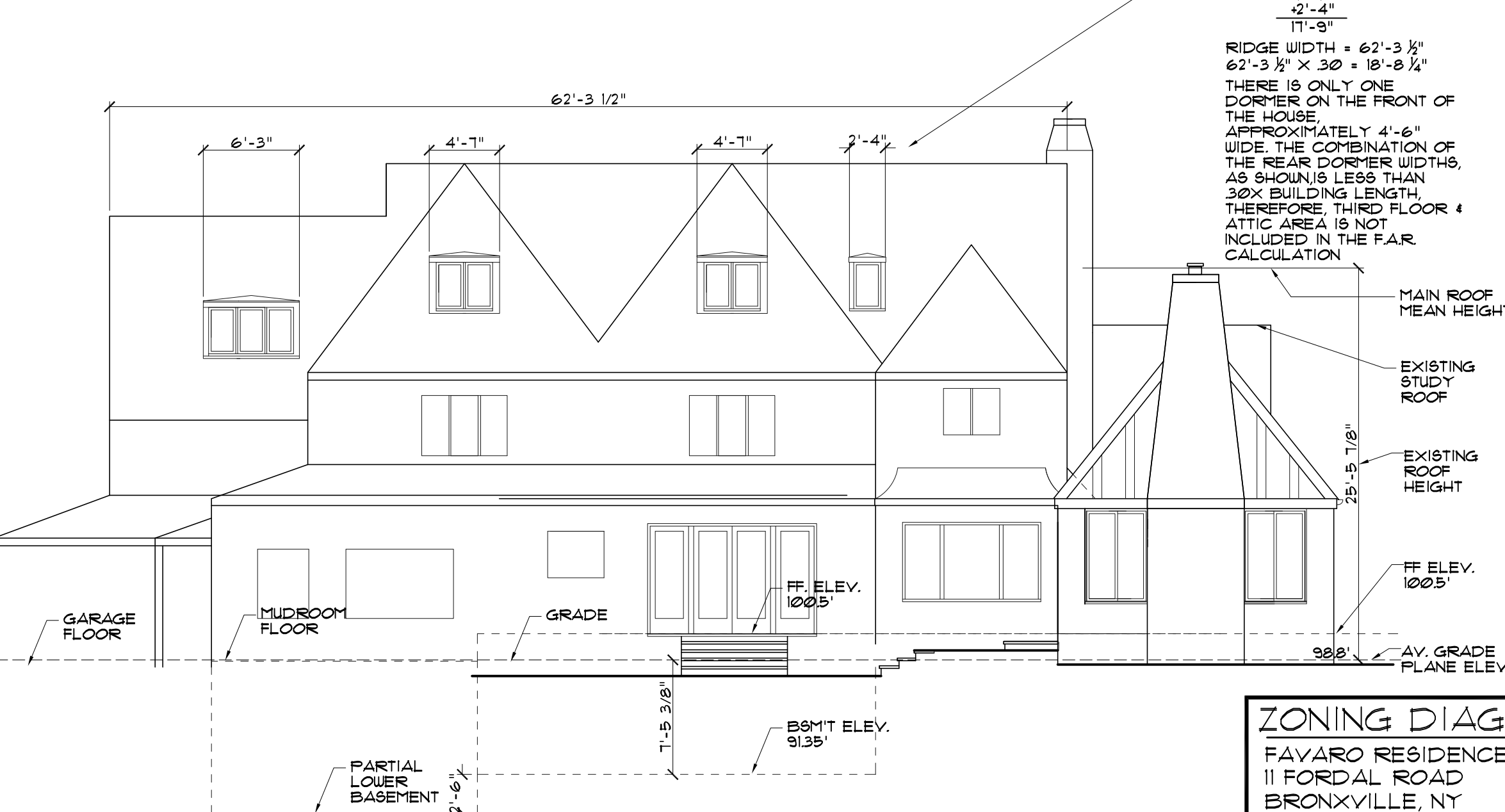
**LOT OPEN SPACE CALCULATIONS**

MIN. OPEN SPACE: 55% (19,847 X 55) = 10,916 SF

OPEN SPACE = 19,847 LOT AREA - (EX. BLDG. COVERAGE + DRIVEWAY AREA)

EXISTING OPEN SPACE = 19,847 - (2,830 + 736) = 16,281 SF = 82.1%

PROPOSED OPEN SPACE = 19,847 - (6,230 - 136 - 369 SF ADDITION) = 12,512 SF = 63%



**ZONING DIAGRAMS AND CALCULATIONS** SCALE:

FAVARO RESIDENCE  
11 FORDAL ROAD  
BRONXVILLE, NY

**JOHN DEAN DAVIS, ARCHITECT, P.A.**  
DEAN @ DEANDAVISARCHITECT.COM  
914-523-8852

DATE: 11/9/21  
REVISIONS:  
REV1 2-15-22  
REV2 3-18-22

DRAWN BY: JDD  
DWG. NO.: A-1

Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.

GRADE PLANE CALCULATION TO BE PREPARED BY NY'S LICENSED DESIGN PROFESSIONAL AND TO BE FILED UNDER DESIGN PROFESSIONAL'S SEAL AND SIGNATURE  
08/9/21



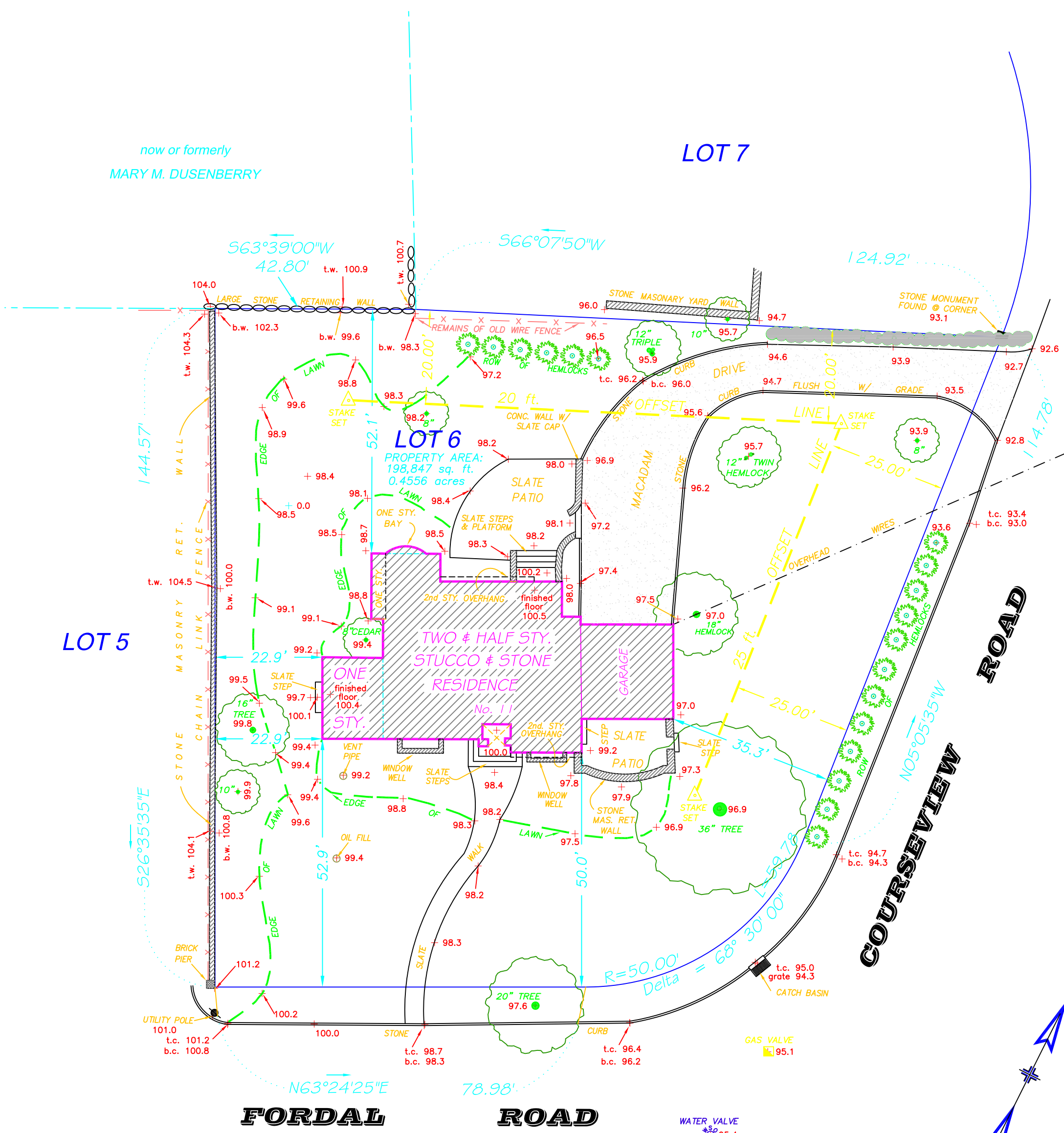
**TOPOGRAPHIC**  
**SURVEY OF PROPERTY**  
 SITUATE IN THE  
**VILLAGE of BRONXVILLE**  
**TOWN of EASTCHESTER**  
**WESTCHESTER COUNTY**  
**NEW YORK**

SCALE: 1" = 20'

SURVEYED: DECEMBER 28, 2002

25 ft. FRONT & 20 ft. SIDE SETBACK BACK LINES STAKED DEC. 2, 2002

- THE PREMISES SHOWN HEREON DESIGNATED AS LOT No. 6 IN BLOCK 'A' ON A CERTAIN MAP ENTITLED " MAP OF FORDAL PARK ", MADE BY WILLIAM A. SMITH, DATED JANUARY 5, 1920, AND FILED IN THE THE WESTCHESTER COUNTY CLERK'S OFFICE - DIVISION OF LAND RECORDS, FORMERLY THE REGISTER'S OFFICE OF WESTCHESTER COUNTY ON MAY 17, 1920 AS FILED MAP No. 2248.
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE VILLAGE of BRONXVILLE / TOWN of EASTCHESTER as: SECTION 7C; BLOCK 1; LOT 6
- ELEVATIONS SHOWN HEREON IN ARBITRARY DATUM.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.



ROLAND K. LINK, P.L.L.C.

16 SPRING BROOK DRIVE  
 MAHOPAC, N.Y. 10541  
 (845) 628-5857 (tele.)  
 (845) 621-0013 (fax)



NEW YORK STATE LICENSED  
 LAND SURVEYOR NO. 044228

FAVARO property - 11 Fordal Rd.

