

**ZONING BOARD OF APPEALS APPLICATION**

**Project Name, If Applicable:** 11 THE HIGH ROAD, HOT TUB / TRAMPOLINE

**Project Street Address:** 11 THE HIGH ROAD (249 PONDFIELD RD)

**Section:** 6.B **Block:** 2 **Lot(s):** 6 **Zone:** AA

**Applicant:** TOMAS DORDEVIC

**Address:** 15 LOCUST LANE

**City:** BRONXVILLE **State:** NY **Zip:** 10708

**Phone #:** 617-821-2491 **Email:** TOMAS@DORDEVIC.COM

**Owner:** HENRY CHRISTOPHER FRIGON

**Address:** 11 THE HIGH ROAD

**City:** BRONXVILLE **State:** NY **Zip:** 10708

**Phone #:** 650-799-7805 **Email:** chrisfrigon@yahoo.com

**Application is for:**  X  Area variance(s)

- 1) Hot Tub - As per section 310-8 A(4) (b)[1] No part of any swimming pool shall be nearer than 20' to a property line.....Proposed location of hot tub does not comply with front yard setback (corner lot) - allowed 35'; existing - 24.7'; proposed 11'
- 2) As per section 310-9 E Building Coverage - Allowed 22.5% (3127 sf); Existing 31.76% (4415 sf); Proposed 32.17%(4471 sf); variance required 9.76% (1344 sf)
- 3) As per section 310-8 A(4) (b)[3] Recreational Structure - Allowed - no recreational structure allowed in front yard; proposed - 10' setback in front yard; Variance required - recreational structure in front yard

**Description of the proposed project and nature of the interpretation, variance(s) and/or special permit being sought:** RESIDENCE IS LOCATED ON A CORNER LOT AND THEREFORE HAS TWO FRONT YARDS. OWNER IS REQUESTING A VARIANCE FROM SECTION 310-3 NOTING NO ACCESSORY STRUCTURE TO BE LOCATED IN THE FRONT YARD. LOCATION BEING SOUGHT IS ON THE PONDFIELD SIDE BEHIND A TALL, THICK SCREEN OF DENSE HEDGES, NOT VISIBLE FROM THE STREET. LOCATION IS ALSO APPROX 7' ABOVE THE SIDEWALK

When did present owner acquire title? JULY 2020

Was the title acquired by purchase: ( Yes ), from GRAY AND KATHERINE CALVERT

Are you seeking a variance from the provisions of the ordinance? ( Yes )

If so, from which ordinance, from which provision thereof and to what extent? \_\_\_\_\_

RECREATION STRUCTURE (HOT TUB) REQUESTING TO BE LOCATED IN THE FRONT YARD. SEEKING  
VARIANCE FROM 310-3. RESIDENCE IS LOCATED ON A CORNER LOT, THEREFORE HAVING TWO FRONT  
YARDS. LOCATION BEING REQUESTED IS ON THE PONDFIELD SIDE BEHIND A TALL, DENSE ROW OF  
HEDGES, NOT VISIBLE FROM THE STREET. ALSO, LOCATION IS APPROX 7' ABOVE THE SIDEWALK  
ALSO SEEKING PERMISSION FOR A TRAMPOLINE TO BE LOCATED ON THE SAME FRONT YARD, BEHIND  
THE 10' SETBACK LINE

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

PROPERTY IS LOCATED ON A CORNER LOT. SETBACKS ARE SUCH THAT THE SIDE YARD AND BACKYARD  
PROHIBIT THE PLACEMENT OF THE HOT TUB OR A TRAMPOLINE

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

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

Owners Signature:  Date: 05/13/2024



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

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SUB TOTAL</b>
BASEMENT <sup>(b)</sup>	2605	2605	NOT INCLUDED
1 <sup>ST</sup> FLOOR	2605	2605	2605
2 <sup>ND</sup> FLOOR	1787	1787	1787
3 <sup>RD</sup> FLOOR <sup>(d)</sup>	1209	1209	1209
ATTIC <sup>(d)</sup>			
GARAGE <sup>(c)</sup>	466	466	NOT INCLUDED
Existing FAR	.367	.367	.367
Proposed FAR	.367	.367	.367
% Increase of FAR	0	0	NO CHANGE
<b>ACTUAL TOTAL BUILDING FLOOR AREA =</b>			5106 SF
<b>ACTUAL LOT AREA =</b>			13,900
<b>PERMITTED F.A.R. (From Table, interpolate if necessary) =</b>			.33
<b>MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R.) =</b>			4,587

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

Calculations Prepared By: Name (Print): \_\_\_\_\_

TOMAS DORDEVIC

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



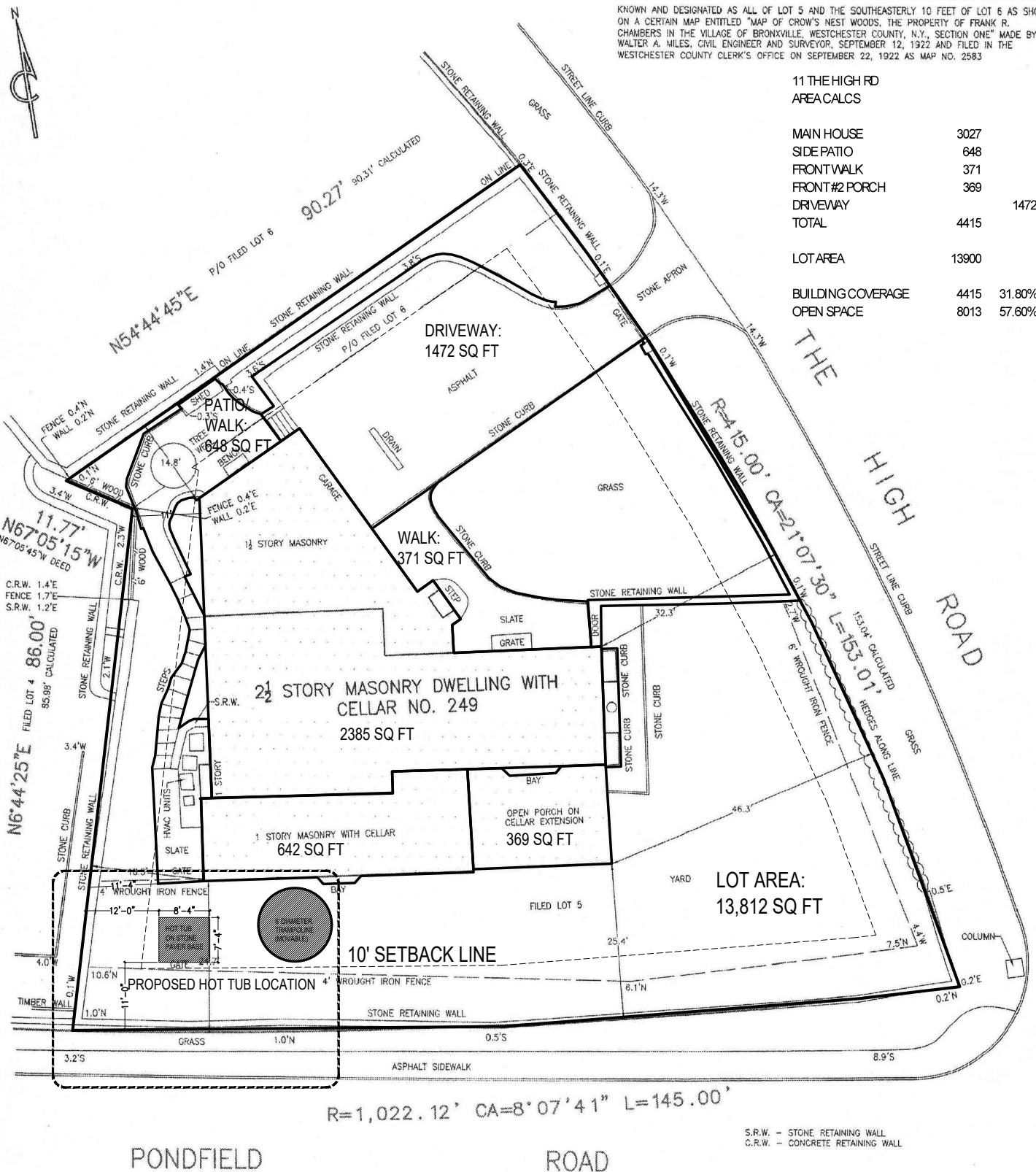


KNOWN AND DESIGNATED AS ALL OF LOT 5 AND THE SOUTHEASTERLY 10 FEET OF LOT 6 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF CROW'S NEST WOODS, THE PROPERTY OF FRANK R. CHAMBERS IN THE VILLAGE OF BRONXVILLE, WESTCHESTER COUNTY, N.Y., SECTION ONE" MADE BY WALTER A. MILES, CIVIL ENGINEER AND SURVEYOR, SEPTEMBER 12, 1922 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON SEPTEMBER 22, 1922 AS MAP NO. 2583

11 THE HIGH RD  
AREA CALCS

MAIN HOUSE	3027
SIDE PATIO	648
FRONT WALK	371
FRONT #2 PORCH	369
DRIVEWAY	1472
TOTAL	4415

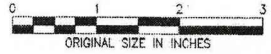
LOT AREA	13900
BUILDING COVERAGE	4415 31.80%
OPEN SPACE	8013 57.60%



$R=1,022.12' \quad CA=8^{\circ}07'41'' \quad L=145.00'$

S.R.W. - STONE RETAINING WALL  
C.R.W. - CONCRETE RETAINING WALL

- NOTES:
1. THIS SURVEY WAS DONE FOR HUDSON UNITED TITLE SERVICES, LLC AND IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY.
  2. NO GUARANTEE IS IMPLIED BY THIS MAP AS TO THE EXISTENCE OR NONEXISTENCE OF ANY EASEMENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN FURNISHED WITH A COMPLETE COPY OF TITLE REPORT.
  3. THIS MAP WAS MADE AT A SCALE OF 1" = 10' WHEN ORIGINALLY DRAWN.
  4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
  5. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.
  6. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
  7. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITHIN AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
  8. THIS SURVEY IS NOT INTENDED TO BE USED FOR NEW CONSTRUCTION.



CERTIFIED TO:

HENRY CHRISTOPHER FRIGON, CHRISTOPHER FRIGON AND SUSAN FRIGON AND SUSAN HOOK  
STEWART TITLE INSURANCE COMPANY  
HUDSON UNITED TITLE SERVICES, LLC

DATE SURVEYED: JUNE 8, 2020  
ALL COUNTY LAND SURVEYOR PC  
DONAL A. O'BUCKLEY PLS  
167-17 45TH AVENUE  
FLUSHING, NY 11358  
TEL 718-358-8114  
FAX 718-353-0938  
EMAIL: DOBUCKLEY@ACLSNY.COM



TAX MAP  
SECTION 6D  
BLOCK 2  
LOT 6

TOWN OF EASTCHESTER  
COUNTY OF WESTCHESTER

TITLE No. HAS-26958  
STATE OF NEW YORK

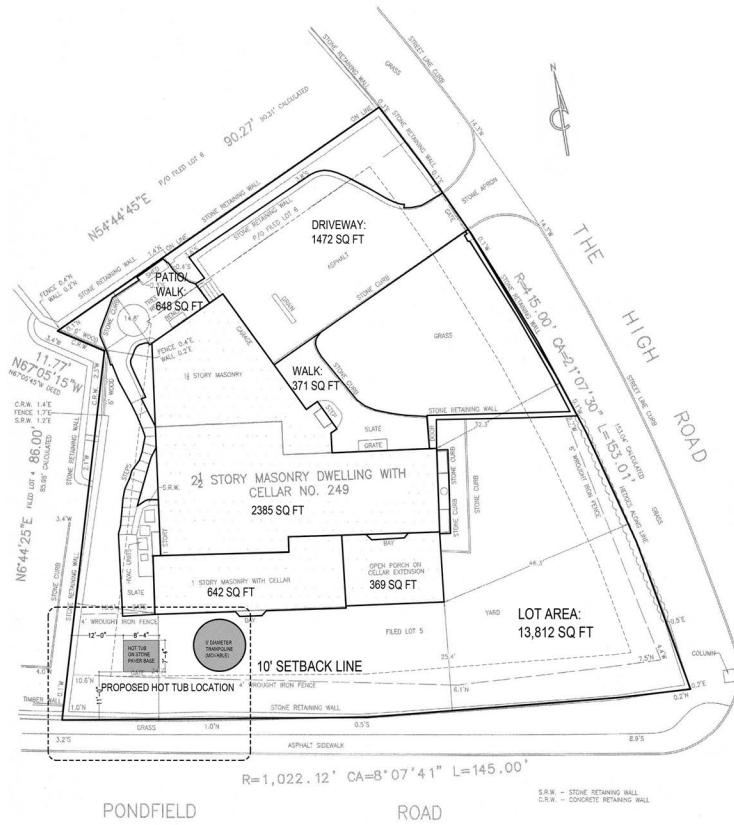


**EXISTING PHOTOS**

11 THE HIGH RD  
BRONXVILLE, NY

**PROPOSED HOT TUB AND  
TRAMPOLINE LOCATION  
ON  
PONDFIELD RD**

**ZONING BOARD**



VILLAGE OF BRONXVILLE  
Department of Buildings  
200 Pondfield Road  
(914) 337-7338  
(914) 337-0158 (Fax)

## PLAN REVIEW COMMENTS

**APPLICATION NUMBER:** NBU 003-24  
**DATE RECEIVED:** April 23, 2024  
**LOCATION:** 249 Pondfield Road  
**SBL:** 6.B/2/6  
**APPLICANT NAME:** Tomas Dordevic

**DESCRIPTION OF WORK :** The proposed work at 11 The High Road, involves installing a new hot tub on the second front yard (side yard@Pondfield Rd). There will be no concrete work involved. Also, a trampoline (8' diameter) on the same side.

**DISAPPROVED APRIL 29, 2024, FOR THE FOLLOWING:**

Your application for a permit on the above location has been reviewed and a permit may not be issued at this time for the reasons indicated below.

**ZONING CODE REVIEW** (Section Numbers refer to Village Code of 1981)  
NBU 003-24 LEGALIZATION of Hot tub/ recreational structure.

Zoning Review – **Application Referred to Village of Bronxville Zoning Board of Appeals**

1) Hot Tub - As per Section 310-8 A(4) (b)[1] No part of any swimming pool shall be nearer than 20 feet to a property line... Proposed location of hot tub does not comply with front yard setback (corner lot) - allowed - 35'; existing - 24.7'; proposed 11'; variance required - 24'.

2) As per section 310-9 E Building Coverage – Allowed 22.5% (3127 sf) ; Existing 31.76% (4415 sf); Proposed 32.17% (4471 sf); variance required 9.67% (1344 sf)

3) As per Section 310-8 A(4) (b)[3] Recreational Structure - Allowed - no recreational structure allowed in front yard; proposed - 10' setback in front yard; Variance required - recreational structure in front yard.

This document constitutes a final administrative determination by the Building Inspector denying your application for the reasons set forth above. Section 7-712(a) of the New York State Village Law provides that any appeal of this decision must be filed within 60 days of the date hereof with the Zoning Board of Appeals of the Village of Bronxville.

VILLAGE OF BRONXVILLE  
Department of Buildings  
200 Pondfield Road  
(914) 337-7338  
(914) 337-0158 (Fax)

**APPLICATION REVIEW**

- 1) Homeowner must submit homeowners insurance document CE-200 if work is being completed by homeowner.
- 2) Application is a legalization, all fees are doubled.
- 3) Application is for a new structure, application fee is \$425 not \$150, please pay the additional \$275 for application fee and legalization fee, additional \$425 – total of \$700.
- 4) Permit fee of \$180 (doubled).
- 5) Electrical Permit

**PLAN REVIEW**

- 1) Section detail for pavers/setting bed.
- 2) If variance is approved, must submit storm water drainage plan by licensed engineer.



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Paul Taft  
Building Inspector

CC: H. Chris Frigon