

Village of Bronxville Zoning Board of Appeals Exhibit Listing Sheet

Project:

Addition and Renovation of the Barnes Residence  
13 Hawthorne Road  
Bronxville, NY 10708

- Exhibit #1- Zoning Board of Appeals Application
- Exhibit #2- Plan Review Comments, (denial letter) dated April 8<sup>th</sup>, 2022
- Exhibit #3- Architectural Drawings including sheets:
  - ZA-1 Zoning Analysis
  - A-1 Proposed Floor Plans
  - A-2 Proposed Exterior Elevations
  - A-3 Proposed Exterior Elevations
  - A-4 Existing Photos and Proposed Rendering
  - A-5 Neighbor Photos, Elevations and FAR
- Exhibit #4- Survey
- Exhibit #5- Notice of Public Hearing
- Exhibit #6- Location Map
- Exhibit #7 Mailing List
- Exhibit #8 Certified Mailings/ Affidavit of Mailing Legal Notice/Owner Letter to Neighbors
- Exhibit #9 Neighbors Letter of Support

**ZONING BOARD OF APPEALS APPLICATION**

**Project Name, If Applicable:** Barnes Residence- First Floor Foyer and Second Floor Bedroom and Bath addition.

**Project Street Address:** 13 Hawthorne Road

**Section:** 6.C **Block:** 1 **Lot(s):** 6 **Zone:** District A

**Applicant:** Erica Ellenberger Architect P.C.

**Address:** 13 Hawthorne Road

**City:** Bronxville **State:** NY **Zip:** 10708

**Phone #:** 914-275-5172 **Email:** erica@ellenbergerarchitect.com

**Owner:** Jonathan & Joyce Barnes

**Address:** 13 Hawthorne Road

**City:** Bronxville **State:** NY **Zip:** 10708

**Phone #:** 917-306-8865 **Email:** barnesjp@yahoo.com barnesjoyce10@gmail.com

**Application is for:**

- An interpretation of the Zoning Law or a determination by the Superintendent of Buildings
- Section 310-25 C, Proposed work increases degree of Building's nonconformity relative to FAR and Side Yard Setback. (Please note: proposed work decreases degree of Building's nonconformity relative to Building Coverage and Open space.)**
- Area variance(s)
- 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:** Our project proposes a front yard First Floor Foyer addition and rear/ side yard Second Floor Bedroom and Bath addition over the existing First Floor footprint.

Allowable FAR is 3,478.3 sf (.392 FAR). Existing FAR is pre-existing non-conforming at 4043.5 sf (.456 FAR). The proposed additions add 396.2 square feet. Proposed FAR is 4439.7 sf (.501 FAR), an increase of .045 FAR, increasing the Building's degree of non-conformity.

The existing side yard setback is pre-existing non-conforming at 10'-4 1/4" at the front of the house and 10'-5" at the rear. The proposed Second Floor Addition over the existing First Floor footprint has a side yard setback of 10'-5" and increases the Building's degree of non-conformity.

The proposed does not comply with the Village's Zoning Code 310-25-C, as the degree of non-conformity relative to FAR and the side yard setback is increased. An area variance is necessary.

When did present owner acquire title? July 2014

Was the title acquired by purchase: ( **Yes** or **No** ), If so from whom? Cheryl and Peter Doyle

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? \_\_\_\_\_

The existing FAR, 4043.5 sf (.456), and side yard setback, 10'-4 1/4" at front and 10'-5" at rear, are non-conforming. The proposed FAR, 4439.7sf (.501 FAR), and proposed side yard setback, 10'-5", increases the degree of non-conformity. The proposed does not comply with Village Code 310-25-C, "any building (other than a sign), the use of which is in conformity with the regulations set forth in this chapter, but which building does not conform to one or more of the requirements hereof other than the use requirements, may be altered, enlarged or rebuilt, provided that such building shall not be altered, enlarged or rebuilt so as to increase the degree of nonconformity thereof.

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?

No.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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? No.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owners Signature: Jonathan Barnes Date: 5/22

### Zoning Compliance Analysis

Property Address: 13 Hawthorne Road

Zoning District: District A

Flood Zone: Yes:  No:

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	Single Family	Single Family	Single Family	Conforming
LOT AREA	12,000	8,862	8,862	Existing non-conforming
LOT WIDTH	80'	75'	75'	Existing non-conforming
LOT DEPTH	100'	104.4'	104.4'	Conforming
FRONT YARD	30'	26'-0 7/8"	26'-0 7/8"	Existing non-conforming
SIDE YARD #1	15'	9'-10 5/8"	9'-10 5/8"	Existing non-conforming
SIDE YARD #2	15'	10'-4 1/4"	10'-4 1/4"	Existing non-conforming: Variance Required *
REAR YARD	30'	38'- 8 3/8"	38'- 8 3/8"	Conforming
HEIGHT (Feet & Stories)	30' and 2.5 stories	28'- 7 1/8" and 3 stories including the Basement	28'- 7 1/8" and 3 stories including the Basement	Conforming
BUILDING COVERAGE	22.5%	43.0%	42.8%	Pre-existing non-conforming
USABLE OPEN SPACE	55%	50.3%	50.4%	Pre-existing non-conforming
F.A.R.	.392496 or 3,478.3 sq. ft.	.4562739 or 4,043.5 sq. ft.	.5009817 or 4,439.7 sq. ft.	Variance Required
PARKING	1	1	1	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): Erica Ellenberger Architect P.C.

**Signature:** *Erica Ellenberger*

\* Proposed Second Story Addition over existing One Story at rear/ side yard is 10'-5" to side yard property line.



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

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SUB TOTAL</b>
BASEMENT <sup>(b)</sup>	1483.1	0	1483.1
1 <sup>ST</sup> FLOOR	1600.4	55.0	1655.4
2 <sup>ND</sup> FLOOR	1169.9	341.2	1511.1
3 <sup>RD</sup> FLOOR <sup>(d)</sup>	0	0	0
ATTIC <sup>(d)</sup>	0	0	0
GARAGE <sup>(c)</sup>	-209.9	0	-209.9
Existing FAR	4,043.6 (.456 FAR)		
Proposed FAR		396.2 (.045 FAR)	
% Increase of FAR		4.5% Increase	
<b>ACTUAL TOTAL BUILDING FLOOR AREA =</b>			<b>4439.7 (.501 FAR)</b>
<b>ACTUAL LOT AREA =</b>			<b>8,862</b>
<b>PERMITTED F.A.R. (From Table, interpolate if necessary) =</b>			<b>.392496</b>
<b>MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R.) =</b>			<b>3,478.3</b>

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

Calculations Prepared By: Name (Print): Erica Ellenberger

Signature: *Erica Ellenberger*

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

## PLAN REVIEW COMMENTS

**APPLICATION NUMB:** ALT 068-22  
**DATE RECEIVED:** April 6, 2022  
**LOCATION:** 13 Hawthorne Road  
**SBL:** 6.C/1/6  
**APPLICANT NAME:** Barnes, Jonathan  
**APPLICANT ADDRESS:** 13 Hawthorne Road  
Bronxville, NY 10708

**DESCRIPTION OF WORK :** First floor foyer addition, kitchen and family area renovation to include new ceiling framing, windows and doors to existing wood deck. Second floor bedroom and bath addition. Renovation of existing second floor bedroom, hall bath, master closet and master bath.

**DISAPPROVED April 8, 2022, FOR THE FOLLOWING:**

Your revised 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)

Zoning Review Plans dated as received 4/1/22

2nd floor addition - existing 1st floor pre-existing non-conforming is proposed to have a 2nd floor addition built above the existing footprint. The proposed does not comply with Village of Bronxville Municipal Code – 310-25 C. Referral to the Village of Bronxville Zoning Board of Appeals is required for an area variance to 310-25 C

Village of Bronxville Zoning Code section 310-25 C "Any building (other than a sign), the use of which is in conformity with the regulations set forth in this chapter, but which building does not conform to one or more of the requirements hereof other than the use requirements, may be altered, enlarged or rebuilt, provided that such building shall not be altered, enlarged or rebuilt so as to increase the degree of nonconformity thereof."

1) FAR - Existing FAR appears to be pre-existing non-conforming 4043.50 sf (.456 FAR), proposed 2nd floor addition, front porch/ foyer addition appears to add 396sf. Proposed FAR – 4439.7.6 sf (.501 FAR); Increase in FAR = .045

The proposed does not comply with the Village of Bronxville Zoning Code section 310-25 C. Referral to the Village of Bronxville Zoning Board of Appeals is required for an area variance to 310-25 C

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

2) Building Coverage - Building Coverage Existing - 43% (pre-existing non-conforming); Proposed Building Coverage - 42.8% - decrease in building coverage - as per 310-25 C - degree of non-conformity is not increased so therefore although the building coverage proposed is non-compliant, 301-25 C allows for the proposed change

3) Open space - Existing - 50.3% (pre-existing non-conforming); proposed open space 50.4% - increase in open space - as per 310-25 C - degree of non-conformity is not increased so therefore although the open space is non-compliant, 301-25 C allows for the proposed change

4) Side Yard Setback – Existing 10-4-1/4” at the front of the house; 10-5” @ area of 2<sup>nd</sup> floor addition (pre-existing non-conforming); degree of non-conformity is being increased with the 2<sup>nd</sup> floor addition.

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.

#### **APPLICATION REVIEW**

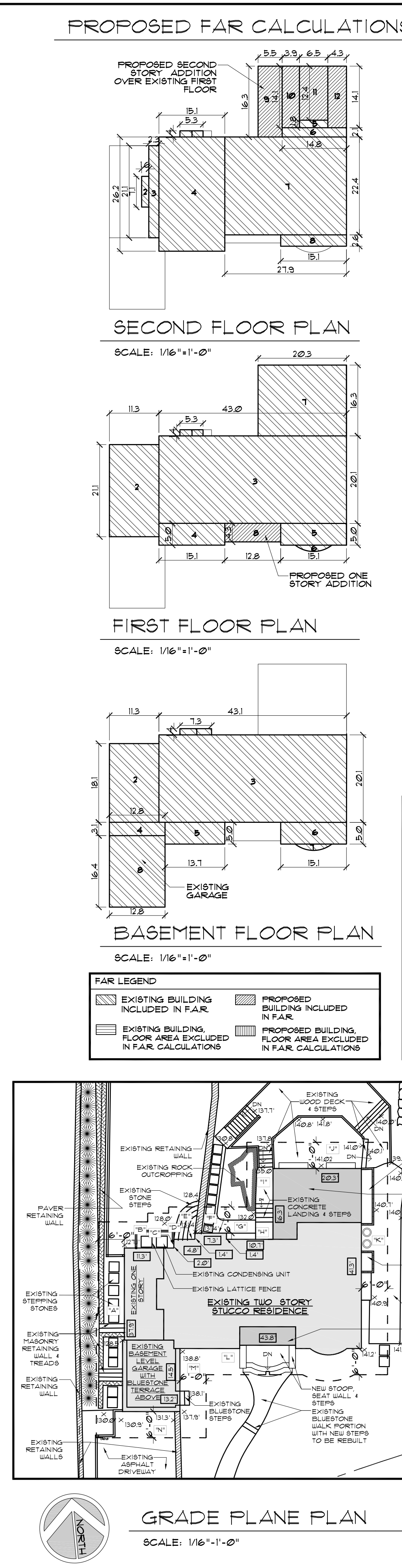
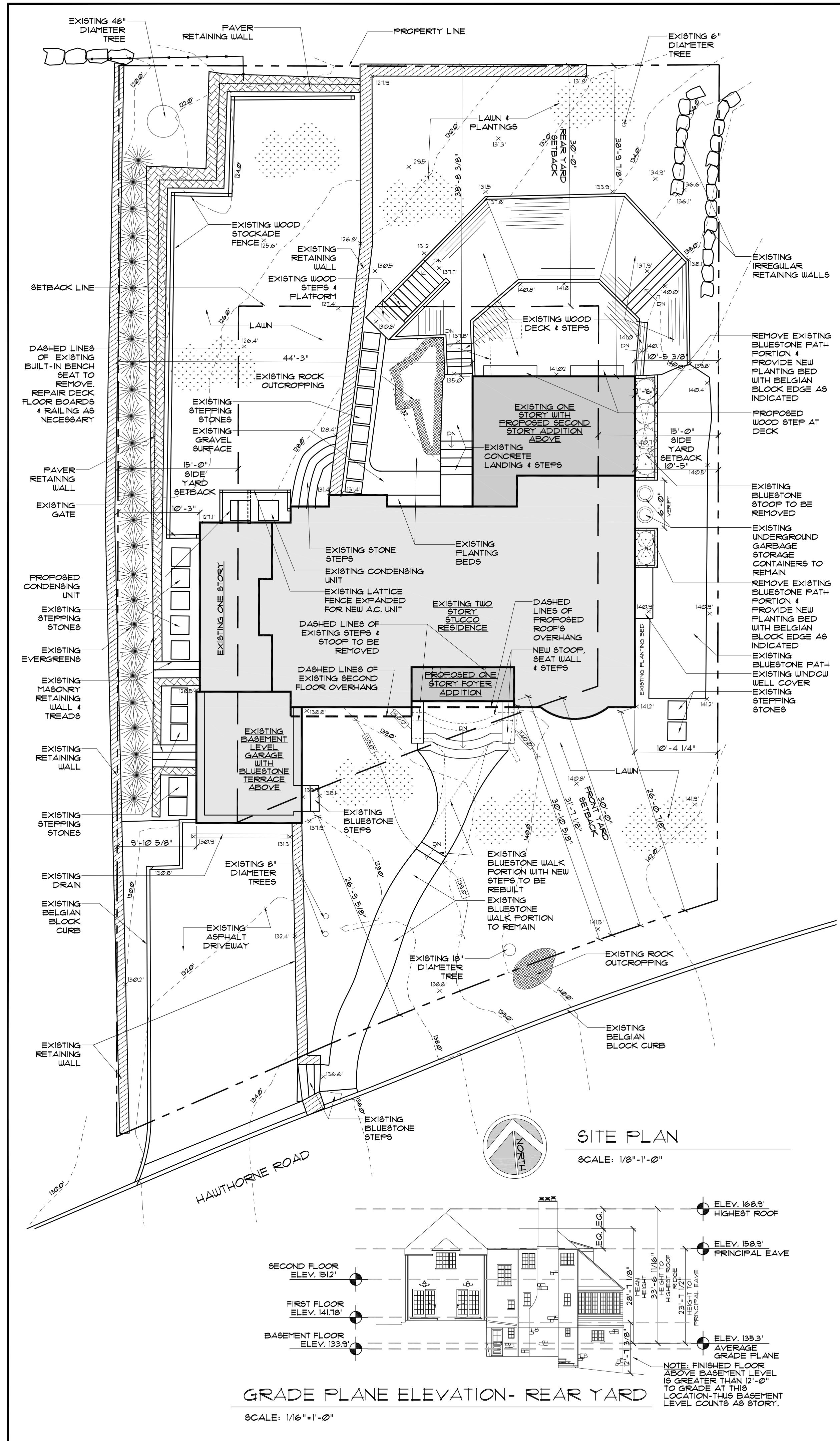
#### **PLAN REVIEW**

Please see above Zoning Code Review. Please submit the Summary Project Statement as soon as possible. Please see our website for more information: [www.villageofbronxville.com](http://www.villageofbronxville.com). When plans are reviewed and approved will need cost of project, contractor's license and insurances, permit fee, plumbing, electrical and mechanical and 2 additional set of plans.

#### **MISCELLANEOUS**

  
\_\_\_\_\_  
Paul Taft  
Building Inspector





**HOUSE SQUARE FOOTAGE CALCULATIONS FOR F.A.R.**

NO.	LENGTH (IN FT)	WIDTH (IN FT)	EXISTING	PROPOSED	FAR TOTAL
<b>BASEMENT</b>					
1	7.3	1.4	10.2		
2	11.3	18.1	204.5		
3	43.1	20.1	866.3		
4	12.8	3.1	39.7		
5	13.7	5.0	68.5		
6	15.1	5.0	75.5		
7	1.0	8.4	8.4		
8 (GARAGE)	16.4	12.8	209.9		
<b>BASEMENT TOTAL</b>					<b>1483.1</b>
<b>FIRST FLOOR</b>					
1	1.4	5.3	7.4		
2	11.3	21.1	238.4		
3	20.1	43.0	864.3		
4	15.1	5.0	75.5		
5	15.1	5.0	75.5		
6	1.0	8.4	8.4		
7	20.3	16.3	330.9		
<b>NEW ADDITION</b>					<b>55.0</b>
<b>FIRST FLOOR TOTAL</b>					<b>1600.4</b>
<b>SECOND FLOOR</b>					
1	1.4	5.3	7.4		
2	1.6	7.1	11.4		
3	2.3	21.1	48.5		
4	15.1	26.2	395.6		
5	1.8	6.5	11.7		
6	14.8	2.1	31.1		
7	22.4	27.9	625.0		
8	2.6	15.1	39.3		
<b>NEW ADDITION</b>					<b>55.0</b>
9	5.5	16.3		55.0	
10	3.9	14.1		55.0	
11	6.5	12.4		61	
12	14.1	4.3		170.6	
<b>SECOND FLOOR TOTAL</b>					<b>1169.9</b>
<b>TOTAL SQ. FT.</b>					<b>4649.6</b>
<b>GARAGE CREDIT</b>					<b>-209.9</b>
<b>TOTAL SQ. FT. WITH GARAGE CREDIT</b>					<b>4439.7</b>
<b>TOTAL SQ. FT. ALLOWED</b>					<b>3478.3</b>
<b>DIFFERENCE</b>					<b>961.4</b>

**PROPOSED BUILDING COVERAGE & OPEN SPACE CALCULATIONS**

BUILDING COVERAGE CALCULATIONS				
LOT AREA = 8,862 SQ. FT.				
MAX BLDG COVERAGE ALLOWED = (8,862 X 27%) = 2,392.74 SQ. FT.				
DESIGNATION	AREA	EXISTING	PROPOSED	
AREA "A"	HOUSE & GARAGE	1814.0	1869.0	
AREA "B"	WOOD DECK	711.8	711.8	
AREA "C"	BLUESTONE PATHS, STOODS, STEPS, RETAINING WALLS, CONDENSING UNITS, FENCES, WINDOW WELLS	1289.0	1215	
<b>TOTAL COVERED AREA</b>		<b>3814.8</b>	<b>3795.8</b>	<b>OR 42.8%</b>

OPEN SPACE CALCULATIONS				
LOT AREA = 8,862 SQ. FT.				
MINIMUM OPEN SPACE REQUIRED = (8,862 X 35%) = 3,091.7 SQ. FT.				
DESIGNATION	AREA	EXISTING	PROPOSED	
AREA "A"	HOUSE & GARAGE	1814.0	1869.0	
AREA "B"	WOOD DECK	711.8	711.8	
AREA "C"	BLUESTONE PATHS, STOODS, STEPS, RETAINING WALLS, CONDENSING UNITS, FENCES, WINDOW WELLS	1289.0	1215	
AREA "D"	DRIVEWAY	996.1	996.1	
<b>TOTAL COVERED AREA</b>		<b>4,409.9</b>	<b>4,391.9</b>	<b>OR 49.6%</b>
<b>TOTAL OPEN SPACE</b>		<b>4,452.1</b>	<b>4,470.1</b>	<b>OR 50.4%</b>

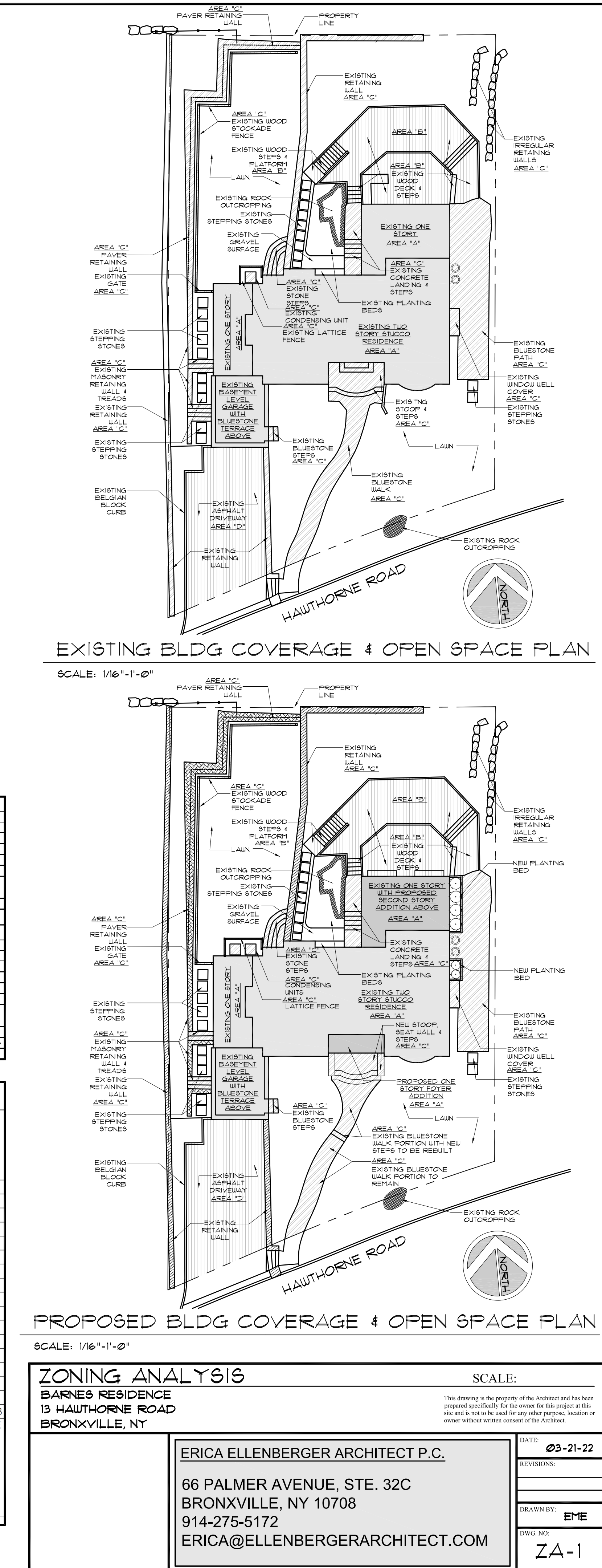
**GRADE PLANE WORK SHEET**

WALL DESIG.	LOW 1	LOW 2	LOWEST or AVERAGE ELEVATION	X	WALL LENGTH	WEIGHTED PERIMETER
A	130.0	127.1	128.6	37.9	4872.0	
B	127.1	128.0	127.6	11.3	1441.3	
C	128.0	128.0	128.0	2.0	256.0	
D	128.0	131.4	129.7	4.8	622.6	
E	131.4	131.4	131.4	1.4	184.0	
F	131.4	131.4	131.4	7.3	959.2	
G	131.4	131.4	131.4	1.4	184.0	
H	131.4	132.0	131.7	10.7	1409.2	
I	132.0	135.0	133.5	16.3	2176.1	
J	135.0	140.1	137.6	20.3	2792.3	
K	140.1	141.2	140.7	41.3	5808.8	
L	141.2	138.8	140.0	43.8	6132.0	
M	138.8	137.9	138.4	14.5	2006.1	
N	137.9	130.0	134.0	13.2	1768.1	
<b>TOTAL</b>						<b>30611.6</b>

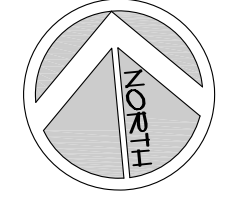
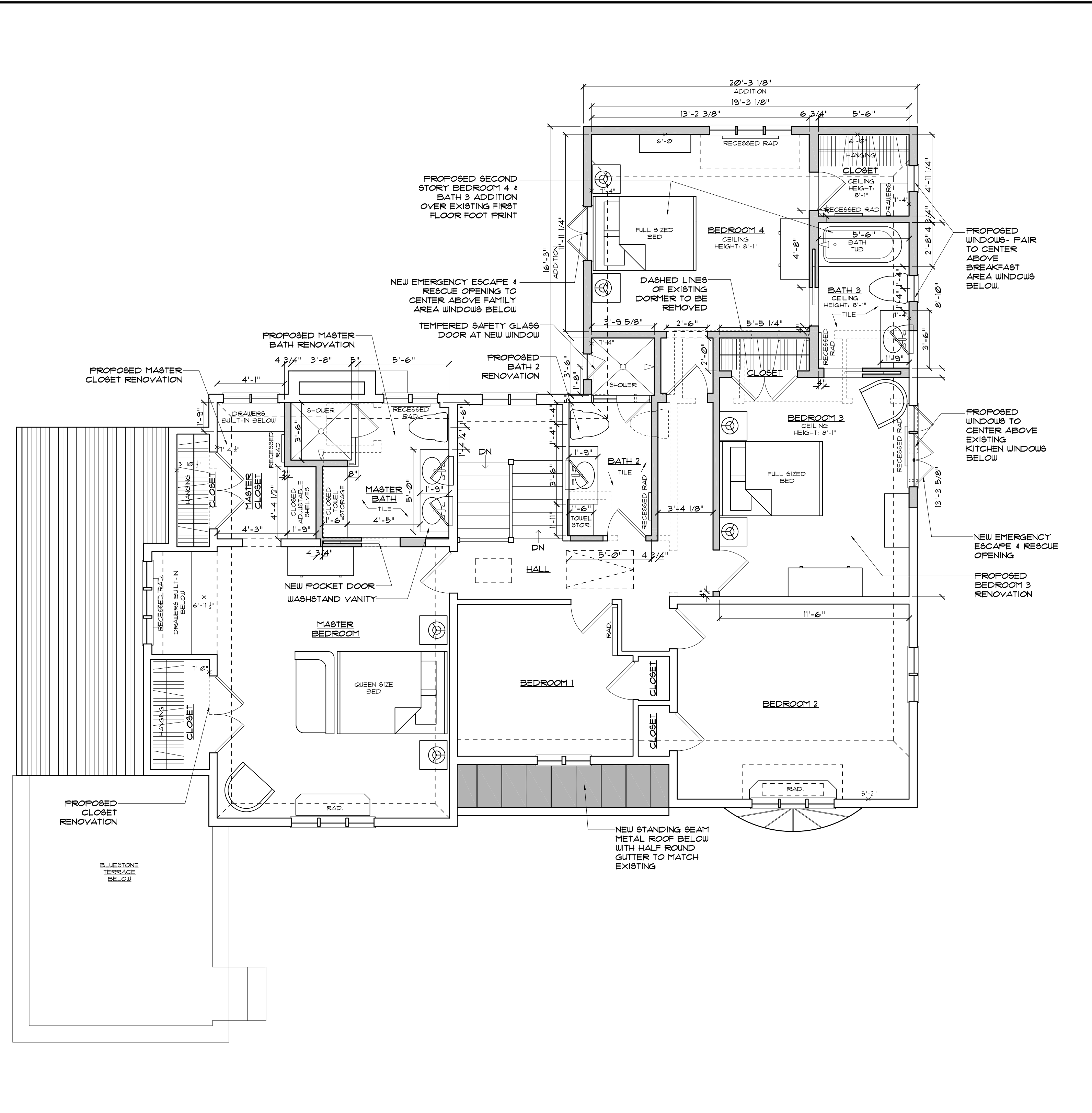
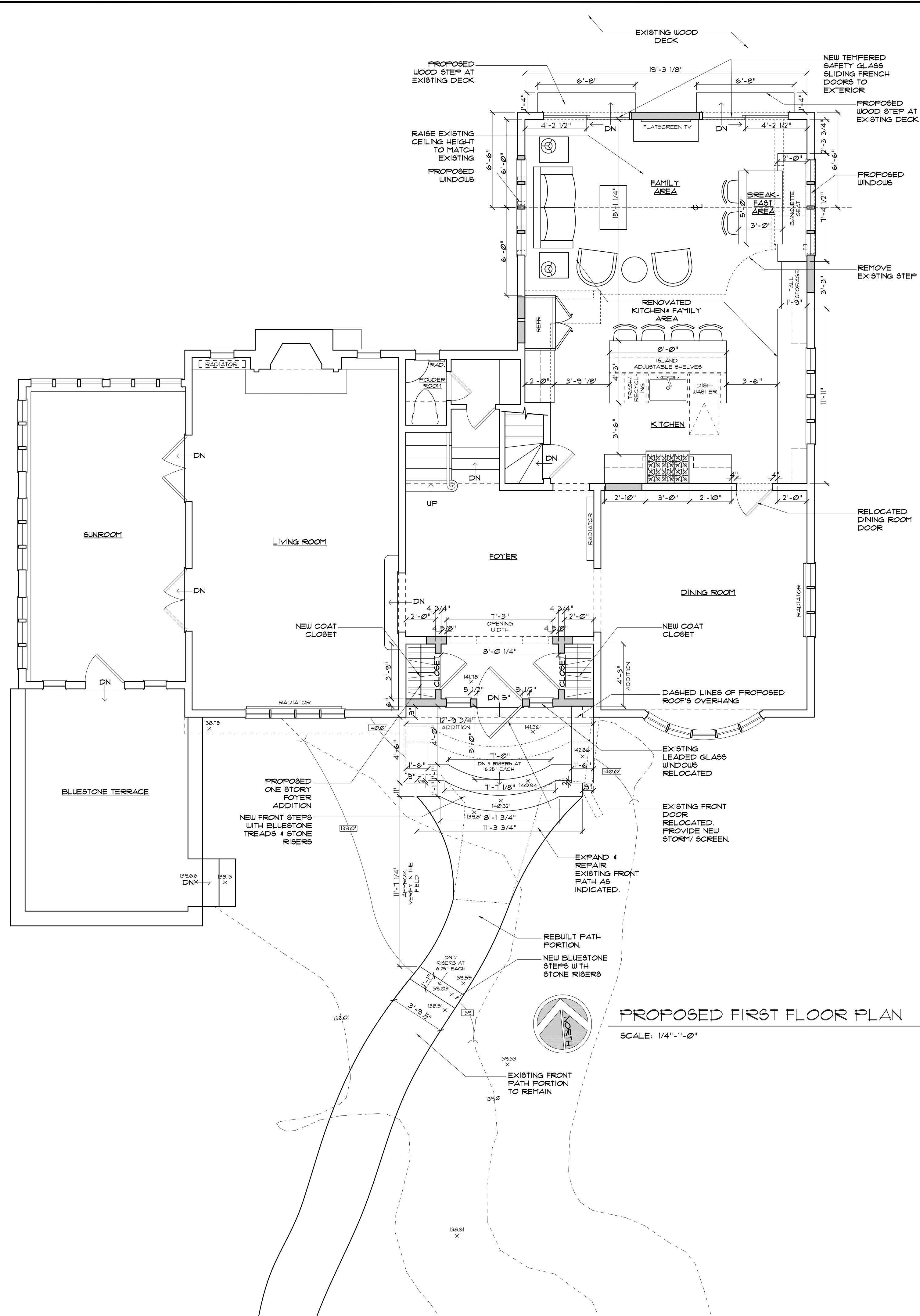
GRADE PLANE ELEVATION = TOTAL WEIGHTED PERIMETER/TOTAL WALL LENGTH = 135.3

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.

PREPARED BY NYS LICENSED DESIGN PROFESSIONAL AND TO BE FILED UNDER DESIGN PROFESSIONALS SEAL AND SIGNATURE. SEE DIAGRAM TO DETERMINE NUMBER OF STORIES ABOVE.

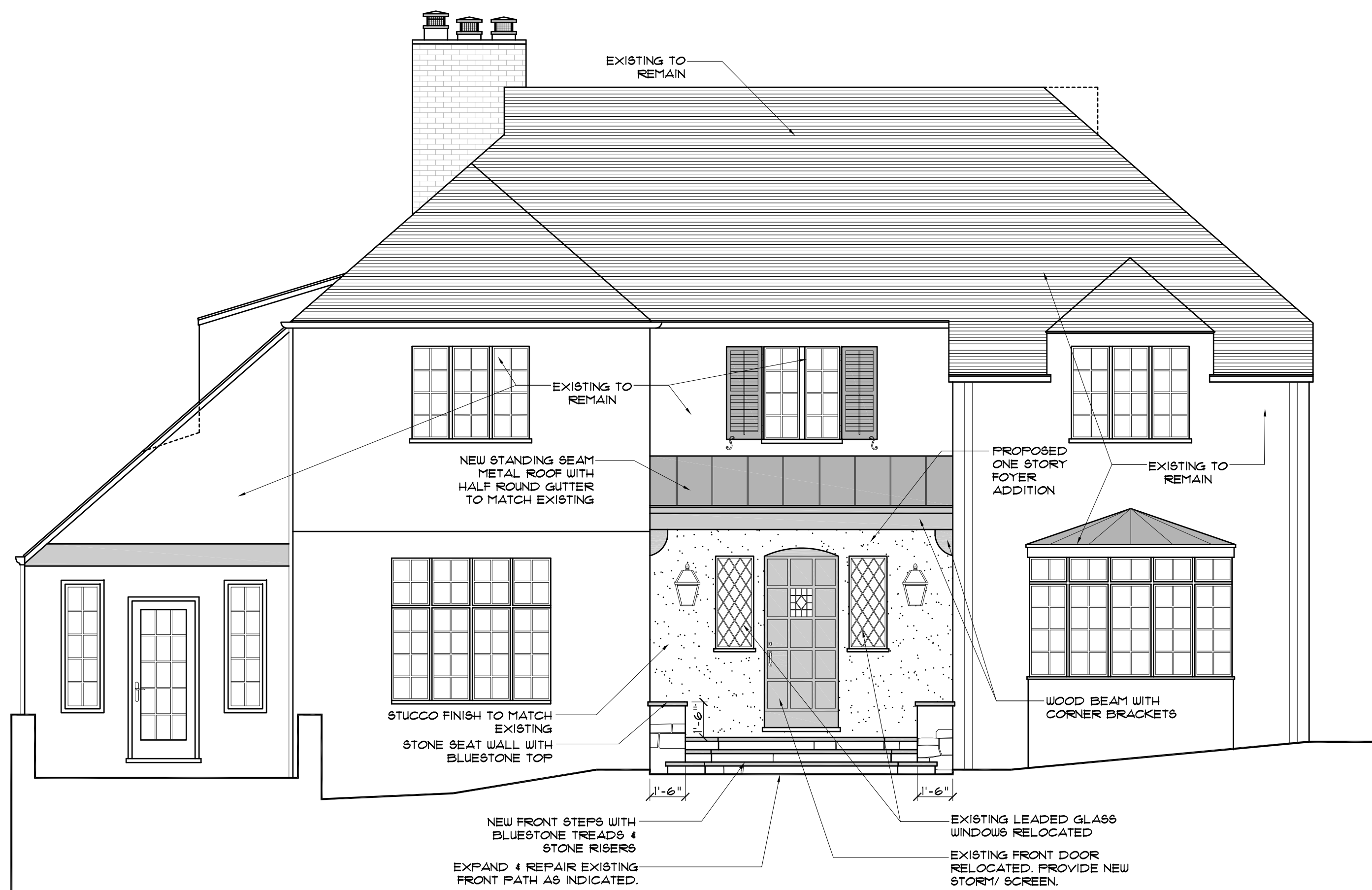






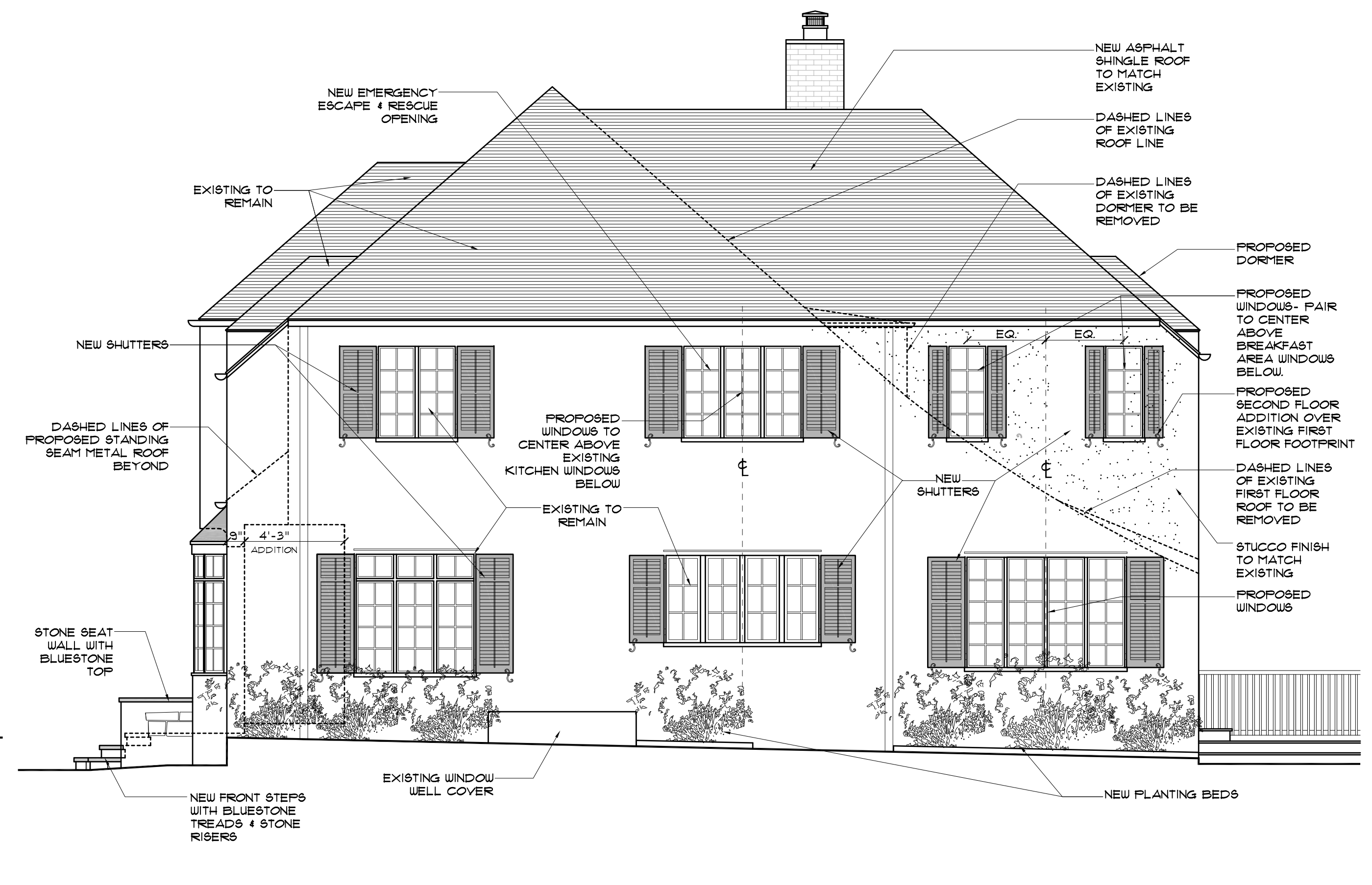
PLAN SYMBOL SCHEDULE	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING CONSTRUCTION TO REMAIN
	CONSTRUCTION ABOVE OR BELOW PLAN PLANE
	NEW PARTITION

<b>PROPOSED FLOOR PLANS</b>		SCALE:
BARNES RESIDENCE 13 HAWTHORNE ROAD BRONXVILLE, NY		<small>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.</small>
ERICA ELLENBERGER ARCHITECT P.C. 66 PALMER AVENUE, STE. 32C BRONXVILLE, NY 10708 914-275-5172 ERICA@ELLENBERGERARCHITECT.COM		



PROPOSED SOUTH ELEVATION

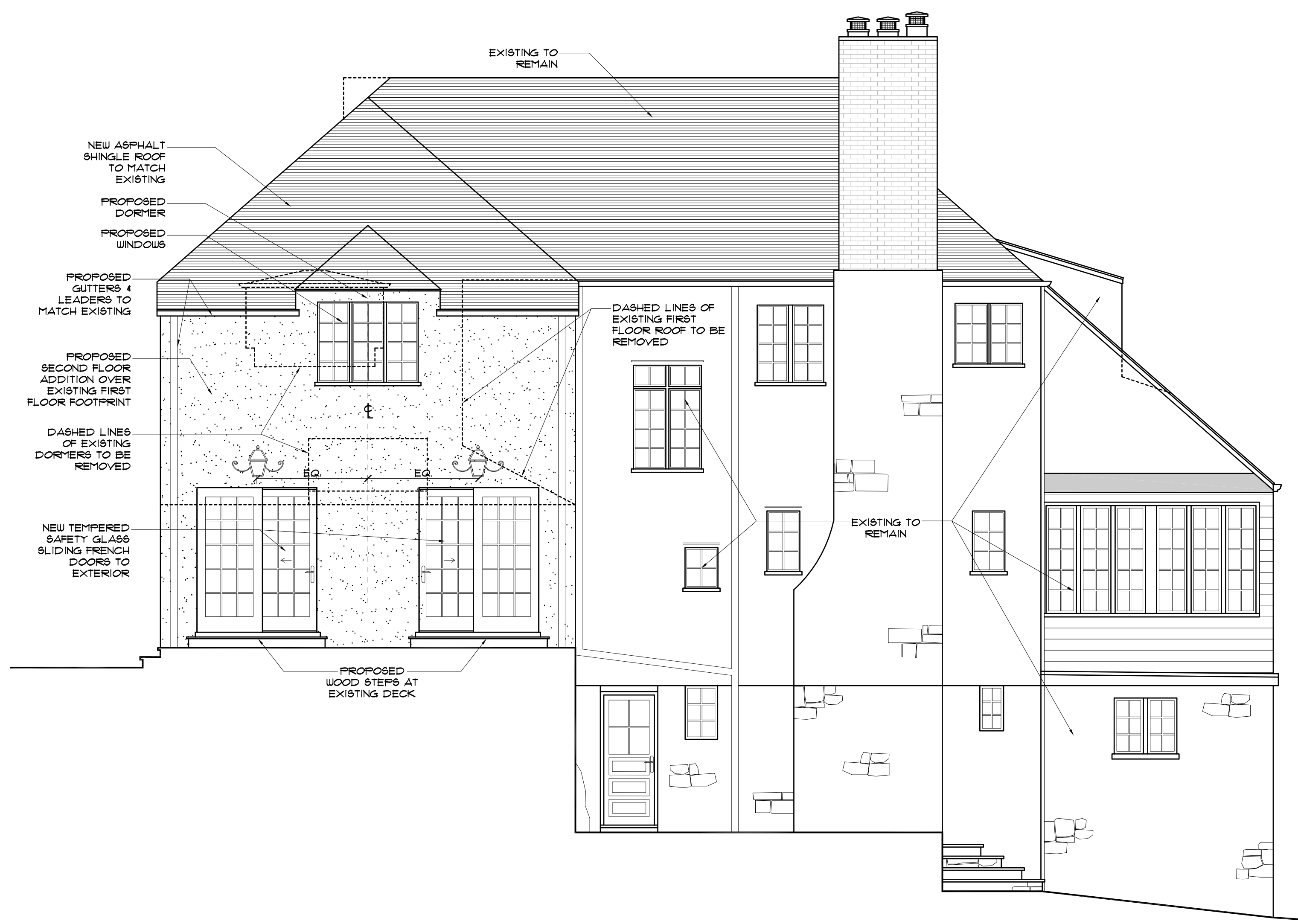
SCALE: 1/4"=1'-0"



PROPOSED EAST ELEVATION

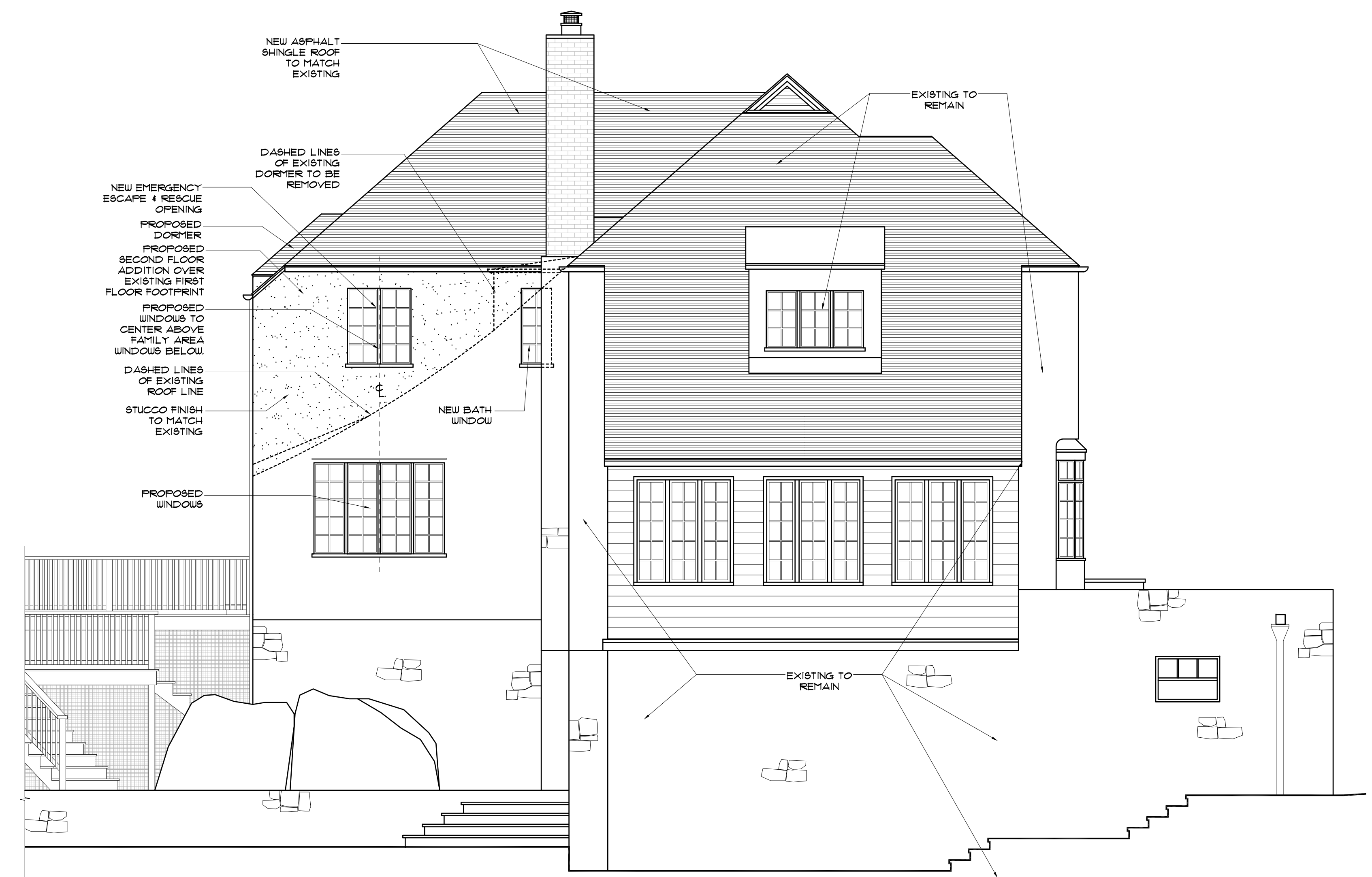
SCALE: 1/4"=1'-0"

<p><b>PROPOSED EXTERIOR ELEVATIONS</b> SCALE: _____</p> <p>BARNES RESIDENCE 13 HAWTHORNE ROAD BRONXVILLE, NY</p>		<p>DATE: 03-21-22</p> <p>REVISIONS:</p> <p>DRAWN BY: EME</p> <p>DWG. NO: A-2</p>
<p>ERICA ELLENBERGER ARCHITECT P.C.</p> <p>66 PALMER AVENUE, STE. 32C BRONXVILLE, NY 10708 914-275-5172 ERICA@ELLENBERGERARCHITECT.COM</p>		<p>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.</p>



PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

<p><b>PROPOSED EXTERIOR ELEVATIONS</b> SCALE:</p> <p>BARNES RESIDENCE 13 HAWTHORNE ROAD BRONXVILLE, NY</p>		<p>DATE: 03-21-22</p> <p>REVISIONS:</p> <p>DRAWN BY: EME</p> <p>DWG. NO:</p>
<p>ERICA ELLENBERGER ARCHITECT P.C.</p> <p>66 PALMER AVENUE, STE. 32C BRONXVILLE, NY 10708 914-275-5172 ERICA@ELLENBERGERARCHITECT.COM</p>		<p>A-3</p>



EXISTING PHOTOS



FRONT ELEVATION



FRONT/ SIDE ELEVATION



SIDE/ REAR ELEVATION



SIDE/ REAR ELEVATION

PROPOSED RENDERING



FRONT ELEVATION



FRONT/ SIDE ELEVATION



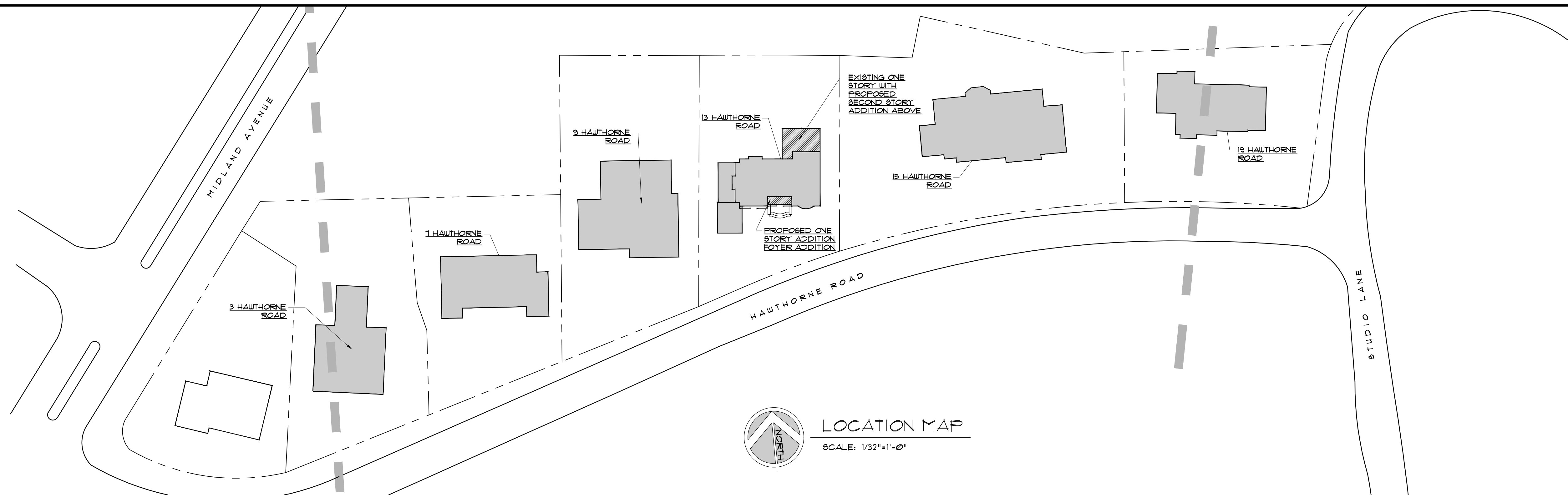
SIDE/ REAR ELEVATION



SIDE/ REAR ELEVATION

EXISTING PHOTOS & PROPOSED RENDERING		SCALE:
BARNES RESIDENCE 13 HAWTHORNE ROAD BRONXVILLE, NY		<small>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.</small>
ERICA ELLENBERGER ARCHITECT P.C. 66 PALMER AVENUE, STE. 32C BRONXVILLE, NY 10708 914-275-5172 ERICA@ELLENBERGERARCHITECT.COM		DATE: 03-21-22
		REVISIONS:
		DRAWN BY: EME
		DWG. NO: A-4





LOCATION MAP  
SCALE: 1/32"=1'-0"

3 HAWTHORNE ROAD



ADDRESS:	3 HAWTHORNE ROAD		
LOT SIZE	9551 SQUARE FEET		
ALLOWABLE FLOOR AREA RATIO	0.378	ACTUAL FLOOR AREA RATIO	0.514
ALLOWABLE GROSS FLOOR AREA	3614.7	ACTUAL GROSS FLOOR AREA	4910.9
NOTE: ALL NUMBERS ARE APPROXIMATE			

APPROXIMATE ZONING FAR CALCULATIONS	
BASEMENT	1631.2
FIRST FLOOR	1609.2
SECOND FLOOR	1378
ATTIC	472.4
GARAGE	-209.9
ACTUAL TOTAL GROSS FLOOR AREA	4910.9

7 HAWTHORNE ROAD



ADDRESS:	7 HAWTHORNE ROAD		
LOT SIZE	7792 SQUARE FEET		
ALLOWABLE FLOOR AREA RATIO	0.414	ACTUAL FLOOR AREA RATIO	0.573
ALLOWABLE GROSS FLOOR AREA	3223.7	ACTUAL GROSS FLOOR AREA	4464.6
NOTE: ALL NUMBERS ARE APPROXIMATE			

APPROXIMATE ZONING FAR CALCULATIONS	
BASEMENT	1640.9
FIRST FLOOR	1518.9
SECOND FLOOR	1109
ATTIC	405.7
GARAGE	-209.9
ACTUAL TOTAL GROSS FLOOR AREA	4464.6

9 HAWTHORNE ROAD



ADDRESS:	9 HAWTHORNE ROAD		
LOT SIZE	10941 SQUARE FEET		
ALLOWABLE FLOOR AREA RATIO	0.361	ACTUAL FLOOR AREA RATIO	0.523
ALLOWABLE GROSS FLOOR AREA	3944.7	ACTUAL GROSS FLOOR AREA	5720.3
NOTE: ALL NUMBERS ARE APPROXIMATE			

APPROXIMATE ZONING FAR CALCULATIONS	
BASEMENT	2300.4
FIRST FLOOR	2306.8
SECOND FLOOR	1923.4
GARAGE	-209.9
ACTUAL TOTAL GROSS FLOOR AREA	5720.3



9 HAWTHORNE ROAD - FRONT ELEVATION

13 HAWTHORNE ROAD



ADDRESS:	13 HAWTHORNE ROAD		
LOT SIZE	8862 SQUARE FEET		
ALLOWABLE FLOOR AREA RATIO	0.392	ACTUAL FLOOR AREA RATIO	0.501
ALLOWABLE GROSS FLOOR AREA	3478.3	ACTUAL GROSS FLOOR AREA	4439.7
NOTE: ALL NUMBERS ARE APPROXIMATE			

ZONING FAR CALCULATIONS	
BASEMENT	1483.1
FIRST FLOOR	1655.4
SECOND FLOOR	1511
GARAGE	-209.9
ACTUAL TOTAL GROSS FLOOR AREA	4439.7



13 HAWTHORNE ROAD - FRONT ELEVATION

15 HAWTHORNE ROAD



ADDRESS:	15 HAWTHORNE ROAD		
LOT SIZE	14371 SQUARE FEET		
ALLOWABLE FLOOR AREA RATIO	0.326	ACTUAL FLOOR AREA RATIO	0.329
ALLOWABLE GROSS FLOOR AREA	4687.9	ACTUAL GROSS FLOOR AREA	4736.7
NOTE: ALL NUMBERS ARE APPROXIMATE			

APPROXIMATE ZONING FAR CALCULATIONS	
FIRST FLOOR	2480.8
SECOND FLOOR	2255.9
ACTUAL TOTAL GROSS FLOOR AREA	4736.7



15 HAWTHORNE ROAD - FRONT ELEVATION

19 HAWTHORNE ROAD



ADDRESS:	19 HAWTHORNE ROAD		
LOT SIZE	8826 SQUARE FEET		
ALLOWABLE FLOOR AREA RATIO	0.399	ACTUAL FLOOR AREA RATIO	0.352
ALLOWABLE GROSS FLOOR AREA	3401	ACTUAL GROSS FLOOR AREA	2999.8
NOTE: ALL NUMBERS ARE APPROXIMATE			

APPROXIMATE ZONING FAR CALCULATIONS	
FIRST FLOOR	1522
SECOND FLOOR	951.2
ATTIC	526.6
ACTUAL TOTAL GROSS FLOOR AREA	2999.8

NEIGHBOR PHOTOS, ELEVATIONS, & FAR SCALE:

BARNES RESIDENCE  
13 HAWTHORNE ROAD  
BRONXVILLE, NY

ERIC A ELLENBERGER ARCHITECT P.C.  
66 PALMER AVENUE, STE. 32C  
BRONXVILLE, NY 10708  
914-275-5172  
ERICA@ELLENBERGERARCHITECT.COM

DATE: 03-21-22  
REVISIONS:  
DRAWN BY: EME  
DWG. NO: A-5

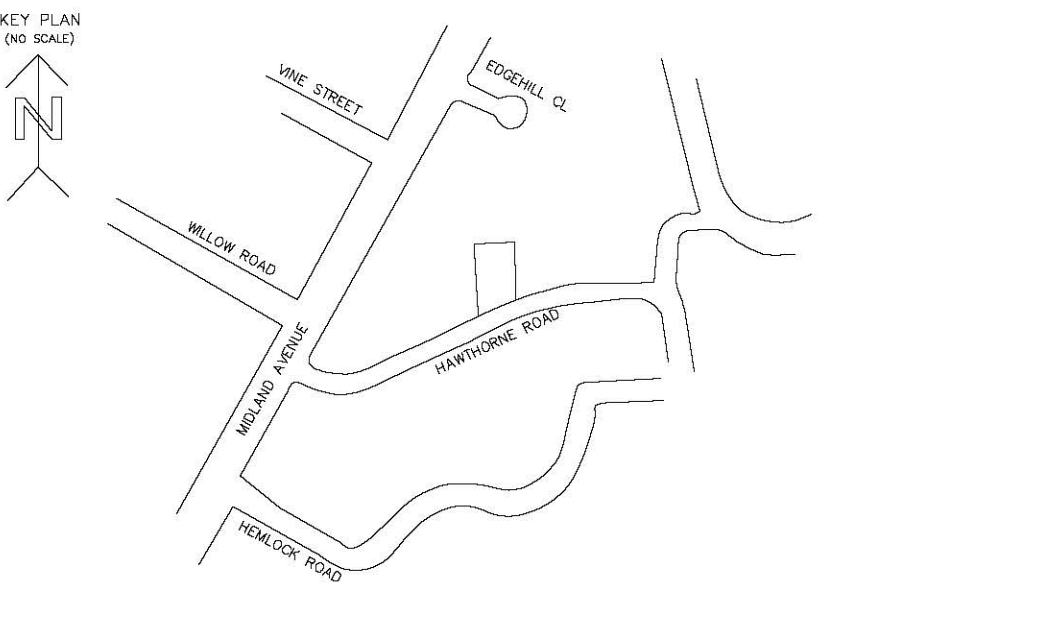
This drawing is the property of the Architect and has been prepared specifically for the owner for this project at this site and is not to be used for any other purpose, location or owner without written consent of the Architect.



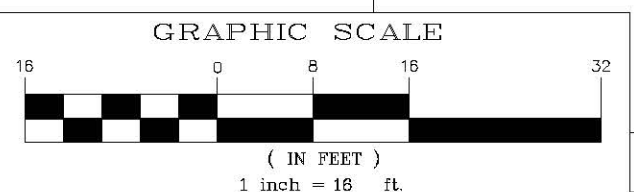
NOTE:

- ELEVATIONS SHOWN HEREON ARE GENERALLY ALIGNED WITH NAVD 88 VERTICAL DATUM.
- THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND/OR SUBSTRUCTURES IS NOT CERTIFIED FOR ACCURACY OR COMPLETENESS.
- SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
- WATER, ELECTRIC AND GAS LINES SHOWN HEREON ARE TAKEN FROM FIELD MARKING AND MUST BE VERIFIED BEFORE ANY DESIGN.
- CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
- UNDER GROUND UTILITIES WERE NOT MARKED BY CODE 753, AS A RESULT UNDER GROUND CONNECTIONS BETWEEN COULDN'T BE VERIFIED.

CALL BEFORE YOU DIG:  
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4480.



- LEGEND:**
- DROP CURB
  - ⊗ LIGHT
  - ⊙ LIGHT POLE
  - ⊕ TRAFFIC SIGN
  - ⊗ TREE (14" SIZE)
  - ⊕ UTILITY POLE
  - ⊕ HYDRANT
  - ⊕ WATER VALVE
  - ⊕ GAS VALVE
  - ⊕ DRAINAGE INLET
  - ⊕ CATCH BASIN
  - ⊕ SEWER MANHOLE
  - ⊕ ELECTRIC MANHOLE
  - ⊕ WATER MANHOLE
  - W — WATER MAIN
  - S — SEWER LINE
  - E — ELECTRIC LINE
  - G — GAS LINE
  - OVER HEAD WIRES
  - CHAIN LINK FENCE
  - TC TOP OF CURB
  - BC BOTTOM OF CURB
  - TW TOP OF WALL
  - BW BOTTOM OF WALL
  - L.G. LEGAL GRADE
  - C — CABLE LINE



AREA = ±8,862 Sq Ft OR ±0.20 Ac

ALL ELEVATIONS HEREON ARE GENERALLY ALIGNED WITH NAVD 88 VERTICAL DATUM.

REVISIONS			
NO.	DATE	DESC.	BY

THIS SURVEY WAS PREPARED FOR USE IN DISCLOSING INFORMATION FOR THE TITLE PURPOSE ONLY. THE OFFSETS OR DIMENSIONS SHOWN HEREON ARE FOR A SPECIFIC TITLE PURPOSE ONLY AND ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, BUILDING WALLS, SWIMMING POOLS, PATIOS, ADDITION TO THE EXISTING BUILDINGS. NO LIABILITY IS ASSUMED BY SUMMIT LAND SURVEYING P.C. FOR ANY USE OF THE DATA FOR CONSTRUCTION OR ANY NEW IMPROVEMENTS. BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.

A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED.

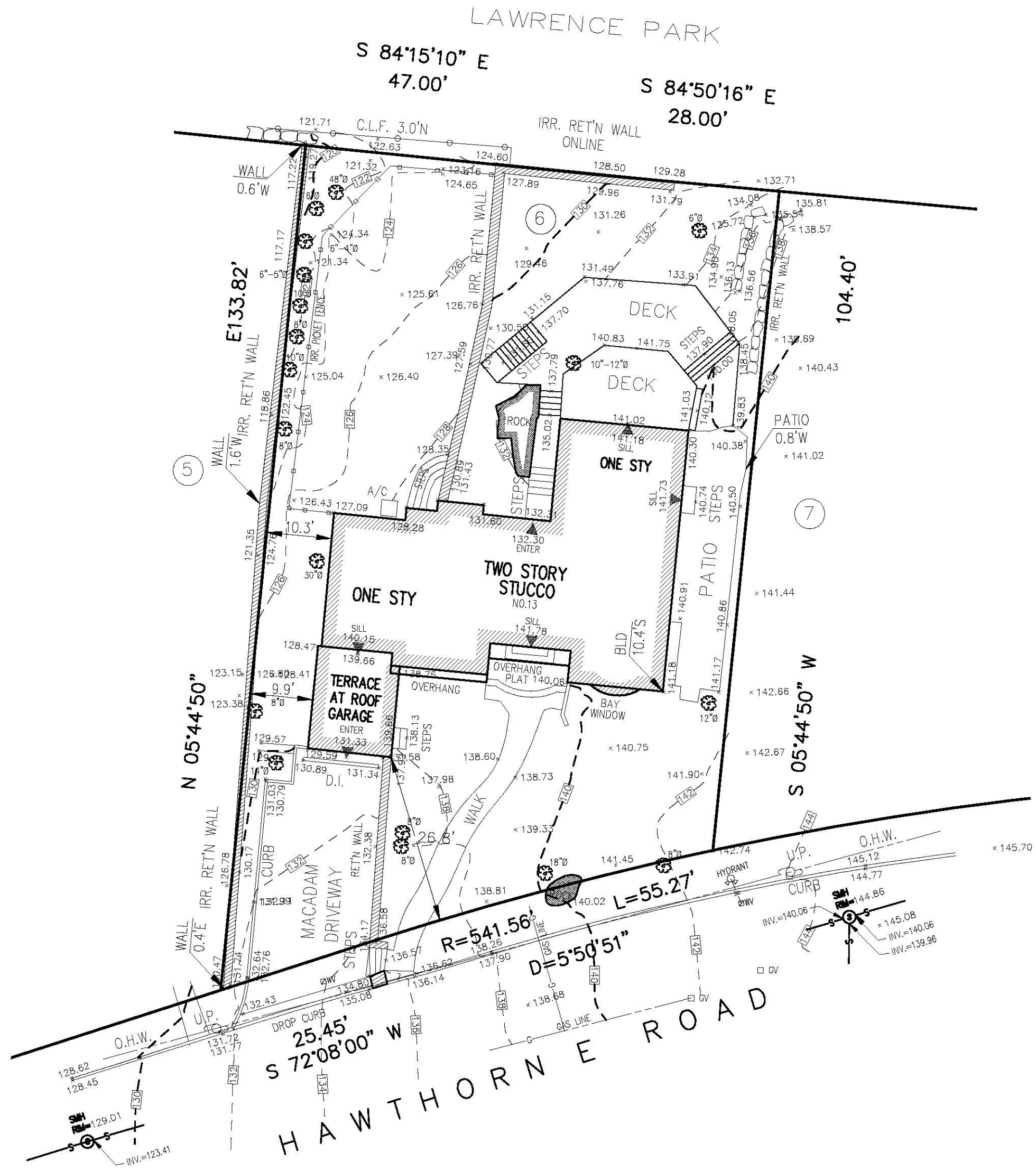
UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.

(NOT FOR TITLE TRANSFER)

SCALE: 1"=16.0'  
Measurement in U.S. Standard.

DATE: 05-17-2018.

JOB NUMBER  
WCRO2490-6(TOPO)



TOPOGRAPHICAL SURVEY OF  
LOT NUMBER 6  
AS SHOWN ON A CERTAIN MAP ENTITLED  
MAP OF MASTERTON WOOD  
LOCATED AT  
VILLAGE OF BRONXVILLE  
TOWN OF EASTCHESTER  
WESTCHESTER COUNTY STATE OF NEW YORK.

Said map is filed in the County Clerk's office, Division of Land Records, Westchester County, New York, on March 29, 1923 as Map Number 2490.

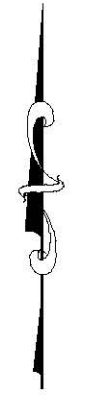
ADDRESS: 13 HAWTHORNE ROAD, BRONXVILLE, NY

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**Summit Land Surveying P.C.**  
64 Virginia Avenue  
Dobbs Ferry NY 10522  
Tel. 9146297758

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 050666.



## **NOTICE OF PUBLIC HEARING FOR ADJOINING PROPERTIES**

Notice is hereby given that the Zoning Board of appeals of the Village of Bronxville will hold a public meeting at Village Hall, 200 Pondfield Rd, Bronxville on Tuesday evening May 24, 2022 at 6:30 P.M. to give consideration to the following appeals/variances:

The request of the Barnes Residence, property located at 13 Hawthorne Rd, Bronxville, New York, from a notice by the Building Inspector, for the following Section: Section 310-25 C. - 2nd floor addition - existing 1st floor pre-existing non-conforming is proposed to have a 2nd floor addition built above the existing footprint. The proposed does not comply with Village of Bronxville Municipal Code – 310-25 C. Referral to the Village of Bronxville Zoning Board of Appeals is required for an area variance to 310-25 C. 1) FAR - Existing FAR appears to be pre-existing non-conforming 4043.50 sf (.456 FAR), proposed 2nd floor addition, front porch/ foyer addition appears to add 396sf. Proposed FAR – 4439.7.6 sf (.501 FAR); Increase in FAR = .045. The proposed does not comply with the Village of Bronxville Zoning Code section 310-25 C. Referral to the Village of Bronxville Zoning Board of Appeals is required for an area variance to 310-25 C. 2) Side Yard Setback – Existing 10-4-1/4” at the front of the house; 10-5” @ area of 2nd floor addition (pre-existing non-conforming); degree of non- conformity is being increased with the 2nd floor addition.

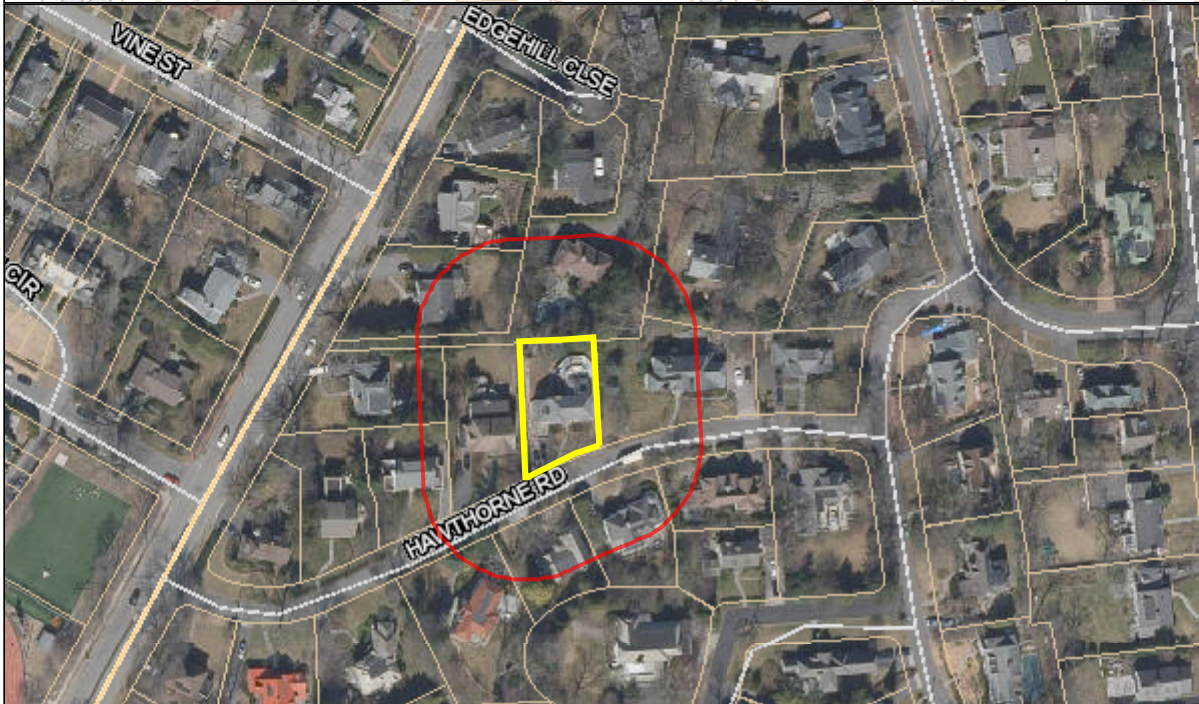
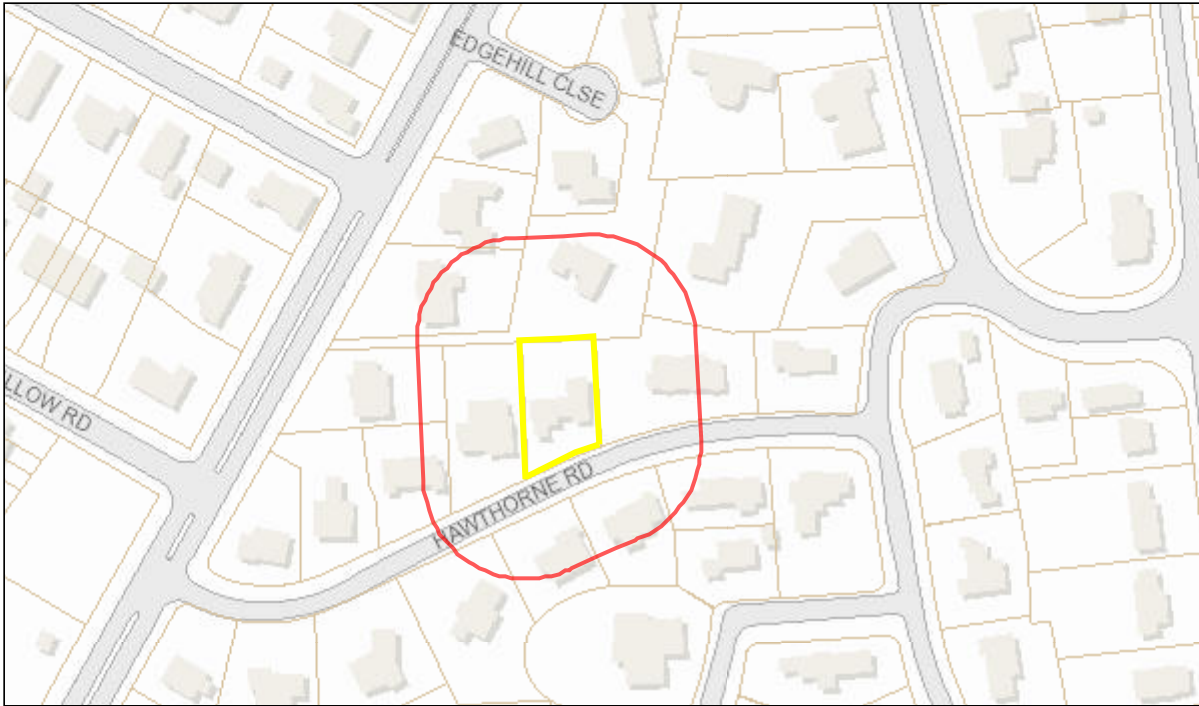
All Zoning Applications can be found on our website:  
[www.villageofbronxville.com/zoning-board-of-appeals](http://www.villageofbronxville.com/zoning-board-of-appeals) one week prior to the meeting.

# Tax Parcel Maps

Address: 13 HAWTHORNE RD

Print Key: 6.C/1/6

SBL: 00600C00010060000000



**Disclaimer:**

This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should **NOT** be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.

**MYKIJEWYCZ STEPHEN -**  
8 HAWTHORNE RD  
BRONXVILLE, NY 10708

**KEEFE GERALD F -**  
12 HAWTHORNE RD  
BRONXVILLE, NY 10708

**SELLECCHIA V &**  
**L -**  
15 HAWTHORNE RD  
BRONXVILLE, NY 10708

**MESTL J &**  
**M -**  
14 HAWTHORNE RD  
BRONXVILLE, NY 10708

**DE JOY SUSAN Q -**  
7 HAWTHORNE RD  
BRONXVILLE, NY 10708

**MURPHY P &**  
**E -**  
9 HAWTHORNE RD  
BRONXVILLE, NY 10708

**LEE L W &**  
**M M , TRUSTEES -**  
10 HAWTHORNE RD  
BRONXVILLE, NY 10708

**MOLLOY, JAMES -**  
108 MIDLAND AVE  
BRONXVILLE, NY 10708

**BARNES JONATHAN P. -**  
13 HAWTHORNE RD  
BRONXVILLE, NY 10708

**LUCARIELLO RICHARD -**  
8 EDGEHILL CL  
BRONXVILLE, NY 10708

**TERJANIAN, MIGIR -**  
102 MIDLAND AVE  
BRONXVILLE, NY 10708

**BERRY T &**  
**P -**  
106 MIDLAND AVE  
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**WERNER DAVID A -**  
20 WOODLAND AVE  
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 7020 3160 0001 4791 2729  
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 7020 3160 0001 4791 2803



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7020 3160 0001 4791 2742

7020 3160 0001 4791 2747

7020 3160 0001 4791 2704

7020 3160 0001 4791 2735

7020 3160 0001 4791 2780



**AFFIDAVIT OF MAILING  
LEGAL NOTICE**

I hereby swear that the following notice was given by certified mail or registered mail to the property owners listed below, at least ten (10) days prior to the hearing date:

Notice is hereby given that the Zoning Board of appeals of the Village of Bronxville will hold a public meeting at Village Hall, 200 Pondfield Rd, Bronxville on Tuesday evening May 24, 2022 at 6:30 P.M. to give consideration to the following appeals/variances:


The request of the Barnes Residence, property located at **13 Hawthorne Rd**, Bronxville, New York, from a notice by the Building Inspector, for the following Section: Section 310-25 C. - 2nd floor addition - existing 1st floor pre-existing non-conforming is proposed to have a 2nd floor addition built above the existing footprint. The proposed does not comply with Village of Bronxville Municipal Code – 310-25 C. Referral to the Village of Bronxville Zoning Board of Appeals is required for an area variance to 310-25 C. 1) FAR - Existing FAR appears to be pre-existing non-conforming 4043.50 sf (.456 FAR), proposed 2nd floor addition, front porch/ foyer addition appears to add 396sf. Proposed FAR – 4439.7.6 sf (.501 FAR); Increase in FAR = .045. The proposed does not comply with the Village of Bronxville Zoning Code section 310-25 C. Referral to the Village of Bronxville Zoning Board of Appeals is required for an area variance to 310-25 C. 2) Side Yard Setback – Existing 10-4-1/4” at the front of the house; 10-5” @ area of 2nd floor addition (pre-existing non-conforming); degree of non- conformity is being increased with the 2nd floor addition.

All Zoning Applications can be found on our website [www.villageofbronxville.com/zoning-board-of-appeals](http://www.villageofbronxville.com/zoning-board-of-appeals) one week prior to the meeting.

Erica Ellenberger NYSDL 826 459 316  
(Applicant Signature)

Erica Ellenberger  
(Applicant Print Name)

Sworn before me this 13th day of May 2022

  
Notary Public

**AHN TED TAESHNIK**  
Notary Public, State of New York  
No. 01AN6286995  
Qualified in Westchester County  
Commission Expires 08/05/2025



May 13, 2022

Dear Neighbors,

We are writing to advise you of a home-improvement project that we are hoping to embark upon this year. The work we are contemplating involves adding a small bedroom and bathroom on our second floor in the back of the house, above our existing, first-floor kitchen area that leads to our back deck. We would not be adding footprint by building "out" to achieve this, but we would instead be building "up" above an existing first-floor room.

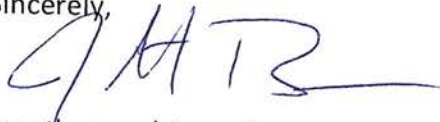
We are also hoping to renovate our existing bathrooms as part of the same project, for efficiency, and to add much-needed coat closets to our front foyer by bumping out our front door entryway by 4'-3". This small, one-story addition would not extend beyond the existing façade.

We love our house and have worked with a local architect, Erica Ellenberger, to make sure that our plans protect the integrity of its original design and compliment the aesthetic of our wonderful neighborhood. Given the house's existing non-conformities, however, we will need a variance from the Village to proceed. Specifically, the existing side yard setback at the First Floor kitchen where we are planning to build above is already 10'-5", where 15'-0" is required. In addition, regarding the Floor Area Ratio (F.A.R.), our existing home's square footage currently exceeds the allowable due to our site's sloping topography and the necessity to include our basement in the calculation. We seek to add 396.2 square feet, which would increase our existing F.A.R. non-conformity. The zoning board hearing is scheduled for May 24<sup>th</sup>.

We are excited about this project and we are confident that it could be completed with minimal disruption to the neighborhood. I can assure you that we would do everything in our power to minimize any noise or debris that might come from the work. We would welcome the opportunity to share our plans with you and to answer any questions you might have.

We appreciate your consideration and would love to have your support.

Sincerely,



Jonathan and Joyce Barnes

(917) 306-8865 -Jon

(617) 306-3569 - Joyce

13 Hawthorne Road

May 13, 2022

To Whom It May Concern,

Our neighbors, Jon and Joyce Barnes, (13 Hawthorne Rd) are seeking a building variance for a new first floor foyer addition and second floor bedroom and bath addition over the existing first floor. We have seen the plans and fully support the proposal. As neighbors that are closest to the addition, we are delighted that the design captures the original architectural charm of the home. It will fit nicely into our wonderful neighborhood.

Should you need any further assistance on this matter our contact information is below.

Sincerely,

I-  
c\_k\_ICC, Vincent & Louann Sellecchia

Vincent & Louann Sellecchia  
15 Hawthorne Rd  
Bronxville, NY 10708  
914 420-4383

10 HAWTHORNE ROAD  
BRONXVILLE, NEW YORK 10708

May 15, 2022

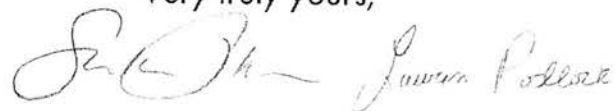
The Zoning Board of Appeals  
Village of Bronxville  
200 Pondfield Road  
Bronxville, New York 10708

To Whom It May Concern:

It is our understanding that our neighbors, Jon and Joyce Barnes of 13 Hawthorne Road, have requested a variance for a new first floor foyer addition and second floor bedroom and bath addition over the existing first floor. Jon and Joyce have shared their plans with us and we fully support the design and think it's in keeping with the architecture of their home and the other homes in our neighborhood. Further, we feel very comfortable that their plans and the construction will not have a negative impact on the neighborhood. In short, we are completely in favor of their request.

Please don't hesitate to contact us if you require any additional information.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Sheldon and Lauren Pollock".

Sheldon and Lauren Pollock

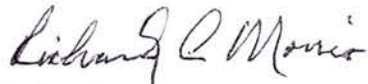
May 16, 2022

To Whom It May Concern,

It is our understanding that our neighbors, Jon and Joyce Barnes, (13 Hawthorne Road) have requested a variance for a new First Floor Foyer addition and Second Floor Bedroom and Bath addition over the existing First Floor. Jon and Joyce have shared their plans with us and we fully support the design and think it's in keeping with the architecture of their home and the neighborhood. Further, we feel very comfortable that their plans and the construction will not have a negative impact on the neighborhood.

Please don't hesitate to contact us if you require any additional information.

Sincerely,

A handwritten signature in black ink that reads "Richard A. Morris". The signature is written in a cursive style with a large initial "R" and "M".

Richard A. Morris  
12 Hawthorne Road  
Bronxville, NY 10708

May 16, 2022

Village of Bronxville  
Department of Buildings  
200 Pondfield Road  
Bronxville, NY 10708

To Whom It May Concern,

It is our understanding that our neighbors, Jon and Joyce Barnes, (13 Hawthorne Road) have requested a variance for a new First Floor Foyer addition and Second Floor Bedroom and Bath addition over the existing First Floor. Jon and Joyce have shared their plans with us and we fully support the design and think it's in keeping with the architecture of their home and the neighborhood. Further, we feel very comfortable that their plans and the construction will not have a negative impact on the neighborhood.

Please don't hesitate to contact us if you require any additional information.

Sincerely,



Liz and Paul Murphy

9 Hawthorne Road  
Bronxville, NY 10708



May 10, 2022

To Whom It May Concern,

It is our understanding that our neighbors, Jon and Joyce Barnes, (13 Hawthorne Road) have requested a variance for a new First Floor Foyer addition and Second Floor Bedroom and Bath addition over the existing First Floor. Jon and Joyce have shared their plans with us and we fully support the design and think it's in keeping with the architecture of their home and the neighborhood. Further, we feel very comfortable that their plans and the construction will not have a negative impact on the neighborhood.

Please don't hesitate to contact us if you require any additional information.

Sincerely,

Name  
Address

James G. Metel  
Kathleen G. Metel

14 HAWTHORNE ROAD  
BRONXVILLE NY 10708