

ZONING BOARD OF APPEALS APPLICATION

Project Name, If Applicable: FREEMAN RESIDENCE

Project Street Address: 16 SUMMIT AVENUE

Section: 16 Block: 2 Lot(s): 20.A Zone: A

Applicant: Mary Ann Marrone AIA

Address: 21 Northway

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

Phone #: 914-525-5410 Email: mgmaia5@aol.com

Owner: Mr. + Mrs. Robert Freeman

Address: 16 Summit Avenue

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

Phone #: 646-391-1134 Email: robphilippa@gmail.com

Application is for:

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

Area variance(s) 310-10.D.2 - SIDE YARD VARIANCE
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: ADD A DORMER AT THE FRONT OF A SECOND FLOOR BEDROOM

OVER THE GARAGE. THIS IS TO RAISE THE CEILING HEIGHT AT THE FRONT OF THE ROOM TO 7'-10" FROM 5' HIGH EXISTING. THIS IS TO GIVE THE ROOM BETTER USABILITY AND PROVIDE MORE LIGHT & VENTILATION WITH FULL SIZED WINDOWS

March 15, 2022

TO: THE BRONXVILLE VILLAGE ZONING BOARD

From: Robert E. Freeman and Philippa Smith

Re: Application for dormer above garage - 16 Summit Ave

Dear Members of the Zoning Board:

We are writing in support of our application seeking a variance for our plans to build a dormer at the front of our house over the garage. We are located at 16 Summit Avenue.

As you will see from the plans and photographs, the current room above the garage has a heavily sloping roof at the front, resulting in a claustrophobic sloping ceiling inside where one cannot stand up fully at the front of the room. In addition, the heavily sloping roof results in only being able to have short little sash windows at the front, which both look strange and truncated from the outside and also let in very little light inside.

The Covid Pandemic resulted in our working fully from home and needing to use that room as an additional office. However, the darkness of the room and restriction of the sloping ceiling made it a difficult place to use in the daytime. We are thus seeking to build the dormer to alleviate the sloped ceiling, and enable us to put in regularly sized windows. In addition, this will look much better from the outside and allow the windows to look balanced and in keeping with the rest of the house.

We hope you will agree and consider our application for a variance.

Sincerely,

Handwritten signatures of Robert E. Freeman and Philippa Smith in cursive script.

Robert E. Freeman and Philippa Smith

March 15, 2022

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Robert E. Freeman and Philippa Smith

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

PLAN REVIEW COMMENTS

APPLICATION NUMB: ALT 028-22
DATE RECEIVED: February 11, 2022
LOCATION: 16 Summit Avenue
SBL: 16./2/20.A
APPLICANT NAME: Freeman, Robert
APPLICANT ADDRESS: 16 Summit Avenue
Bronxville, NY 10708

DESCRIPTION OF WORK : Raise roof at bedroom over garage to create a long dormer to have a 7' 10" ceiling height.
(Change CH at edge of room from 5' to 7' 10")

DISAPPROVED March 3, 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 – Application Denied – Variance Required

- 1) Pre-existing non-conforming side yard setback - Existing 4.1'; Proposed dormer - 5.0'; variance required - 10.1'
- 2) Compliance required for Village of Bronxville Municipal Code - 310-22 E (1) (d) - Dormer rule - dormer is greater than 30% of front
- 3) If #2 above is applicable, then a variance request for FAR may be required.
- 4) Building Permit Application hereby referred to Village of Bronxville Zoning Board of Appeals
Plan Review –

1) Provide full floor plans garage seems to be separate, possibly reversed?
Remaining building plans to be reviewed upon approval from ZBA for variance (s)
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

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

PLAN REVIEW

Plan Review –

1) Provide full floor plans garage seems to be separate, possibly reversed?

Remaining building plans to be reviewed upon approval from ZBA for variance (s)

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.

Paul Taft
Building Inspector

Zoning Compliance Analysis

2. 6.22
 Δ 3. 16.22

Property Address: 16 SUMMIT AVENUE

Zoning District: A

Flood Zone: Yes: No: ✓

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	1 FAM RES	1 FAM RES	1 FAM RES.	
LOT AREA	12,000 SF	14,997 SF	14,997 SF	
LOT WIDTH	80'	100'	100'	
LOT DEPTH	100'	147.3'	147.3'	
FRONT YARD	30'	49.8'	60'	
SIDE YARD #1	15'	24.7'	24.7'	
SIDE YARD #2	15'	4.1'	4.9'	10.1' & REQ'D VARIANCE REQ'D
REAR YARD	30'	56'	56'	
HEIGHT (Feet & Stories)	2.5 / 35'	29' 2.5 STORIES	20.5' 2 STORIES	
BUILDING COVERAGE	22.5% 3,374 SF	37.5% 4,051.25 SF	37.5% 4,051.25 SF	EXISTING NON-COMFORMING
USABLE OPEN SPACE	55% 8,248 SF	62.5% 9,365.75 SF	62.5% 9,365.75 SF	
F.A.R.	.320	.221 3,328.16 SF	.221 3,328.16 SF	
PARKING	1 CAR	1 CAR	1 CAR	

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.

Form Prepared By: Name (Print): Mary Ann Marrone AIA

Signature: Mary Ann Marrone AIA

16 SUMMIT AVE
3.16.22

Zoning F.A.R. Calculation

	EXISTING	PROPOSED	SUB TOTAL
BASEMENT ^(b)			
1 ST FLOOR	1938 SF	1938 SF	1938 SF
2 ND FLOOR	1390.625 SF	1390.625 SF	1390.625 SF
3 RD FLOOR ^(d)	—	—	
ATTIC ^(d)	526.5 SF	526.5 SF	
GARAGE ^(c)	240	240	
Existing FAR	3,328.625 SF		
Proposed FAR		3,328.625 SF	
% Increase of FAR		0%	
ACTUAL TOTAL BUILDING FLOOR AREA =			3,328.625
ACTUAL LOT AREA =			14,997 SF
PERMITTED F.A.R. (From Table, interpolate if necessary) =			.320
MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R.) =			4,799 SF

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

Calculations Prepared By: Name (Print): Mary Ann Harrone AIA

Signature: Mary A Harrone AIA

16 SUMMIT AVENUE
 FREEMAN RESIDENCE
 2.6.22
 Δ 3.16.22

Zoning Compliance Worksheet - District 'A'

Bronxville District 'A'	District	Height	Stories	Lot Area	Lot Width	Lot Depth	Front Yard	Alt. Front Yard	Side Yard with Garage	Side Yard without Garage	Side Yard corner lot with garage	Side Yard Corner Lot w/o garage	Side Yard Alternative	Rear Yard	Fence > than 6-1/2'	Paved terraces, steps, and walks	ACC Building	Max Building coverage	Off street parking	FAR	Open space	90 OF EXISTG FAR
Bronxville District 'A' Description of Bulk Requirements	A	30' Mean Height	2-1/2	12000 SF	80'	100'	30'	a) angle of building b) average of homes within 300'	15'	15'/27' min side yard/ second side min.	30'/15' opposite principal front/ opposite second front	30'/27'	Lesser side yard reduced by 5'	30'	same as a building	15' street line, 4' property line	no nearer to to the street	22.5%	Not less than 1 spaces	Complete FAR Chart	55% Open Space; 45 Impervious Area-Complete Chart	430% OF EXISTG FAR
310-10 Code Section- ps://ecode360.com/9450363	310-10 A	310-10 B	310-10 B	310-10 C	310-10 C	310-10 C	310-10 D(1)	310-10 D(1)	310-10 D(2)	310-10 D(2)	310-10 D(2)	310-10 D(2)	310-10 D(2)	310-10 D(3)	310-10 D(4)	310-10 D(4)	310-10 D(5)	310-10 E	310-10 F	310-10 G: 310-22 E	310-10 H	
Property Address:	16 SUMMIT																					
Allowed	A	30'	2.50	12,000	80'	100'	30'		15'	15'/27'	30'/15'	30'/27'	15'	30'		15'/4'		22.5% 3,374sf	1	.320 4,799sf	55% 8,248sf	
Existing	A	29'	2 1/2	14,997	100'	147.5'	49.8'		24.7'				4.1'	56'				37.5% 4,951.2sf	1	.221 3,328.6	62.5% 9,865.75sf	NA
Proposed	A	20.5'	2	14,997	100'	147.5'	60'		24.7'				4.9'	56'				37.5% 4,951.2sf	1	.221 3,328.6	62.5% 9,865.75sf	NA
Variance required = (proposed - allowed)													10.1' < REQ'D					EXISTG NOW CONFORM		Δ		

↑ INCLUDES HOUSE, PATIOS, WALKS, WALLS

Tax Parcel Maps

Address: 16 SUMMIT AVE

Print Key: 16./2/20.A

SBL: 016000000202000A0000



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.

Google Maps 16 Summit Ave



Map data ©2022, Map data ©2022 20 ft:

**RIDGE G &
P -
19 SUMMIT AVE
BRONXVILLE, NY 10708**

**ABUKHADRA, OMAR -
17 ORIOLE AVE
BRONXVILLE, NY 10708**

**FREEMAN ROBERT E -
16 SUMMIT AVE
BRONXVILLE, NY 10708**

**TOOLAN, BRIAN H -
10 SUMMIT AVE
BRONXVILLE, NY 10708**

**HOOD, AARON F. -
32 WOODLAND AVE
BRONXVILLE, NY 10708**

**WEIN R &
M -
6 SUMMIT AVE
BRONXVILLE, NY 10708**

**SUTHERLAND J E TRUSTEE -
21 ORIOLE AVE
BRONXVILLE, NY 10708**

**BYRNE BRIAN &
ELIZABETH -
18 SUMMIT AVE
BRONXVILLE, NY 10708**

**GOODSON, SCOTT -
9 SUMMIT AVE
BRONXVILLE, NY 10708**

**SCLAFANI, KLODIANA -
15 SUMMIT AVE
BRONXVILLE, NY 10708**

**FREDERICKS ANN -
25 ORIOLE AVE
BRONXVILLE, NY 10708**

**BORWICK MARK J -
11 SUMMIT AVE
BRONXVILLE, NY 10708**



Google Maps 16 Summit Ave



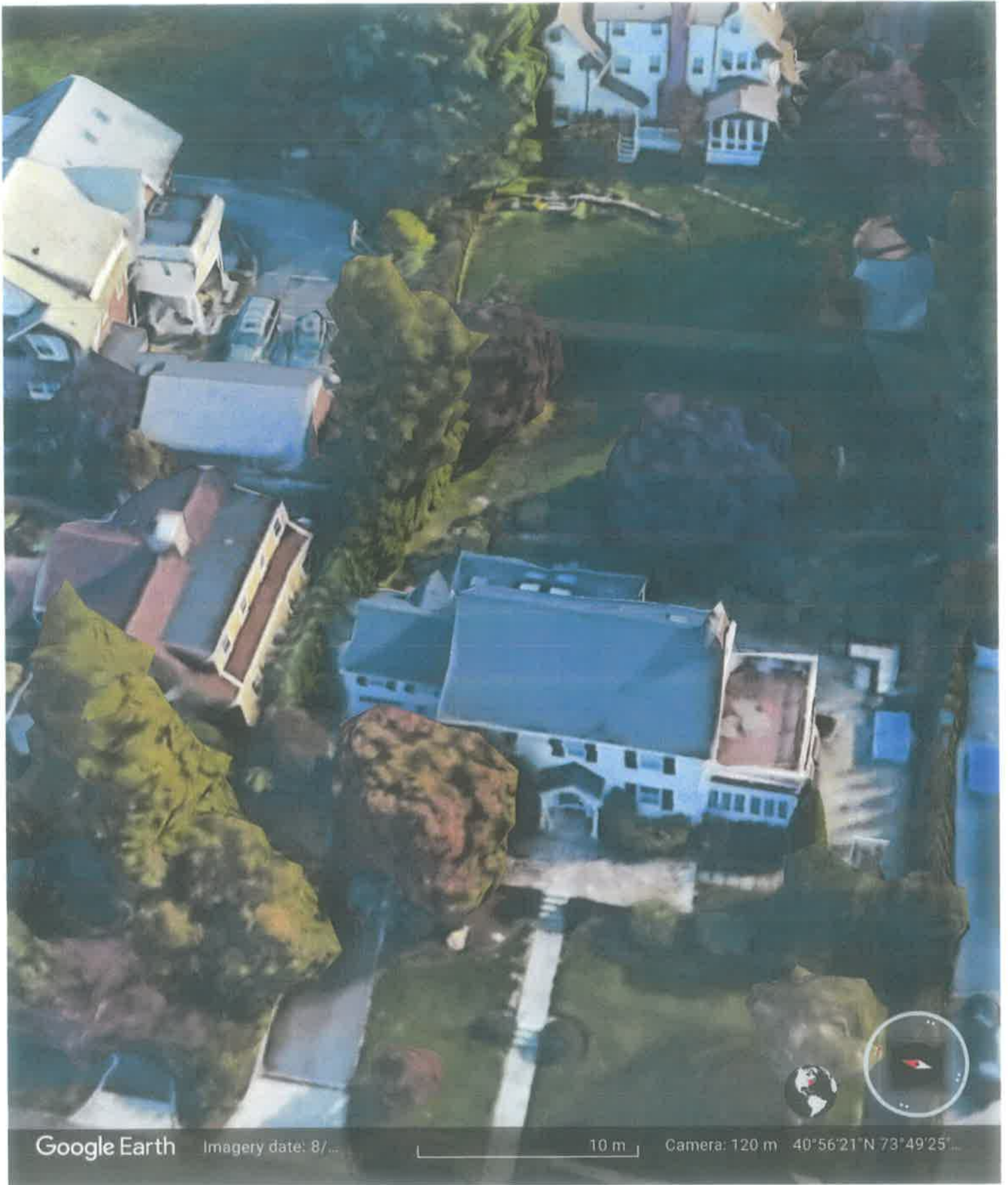
Google

Image capture: Aug 2018 © 2022 Google

Bronxville, New York

Google

Street View - Aug 2018





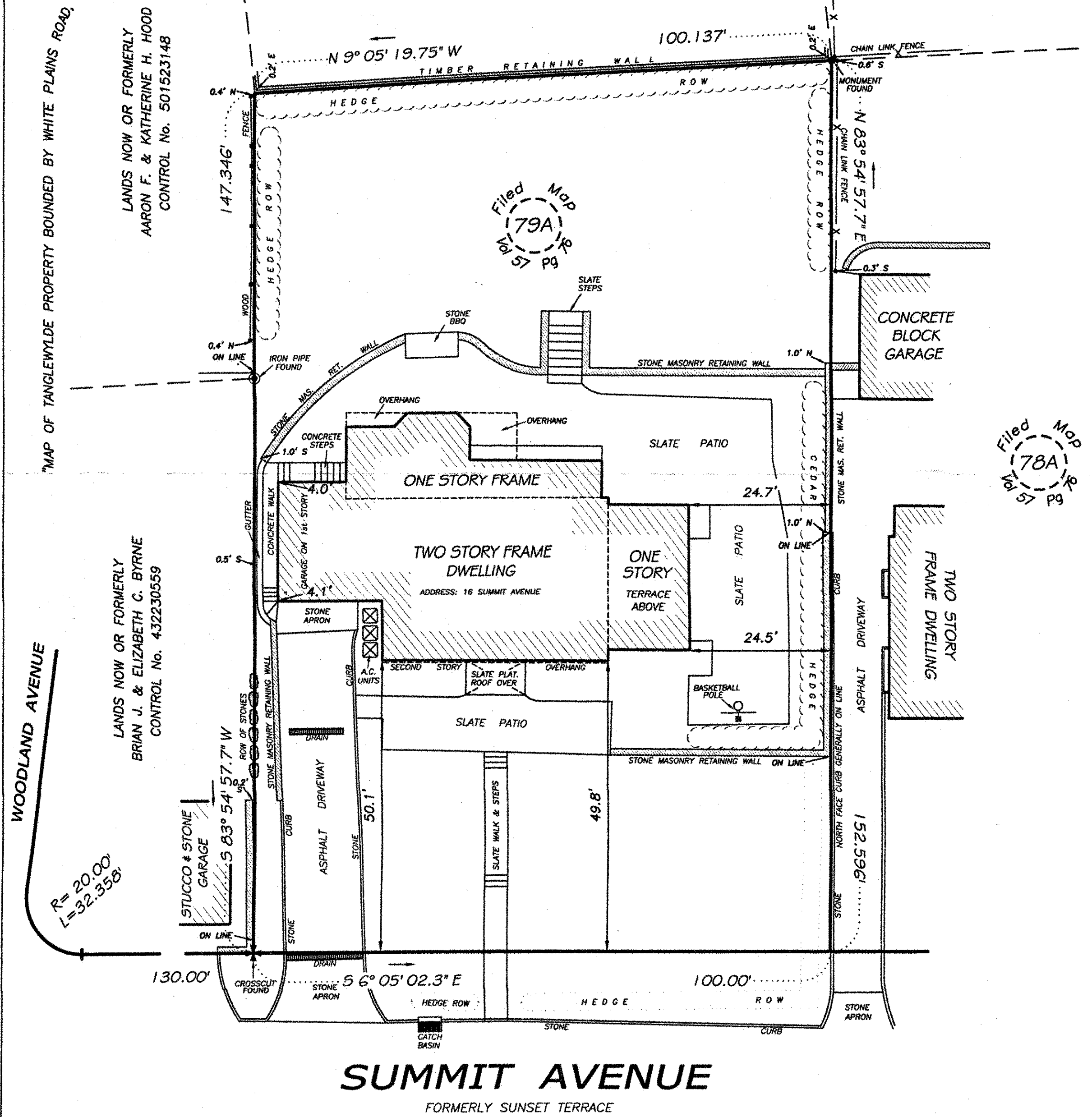
"MAP OF TANGLEWYLDE PROPERTY BOUNDED BY WHITE PLAINS ROAD, TANGLEWYLDE AVE., ROCKWELL AVE. AND ELM ROCK AVE." FILED MAP No. 2069

LANDS NOW OR FORMERLY
J. WAYNE & ANNE C. FREDERICKS
LIBER 10431 PAGE 281

LANDS NOW OR FORMERLY
RICHARD J. WRIGHT CREDIT SHELTER TRUST
CONTROL No. 530303178
TAX LOT 16.-2-9

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

SCALE : 1" = 15'
SURVEYED: JANUARY 10, 2022



- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF EASTCHESTER / VILLAGE OF BRONXVILLE SECTION: 16 BLOCK: 2 LOT: 20A PROPERTY AREA: 14,997 Sq. Ft. / 0.3443 Ac.
- THE PREMISES SHOWN HEREON DESIGNATED AS LOT 79A AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF LOTS 75A, 77A, 78A & 79A TANGLEWYLDE PROPERTY" PREPARED BY WILLIAM A. SMITH CIVIL ENGINEER ON JUNE 12, 1924 AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE - DIVISION OF LAND RECORDS, FORMERLY THE WESTCHESTER COUNTY REGISTER'S OFFICE ON JUNE 27, 1924 IN VOLUME 57 OF MAPS PAGE 76.
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- 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.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- 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.
- THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON Jan. 10, 2022 AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING " CODE OF PRACTICE FOR LAND SURVEYS " ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. .

PREPARED FOR: ROBERT E. FREEMAN & PHILIPPA J. SMITH

Link
Land Surveyors, P.C.
21 Clark Place, Suite 1-B Mahopac N.Y. 10541
Phone 845-628-5857



SUMMIT AVENUE

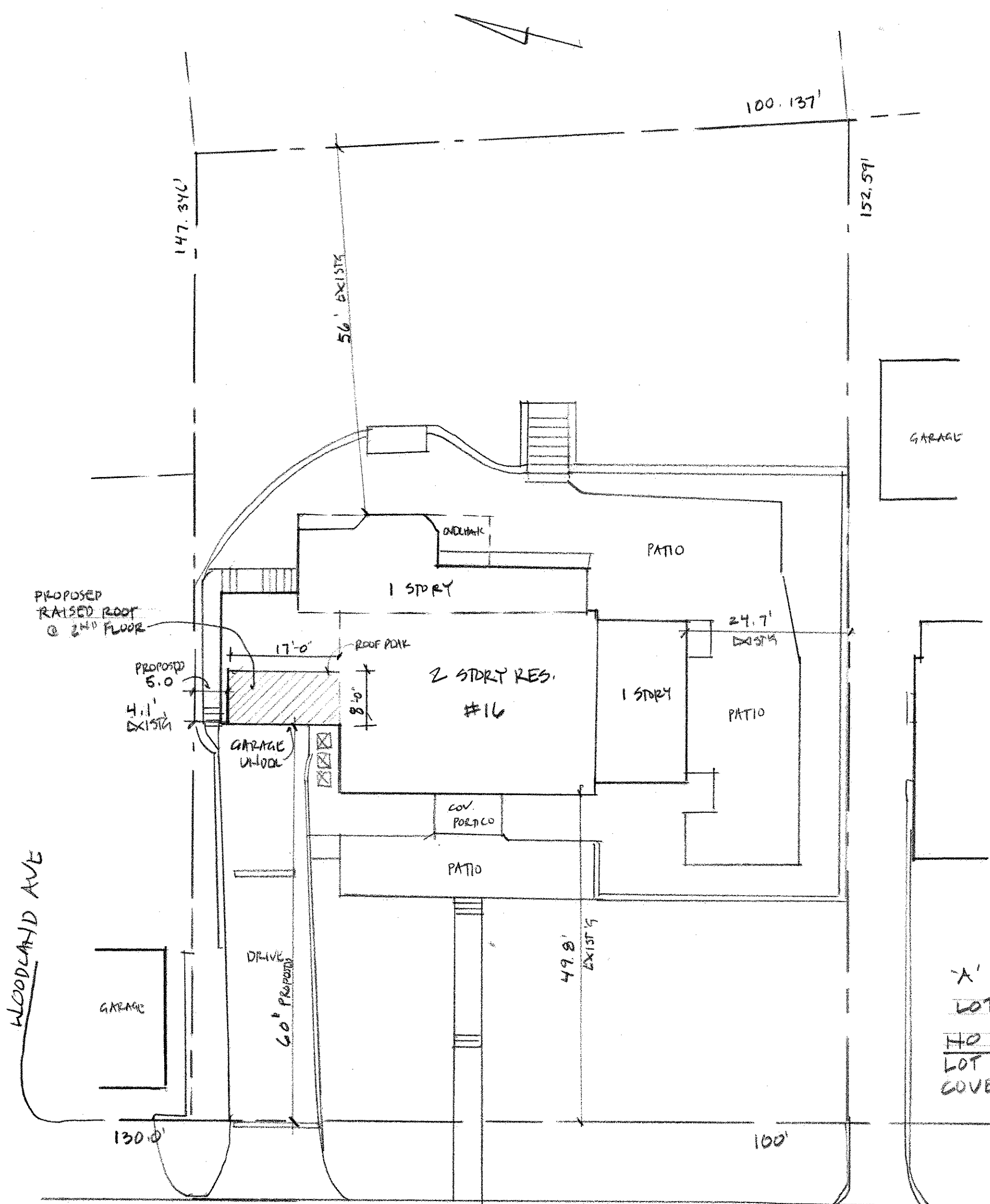
FORMERLY SUNSET TERRACE

Property Address: 16 SUMMIT AVENUE

Zoning District: A

Flood Zone: Yes: No: ✓

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	1 FAM RES	1 FAM RES	1 FAM RES.	
LOT AREA	12,000 SF	14,997 SF	14,997 SF	
LOT WIDTH	80'	100'	100'	
LOT DEPTH	100'	147.8'	147.8'	
FRONT YARD	30'	49.8'	60'	
SIDE YARD #1	15'	24.7'	24.7'	
SIDE YARD #2	15'	4.1'	4.9'	10.1' 2 REQ'D VARIANCE REQ'D
REAR YARD	30'	56'	56'	
HEIGHT (Feet & Stories)	2.5 / 35'	29' 2.5 STORIES	20.5' 2 STORIES	
BUILDING COVERAGE	22.5% 6,974 SF	37.5% 4,851.25 SF	37.5% 4,851.25 SF	EXISTING NON-COMPLIANT
USABLE OPEN SPACE	55% 8,248 SF	62.5% 9,365.75 SF	62.5% 9,365.75 SF	
F.A.R.	.820	.221 3,328.625 SF	.221 3,328.625 SF	
PARKING	1 CAR	1 CAR	1 CAR	



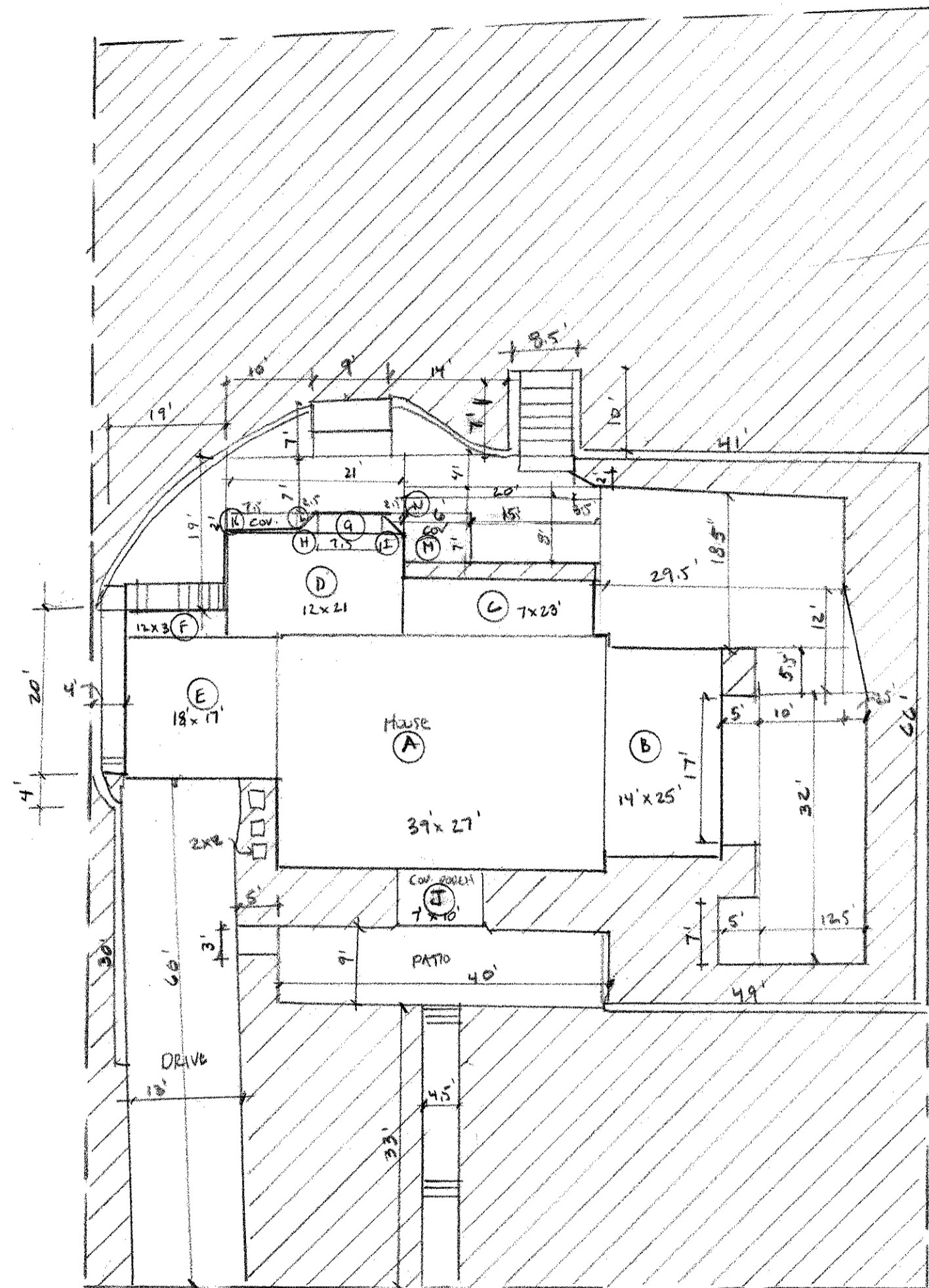
'A' DISTRICT
 LOT SIZE: 14,997 SF
 NO CHANGES TO
 LOT COVERAGE, BUILDING
 COVERAGE OR F.A.R.

SUMMIT AVENUE
 SITE PLAN
 1" = 15'-0"

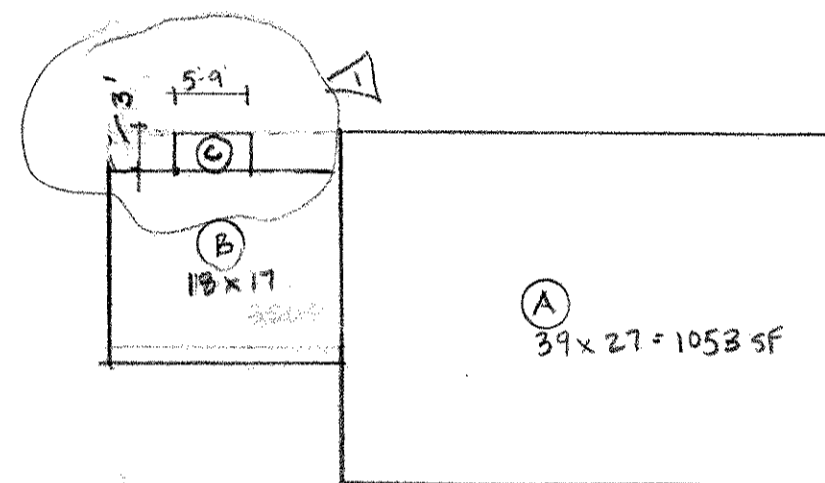
Marrone Architects
 21 Northway
 Bronxville, NY 10708
 (914) 779-5538
 mgmaia5@aol.com

Project:
 FREEMAN RESIDENCE
 16 SUMMIT AVENUE
 BRONXVILLE, NY

2.622
 Drawing#



LOT COVERAGE AREA DIAGRAM
1"=15'-0"



2ND FLOOR AREA DIAGRAM
1"=15'-0"

Freeman Residence Zoning Calculations:
16 Summit Avenue

Building Coverage:

- Main House:
 A. 39 x 27 = 1053 sf
 B. 14 x 25 = 350
 C. 7 x 23 = 161
 D. 21 x 12 = 252
 E. 18 x 17 = 306 (garage)
 F. 12 x 3 = 36 (garage)
 G. 7.5 x 2 = 15
 H. 1/2 (2.5 x 2) = 2.5
 I. 1/2 (2.5 x 2) = 2.5
 J. 7 x 10 = 70 (Front covered porch)
 K. 7.5 x 2 = 15 (roof overhang)
 L. 1/2 (2 x 2.5) = 2 (roof overhang)
 M. 7.5 x 6 = 45 (roof overhang)
 N. 1/2 (2 x 2.5) = 2.5 (roof overhang)
 Total Main house: 2,313 sf

Patios, Walks, steps, walls coverage: (part of building coverage)

- 3 x 5 = 15
 9 x 40 = 360
 4.5 x 33 = 148.5
 5 x 7 = 35
 12.5 x 32 = 400
 5 x 17 = 85
 5.5 x 10 = 55
 1/2 (12 x 2.5) = 15
 29.5 x 18.5 = 545.75
 4 x 20 = 80
 1/2 (4 x 4) = 8
 1/2 (19 x 19) = 180.5
 10 x 8.5 = 85
 7 x 21 = 147
 7 x 9 = 63
 1/2 (7 x 10) = 35
 1/2 (14 x 7) = 49
 1/2 (3.5 x 3) = 3.5
 15 x 8 = 120
 A/C units: 3 (2 x 2) = 12
 Walls: 49 + 66 + 41 = 156

Total existing/proposed building coverage: 4,851.25 sf
 4,851.25 / 14,997 = 37.5% covered

Existing/proposed lot coverage:

4,851.25 sf
 60 x 13 = 780 (driveway)
 Total lot coverage: 5,631.25 sf
 5,631.25 / 14,997 = 37.5% covered or 9,365.75 sf open (62.5%)

First floor Area for FAR:

- A. 39 x 27 = 1053
 B. 14 x 25 = 350
 C. 7 x 23 = 161
 D. 12 x 21 = 252
 E. 18 x 17 = 306
 F. 12 x 3 = 36
 G. 7.5 x 2 = 15
 H. 1/2 (2.5 x 2) = 2.5
 I. 1/2 (2.5 x 2) = 2.5
 Total first floor area: 2,178 sf
 - garage area: 12 x 20 = 240
 Total first floor area for FAR: 1,938 sf

Second floor area for FAR:

- A. 1053 sf
 B. 306 sf
 C. 5.75 x 5.5 = 31.25
 Total second floor area for FAR: 1,390.625 sf

Total existing/proposed FAR: 3,328.625 sf
 3,328.625 / 14,997 = .221 FAR

Marrone Architects
 21 Northway
 Bronxville, NY 10708
 (914) 779-5538
 mgmaia5@aol.com

Project:
 FREEMAN RESIDENCE
 16 SUMMIT AVENUE
 BRONXVILLE, NY

3.16.22
 2.6.22

Drawing#

1A

**Design Requirements for
The Residential Code of New York State
Village of Bronxville, NY**

TABLE RR301.2 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND- SNOW LOAD	WIND	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP ^f	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS ¹
	Speed ^a (mph)		Weathering ^a	Frost line depth ^b	Termites ^c	Decay ^d			
30	110	C	SEVERE	42	MODERATE	SLIGHT	7	YES	SEE FIRE MAP DATED 09/2007

General Notes:

- Contractor to verify all dimensions and conditions on the job and report all discrepancies to the Architect and/or owner before proceeding with the work.
- All work shall conform to local and state building codes and regulations of all other agencies having jurisdiction.
- Contractor shall obtain and pay for all required permits.
- Contractor to be EPA certified.
- All materials shall be new and of the best quality.
- Contractors to be fully covered by Workmen's Compensation Insurance as may be required by law.
- Contractors to remove all debris from premises as required.
- Tape and spackle as required.
- Patch and repair interior and exterior walls, floors and ceilings as required.
- The contractor shall fully cover the drains and water pipes when replacing the existing plumbing fixtures in order to prevent debris from clogging or damaging the drains or water pipes.
- All new gypsum board to align with existing.
- Firestopping to be installed as required by code. Prevention of interior fired spread. Concealed spaces within walls, partitions, floors, stairs and around chimney, pipe and duct openings in such construction, shall be firestopped to prevent the passage of flame, smoke, fumes, and hot gasses.
- Firestopping to be installed where new work joins existing.
- Smoke alarms shall be interconnected as indicated in Section R314.4 The power source for smoke alarms shall comply with the 2020 Residential Code of New York State. Smoke Detectors, Regardless of the category of work, smoke detectors shall be provided where required by the 2020 Residential Code of New York State. In every bedroom, outside every bedroom and on each floor level
- New Carbon Monoxide detector to be installed as per 2020 New York State Residential Codes and Fire Code.

Wood:

- All framing to be done in accordance with 2018 NDS for Wood Framed Construction (AWD NDS-2018).
- All lumber and wood shall be sound and kiln dried, free from rot, large loose knots and other imperfections, to be used at 19% moisture content.
- Framing lumber shall be Douglas Fir/Larch No. 2 or better with Min. Fb = 1200 p.s.i. and E = 1,700,000 p.s.i. Provide full depth (or metal) bridging at midspan and at a maximum spacing of 8' -0" on center.
- All framing lumber shall bear visible grade stamp.
- Provide all needed ledgers, blocking, nailers, cats, grounds and framing hardware for a complete job.
- Pressure Treated (PT) wood shall be ACQ treated southern yellow pine. Sawdust and wood scraps shall be contained and disposed of as recommended by mfr. Pressure treated wood shall not be burned.
- All framing exposed to weather or in contact with masonry or concrete shall be pressure treated in accordance with the American Wood preservers Association specification and be No. 2 southern pine. Where possible, all cuts and holes should be complete before treatment, cuts and holes due to on-site fabrication shall be brushed with 2 coats of copper naphthenate solution containing a minimum of 2% metallic copper in solution.
- Provide header beams of the same size as joists or rafters to frame around openings in the plywood deck unless otherwise indicated.
- 2020 NYS Residential Code.
- Contractors to provide all temporary shoring and partitions as needed
- Roof sheathing to be 5/8" plywood minimum as per 2020 Res. Code of NY
- Girder/Header spans as per Table R606.7 2020 Res. Code of NY.

No truss type of laminated wood framing this project.

Metals:

- Steel plates, shapes and bars shall conform to ASTM A 36
- Fasteners: Unfinished bolts and nuts conforming to ASTM A 307, Grade A.
- All steel design shall conform with the latest recommendations of AISC. The contractor shall be responsible for method and sequence of steel erection as well as correct positioning of structural steel.
- Provide all necessary bearing plates, column bases and caps and fasteners necessary.
- All plates, anchors, nails, bolts, nuts, washers, and other miscellaneous hardware shall be hot dipped galvanized.

Thermal and Moisture Protection:

- Insulation: Provide Type 2 (non-reflective vapor barrier on one side) mineral fiber insulation batts with integral nailing flanges in the R-values as per the 2020 New York State Residential Code: Ceilings above heated spaces: R-49alls at basement (lower level): R-15
- All exterior openings shall be properly flashed.

Insulation:

- New fiber glass insulation shall be by Owens Corning or equal. Sizes and thicknesses per drawings.
- Vapor retarder performance ration - 1.0 permiable.

Finishes:

- All new wood trim to match existing

Electrical:

- Electrical work, wiring and equipment shall conform to the National Electrical Code (NFPA) latest edition and all regulating agencies.
- Electrical contractor to provide all required wiring, additional circuit breakers, conv. outlets and switches per code and as required by law.
- Light fixtures and bulbs to be supplied and installed by electrician. Fixtures shall be selected and approved by the owner, with the exception of recessed down lights to be selected by the architect or contractor, if applicable.
- All recessed down lights shall have 1c - air seal rough - in boxes.

Mechanical:

- NO plumbing this project.

Legend

- Existing to remain
- Existing to be removed

C.H. - Ceiling height

S.H. - Sill height

A.F.F. - Above finish floor

- Light switch at 4'-0" A.F.F.

- Recessed down light on ceiling by Lightolier or approved fixture

- Smoke detector (hardwired) on ceiling

- CO Detector

- NEW 2x6's @ 16' OC w/
R-21 BATT INSUL. - 1/2" GYP BD. INTERIOR
+ 3/4" PLYND w/ TYVEK + WOOD FIN SIDING
TO MATCH EXISTING

Lighting Schedule

Type	Size / Model
	5 1/2" Round recessed down light by Lightolier or approved equal. White Baffle LED

Design Data:

Assumed soil bearing:	Two tons
Concrete	See concrete
Wood Joist/beams:	
First floor	40 psf Live Load, 15 psf Dead Load
Second Floor	40 psf LL, 15 psf DL
Attic	25 psf LL, 15 psf DL
Roof	30 psf LL, 15 psf DL

NOTE: 2020 New York State Residential Code in effect for proposed work.

I, Mary Ann Marrone, A.I.A., certify that these plans and specifications comply with the 2020 Energy Conservation Code of New York State

Applicability Statement:

Scope: These plans have been prepared in conformance with the 2020 Residential Code of New York State in that this is a single family residence - occupancy not more that 3 stories in height with a separate means of egress.

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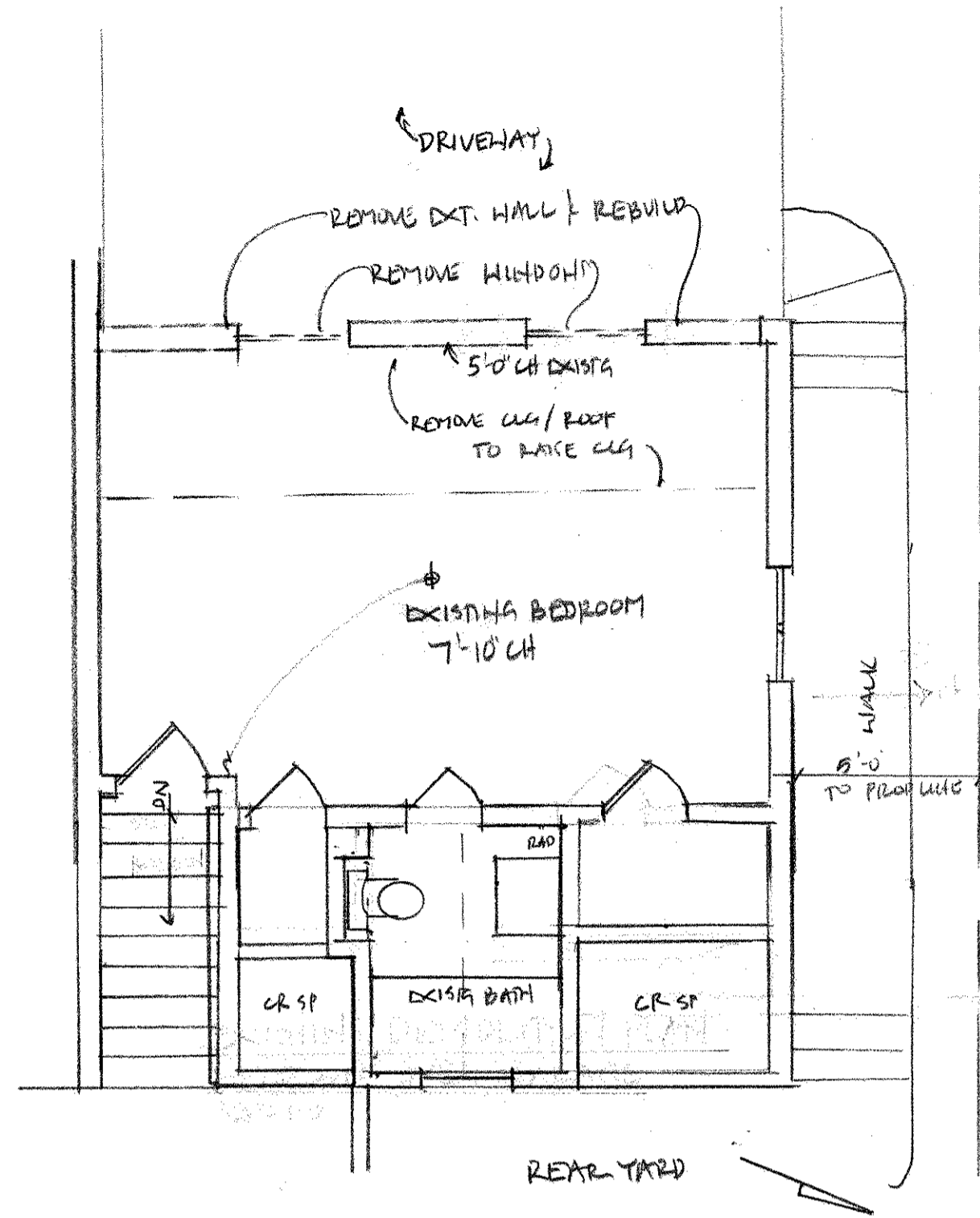
FREEMAN RESIDENCE
16 SUMMIT AVE
BRONXVILLE, NY

Project:

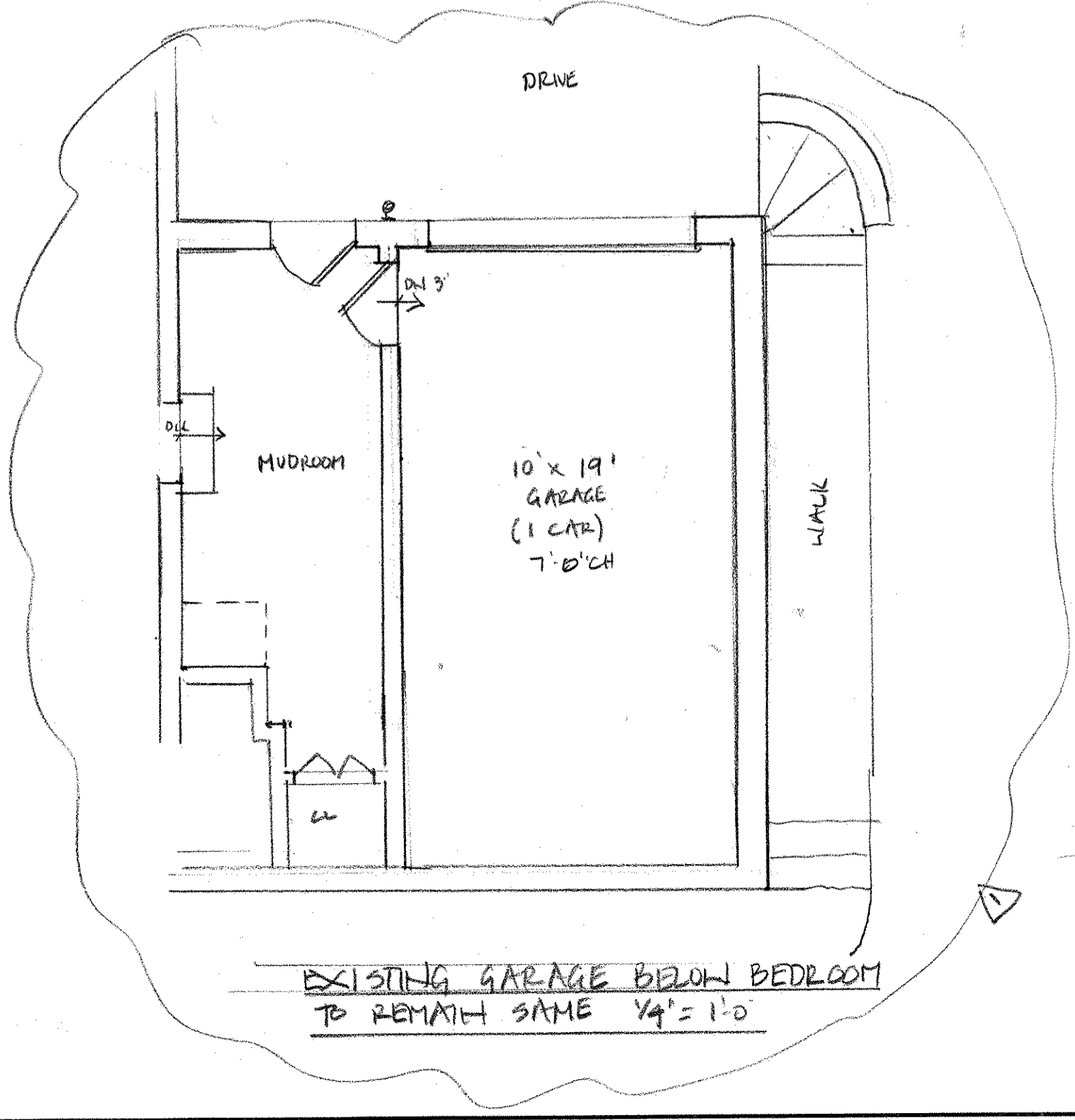
2-6-22
12-22-21
11-29-21

Drawing#

2



EXISTING FRONT ELEVATION
1/4" = 1'-0"



EXISTING GARAGE BELOW BEDROOM
TO REMAIN SAME 1/4" = 1'-0"

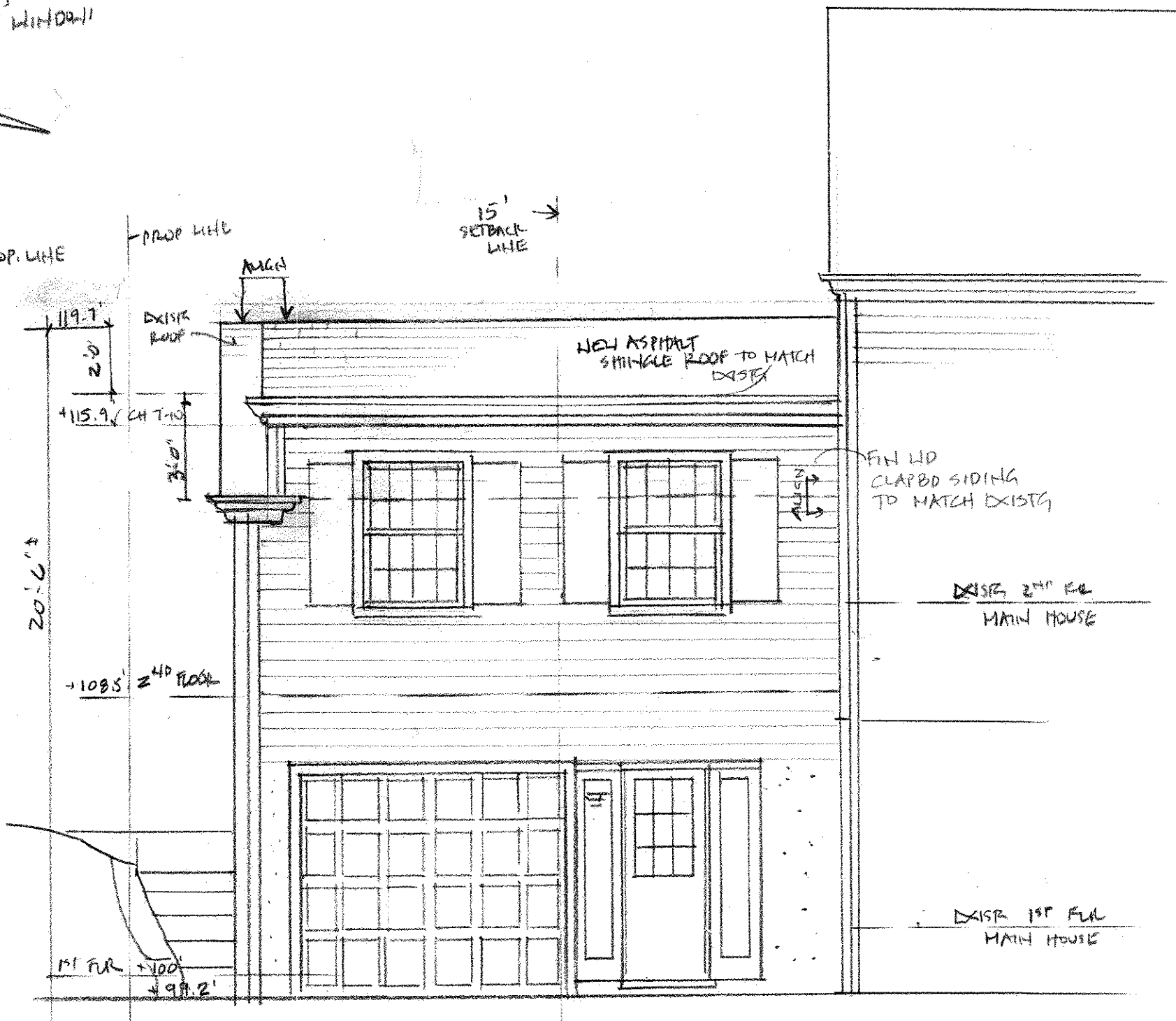
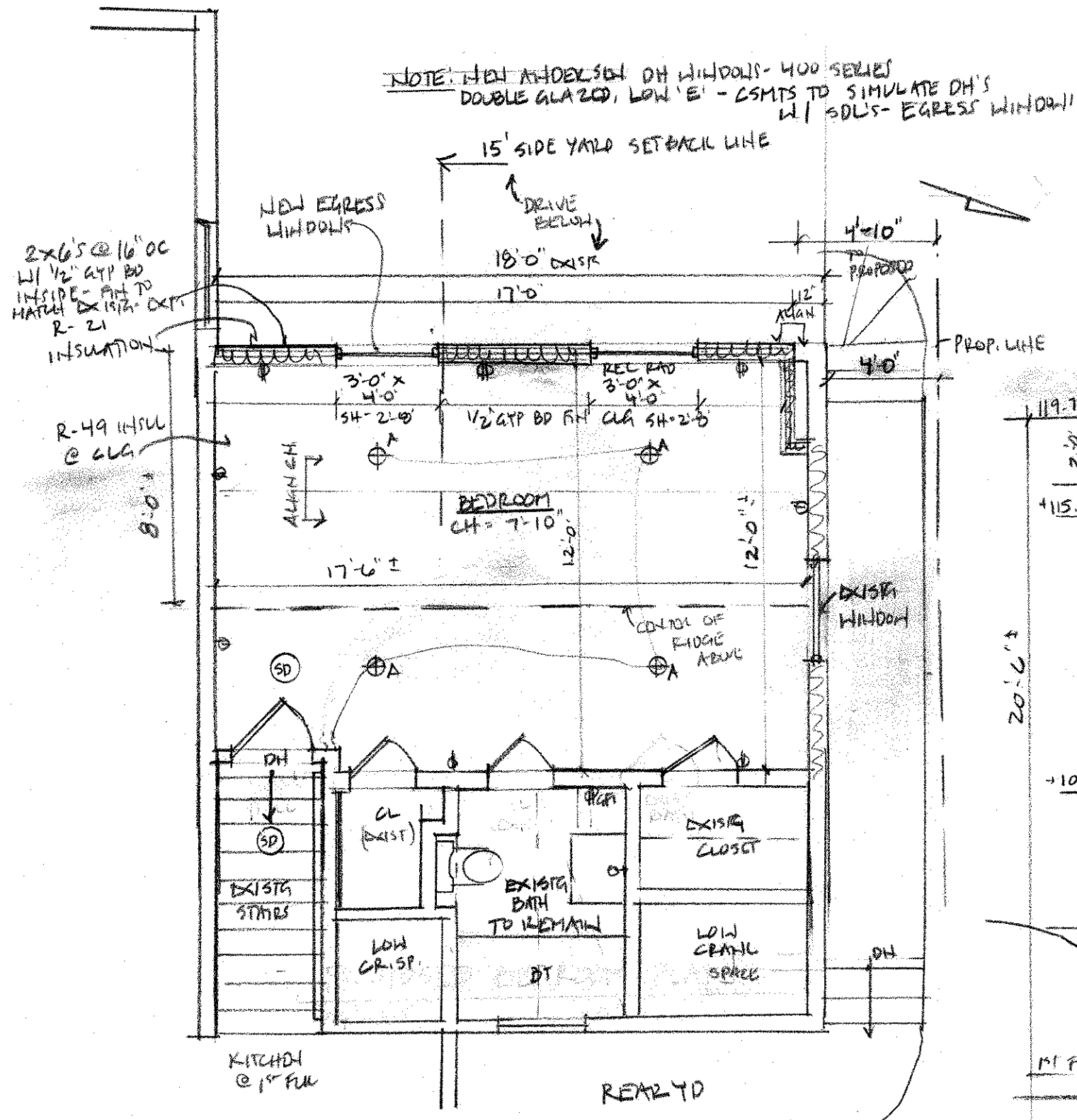
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Project:
FREEMAN RESIDENCE
16 SUMMIT AVENUE
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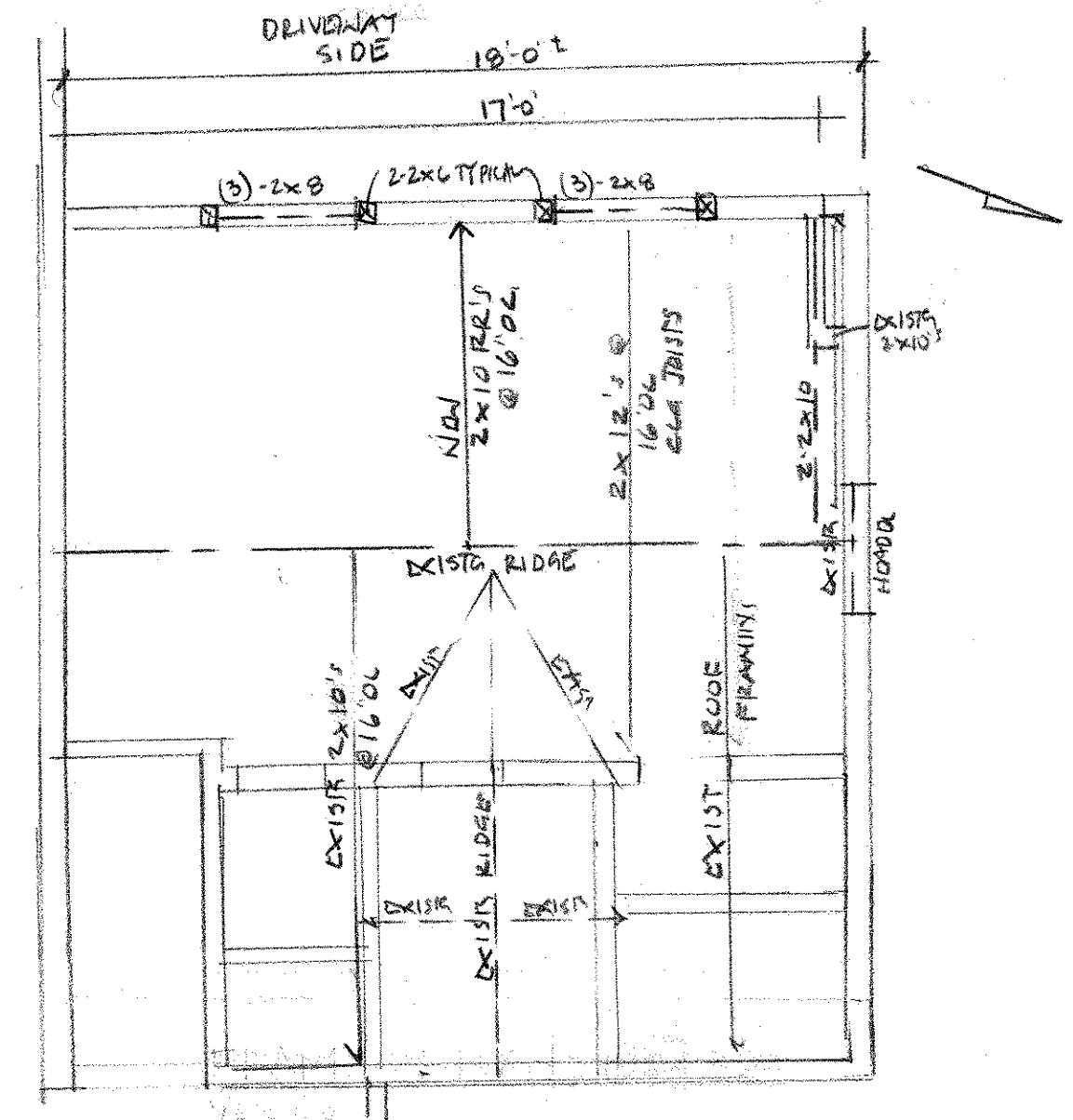
3.16.22
2.6.22
12.22.21

Drawing#

3



PROPOSED ELEVATION - FRONT
1/4" = 1'-0"



PROPOSED FRAMING PLAN
1/4" = 1'-0"

LIGHT & VENTILATION CALCS:
BEDROOM OVER GARAGE!

17.5 x 12 = 210 SF

WINDOW AREA: 3(3x4) = 48

48/210 = 22.8% LIGHT

11.4% VENT

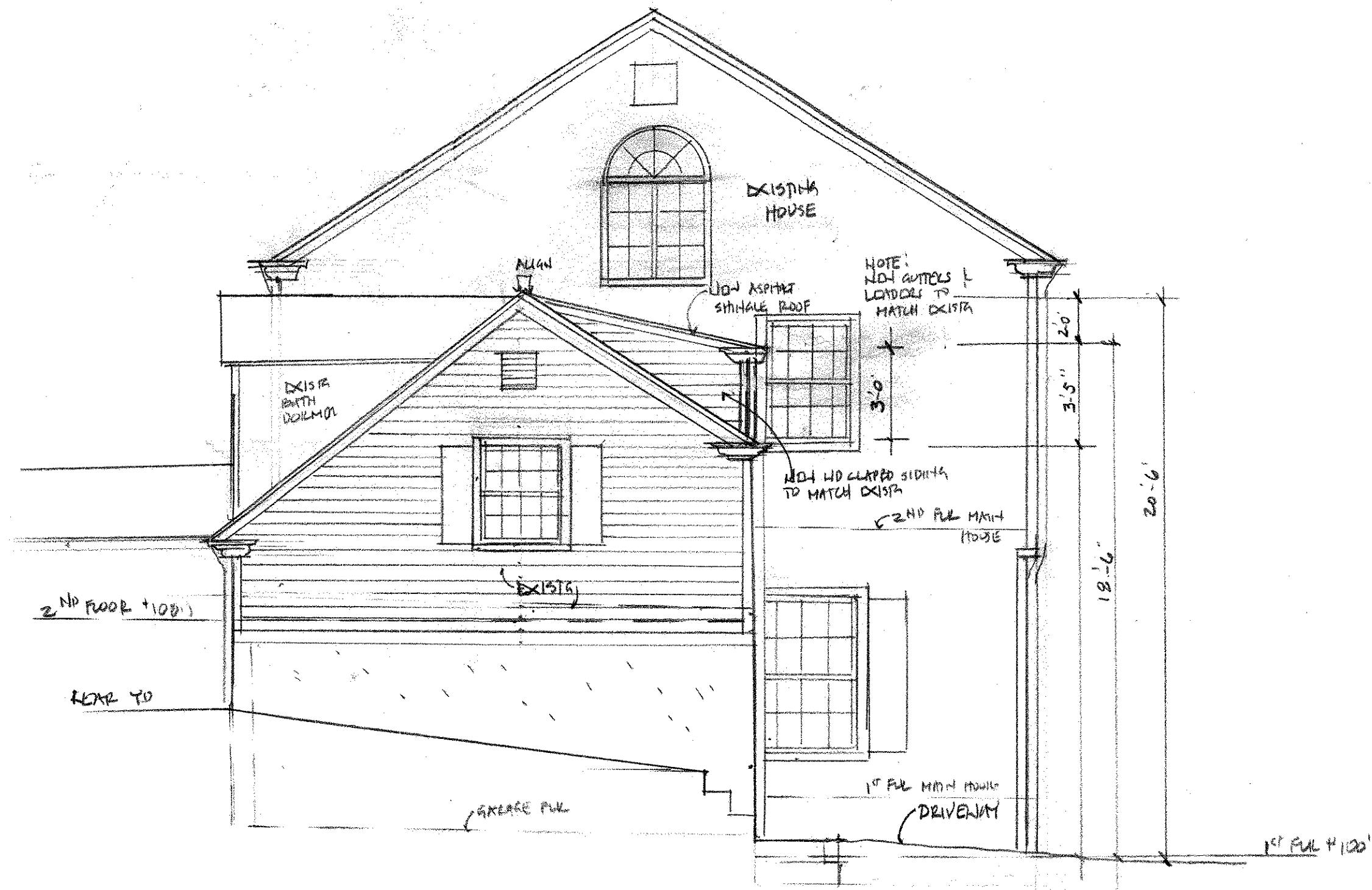
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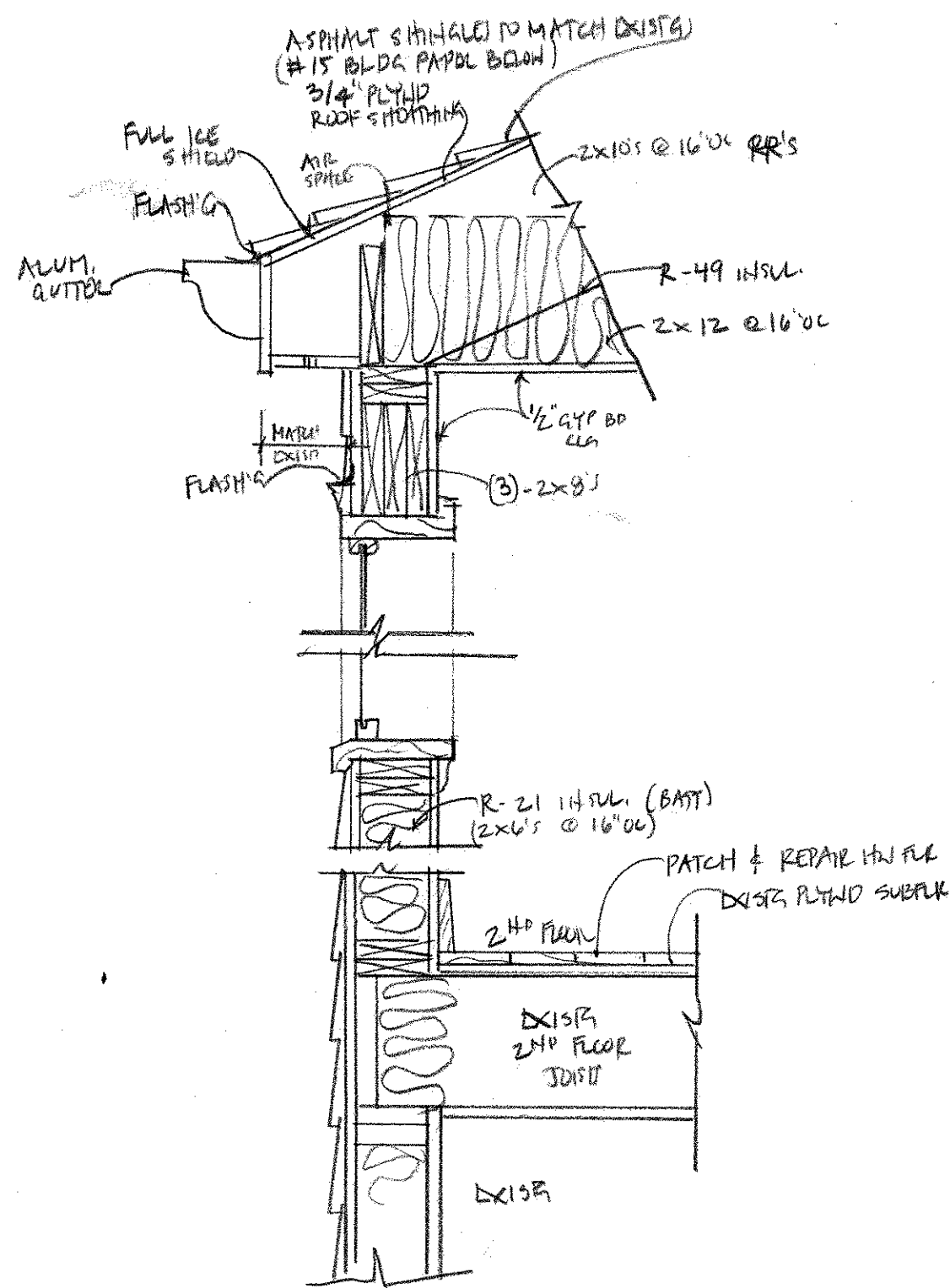
2.6.22
12.22.21

Drawing#

4



PROPOSED SIDE ELEVATION
 $\frac{1}{4}'' = 1'-0''$



WALL SECTION @ NEW DORMER
 $1'' = 1'-0''$

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Project: FREEMAN RESIDENCE
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Project: 2.6.22
 12.22.21
 Drawing#

5

April 3, 2022

TO: THE BRONXVILLE VILLAGE ZONING BOARD
From: Brian and Elizabeth Byrne – 18 Summit Ave
Re: Freeman Application for dormer above garage - 16 Summit Ave

Dear Members of the Zoning Board:

We are writing in support of Robert Freeman and Philippa Smith's application seeking a variance for their plans to build a dormer at the front of their house over their garage.

We own the house at 18 Summit Ave, right next to the Freeman's house. The garage is on our side of the house, but the back of our house faces the side of their garage and there are evergreens planted between our properties which partially obscure our view.

The Freemans have shown us their plans and the drawings of what it will look like with the dormer. Adding the dormer will allow for regular sized windows, which will look more in keeping with the rest of the house. This will make it look better from the road and improve the curbside appeal.

We are thus in support of the application for a variance. Please contact us if you have any more questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Brian & Lizzy", written in black ink.

Brian Byrne and Elizabeth Byrne



10 SUMMIT AVENUE
BRONXVILLE, NY 10708

April 6, 2022

Village of Bronxville Zoning Board
200 Pondfield Road
Bronxville, NY 10708

Re: Freeman Application for New Dormer Above Garage (16 Summit Avenue)

Dear Members of the Zoning Board:

I am writing in support of Robert Freeman and Philippa Smith's application seeking a variance for their plans to build a new dormer on the second floor at the front of their house over the existing garage.

My family lives at 10 Summit Avenue, immediately next door to and south of the Freeman residence. Their garage is on the northern side of their house. Our view is partly obscured by a tree in their front yard, although we can see the garage from the road if we walk past the house. Philippa discussed the project with us, including architectural drawings of the garage with the proposed dormer.

The character of the new dormer is consistent with the neighborhood and should allow for better use of the space above the garage.

We are in support of their application for a zoning variance. If you have any questions, please don't hesitate to contact me at btoolan@gmail.com or 917-545-1051.

Sincerely,

Brian H. Toolan

April 3, 2022

To: The Bronxville Village Zoning Board
From: Whitney & Michael Utell (15 Summit Ave)
Re: Freeman Application for Dormer above Garage (16 Summit Ave)

Members of the Bronxville Zoning Board:

This letter is to express our support for Robert Freeman and Philippa Smith's application seeking a variance for their plans to build a dormer at the front of their house over their garage.

We own the house at 15 Summit Ave, directly opposite the Freeman's house. Our home provides a clear and unobstructed view of the garage. The Freemans have shared with us the plans and drawings of the proposed dormer, and upon review we are in support of their application for a variance.

We believe adding the dormer will allow for regular sized windows, which will look more in keeping with the rest of the home. This improvement in their home will contribute to the increase aesthetic and desirability of our entire neighborhood.

For the above reasons, we support the granting of the variance for their proposed work. Please do not hesitate to contact us if you have any more questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Utell', with a long horizontal flourish extending to the right.

Michael Utell