

ZONING BOARD OF APPEALS APPLICATION

Project Name, If Applicable: 19 COURSEVIEW DRIVEWAY EXPANSION

Project Street Address: 19 COURSEVIEW RD. BRONXVILLE, NY 10708

Section: _____ **Block:** _____ **Lot(s):** _____ **Zone:** AA

Applicant: TOMAS DORDEVIC

Address: 15 LOCUST LANE

City: BRONXVILLE **State:** NEW YORK **Zip:** 10708

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

Owner: BENJAMIN GOHMAN

Address: 19 COURSEVIEW RD.

City: BRONXVILLE **State:** NEW YORK **Zip:** 10708

Phone #: 917-683-4426 **Email:** bgohman@yahoo.com

Application is for:

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

_____ Area variance(s) _____

Use Variance 310-22D List Sections

_____ 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:

OWNER SEEKS TO EXPAND THE DRIVEWAY APRON BY 10' TO ACCOMADATE SAFELY BACKING OUT

ONTO COURSEVIEW. PROPERTY IS ON A CORNER AND AROUND A HIDDEN CURVE. ALL

LANDSCAPING AND TREES WILL BE RELOCATED AND REPLACED.

When did present owner acquire title? JUNE 2015

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

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? _____

VILLAGE OF BRONXVILLE MUNICIPAL CODE SECTION 310-22D

APRON WIDER THAN 16' AND PARKING IN THE FRONT YARD.

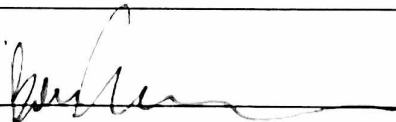
If you are seeking a variance from the provisions of the ordinance, do you contend that the effect of the ordinance on the property to which this appeal pertains is different from its effect on other properties in the same zoning district? (Yes or No) If so, in what respect and what is the cause of the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

RESIDENCE IS UNIQUE IN THAT IT'S DEEMED A CORNER LOT YET BOTH FRONT AND SIDE ARE ON
COURSEVIEW RD. THE RESIDENCE IS SITED AT THE END OF A CUL DE SAC AND AROUND A HIDDEN CURVE
FROM THE OTHER DIRECTION MAKING IT DIFFICULT AND DANGEROUS TO NAVIGATE VEHICLES OUT OF
THE DRIVEWAY. THE VARIANCE BEING SOUGHT WILL ENABLE THE OWNERS TO MAKE A SHARPER TURN ON
THE DRIVEWAY BEFORE ENTERING THE ROADWAY. STREET PARKING IS VIRTUOSLY IMPOSSIBLE DUE TO
THE LOCATION ON THE CUL DE SAC.

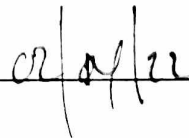
Does the owner of the premises involved in this application own any contiguous property? (Yes or No)

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

Owners Signature: _____



Date: _____



19 COURSEVEIW ROAD		RES AA	
BRONXVILLE, NY 10708		ALLOWED FAR	0.29
AFTER COMPLETION OF PERMITTED WORK			
EXISTING BUILDING COVERAGE		PROPOSED BUILDING COVERAGE	
			ADDED
HOUSE	3198	HOUSE	3198
DRIVEWAY		1015 DRIVEWAY	1215
FR WALKWAYS	220	FR WALKWAYS	220
SIDE PATIO	409	SIDE PATIO	409
SIDESM PATIO PATIO	204	SIDESM PATIO PATIO	204
BACK PATIO	827	BACK PATIO	827
SHED PAD	157	SHED PAD	157
TOTAL	5015	TOTAL	5015
LOT SIZE	18295	LOT SIZE	18295
BUILDING COVERAGE	5015 27%	BUILDING COVERAGE	5015 27%
OPEN SPACE (LOT-BC + 1015)	12265 67%	OPEN SPACE (LOT-BC+1215)	12065 66%

Zoning Compliance Analysis

Property Address: _____

Zoning District: _____


Flood Zone: Yes: _____ No: _____

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	RES	RES	RES	
LOT AREA	15000	18295	18295	
LOT WIDTH	100	220	220	
LOT DEPTH	120	148	148	
FRONT YARD	35	19/18	19/18	
SIDE YARD #1	15	31	31	
SIDE YARD #2	15	17'8	17'8	
REAR YARD	32	34'6	34'6	
HEIGHT (Feet & Stories)	30' - 2.5 STORIES	28' - 2 STORIES	28' - 2 STORIES	
BUILDING COVERAGE	4116 MAX	5015 27%	5015 27%	
USABLE OPEN SPACE	10,062 MIN	12265 67%	12065 66%	
F.A.R.	.29	.22	.22	
PARKING	2 CARS	2 CARS	2 CARS	

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

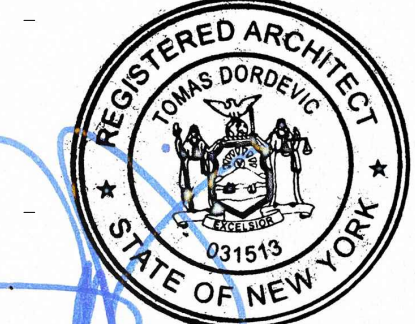
If yes, describe all additional variances: _____

Form Prepared By: _____ Name (Print): TOMAS DORDEVIC
 Signature:  _____

Zoning F.A.R. Calculation

	EXISTING	PROPOSED	SUB TOTAL
BASEMENT ^(b)			
1 ST FLOOR			
2 ND FLOOR			
3 RD FLOOR ^(d)			
ATTIC ^(d)			
GARAGE ^(c)			
ACTUAL TOTAL BUILDING FLOOR AREA =			4100 SF
ACTUAL LOT AREA =			18,295 SF
PERMITTED F.A.R. (From Table, interpolate if necessary) =			.29
MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R.) =			5220 SF

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



DECEMBER 2021

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REVISION INFORMATION DATE

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

GOHMAN RESIDENCE

DRIVEWAY

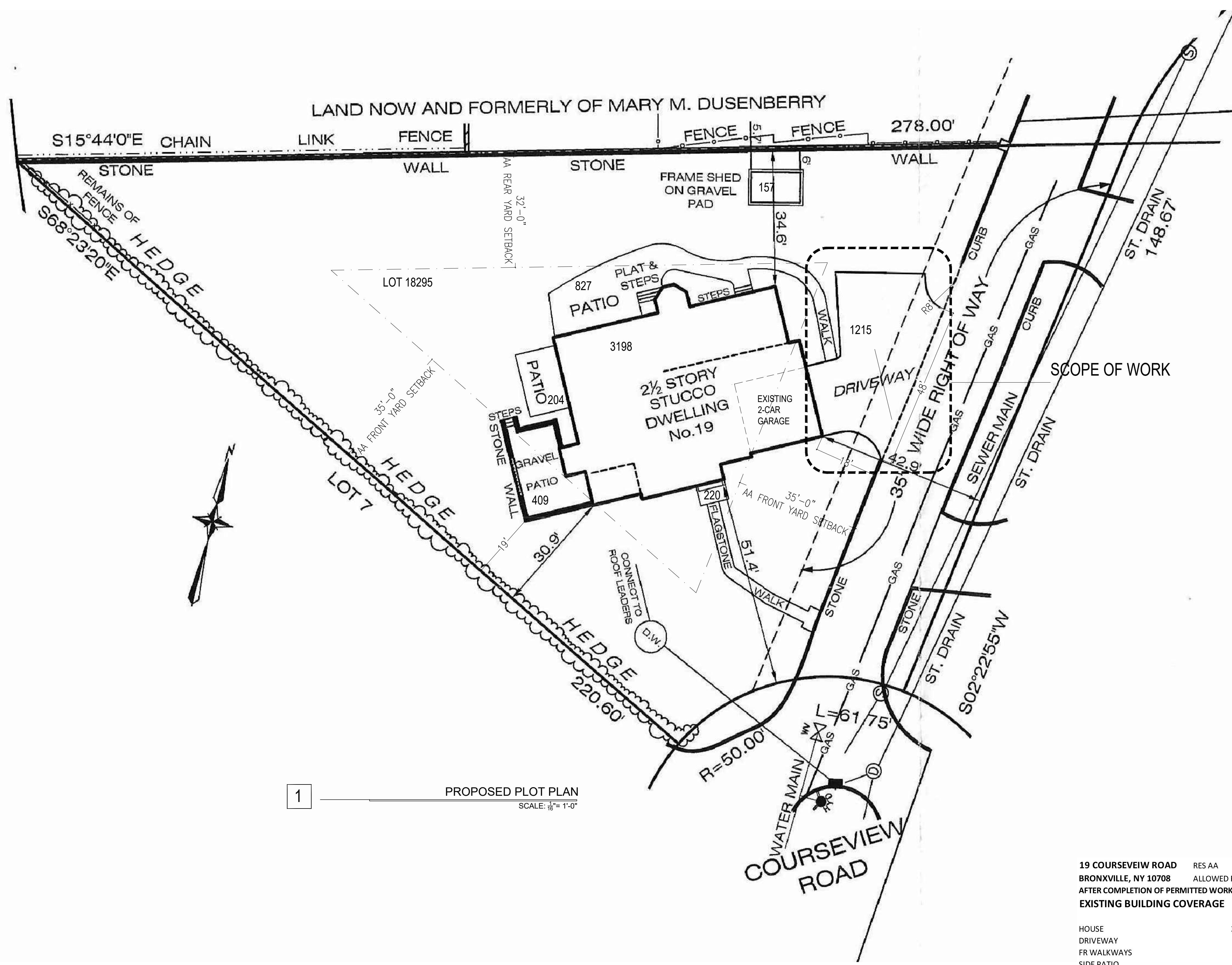
19 COURSEVIEW
BRONXVILLE, NY
10708

Drawing Title:

PLOT INFORMATION

Drawn by: Tomas Dordevic, AIA, NCARB, LEED

PAGE



1 PROPOSED PLOT PLAN
SCALE: 1/8" = 1'-0"

19 COURSEVIEW ROAD RES AA
BRONXVILLE, NY 10708 ALLOWED FAR 0.32
AFTER COMPLETION OF PERMITTED WORK

EXISTING BUILDING COVERAGE

HOUSE	3198
DRIVEWAY	
FR WALKWAYS	220
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SIDESM PATIO PATIO	204
BACK PATIO	827
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TOTAL	5015

LOT SIZE	18295
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PROPOSED BUILDING COVERAGE

HOUSE	3198
1015 DRIVEWAY	1215
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TOTAL	5015

LOT SIZE	18295
BUILDING COVERAGE	5015 27%
OPEN SPACE (LOT-BC+1215)	12065 66%



VIEW OF GARAGE ELEVATION (IMAGE COURTESY OF GOOGLE IMAGES, HOUSE NOT CURRENTLY UNDER CONSTRUCTION)

DECEMBER 2021

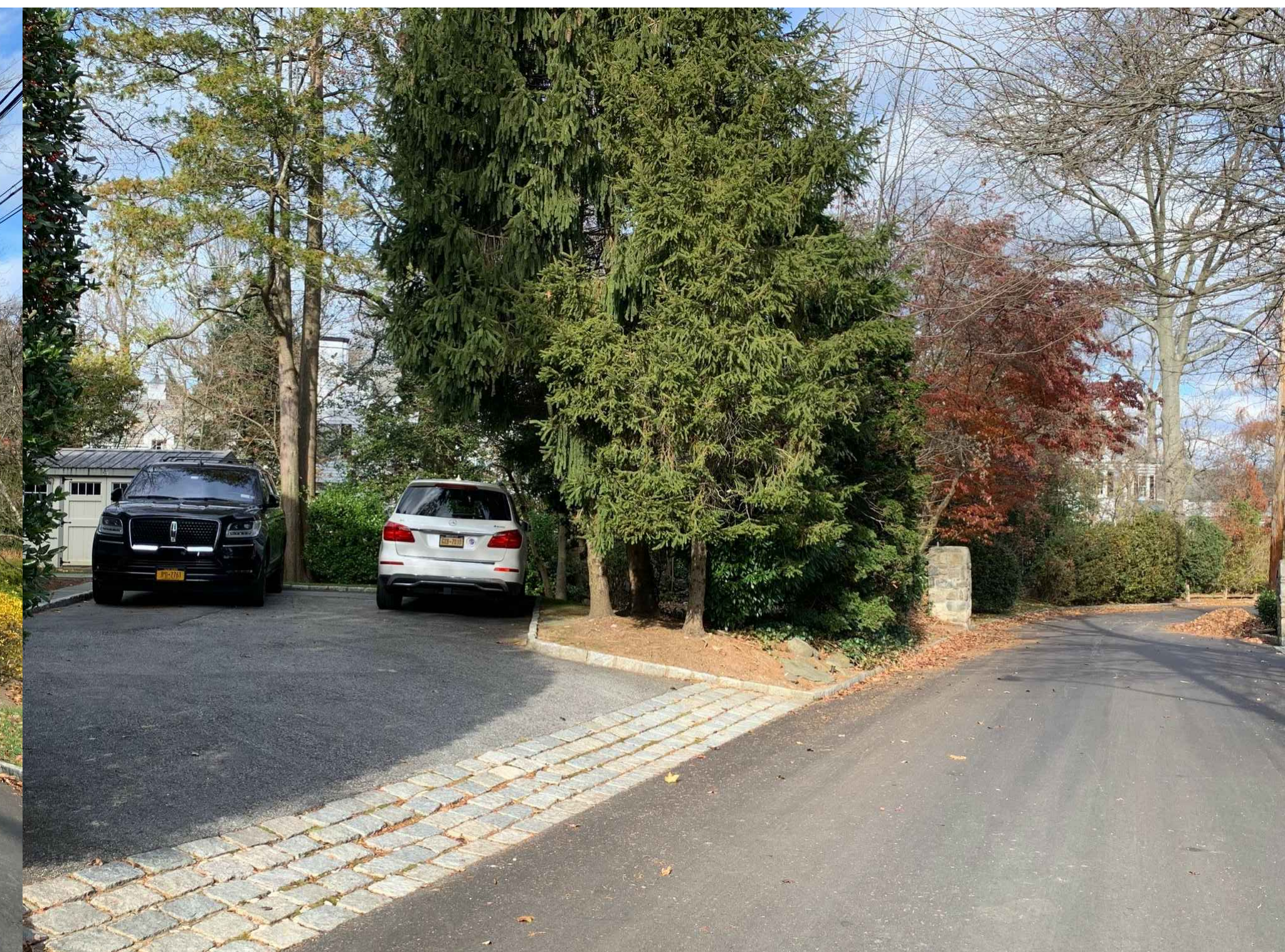
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9. _____
10. _____



VIEW OF COURSEVIEW RD LEADING TO RIDGECROFT. 19 COURSEVIEW ON LEFT SIDE. VEHICLE PARKED ON THE ROAD BLOCKS THE DRIVEWAY



VIEW OF 19 COURSEVIEW RD DRIVEWAY WITH VEHICLES PARKED STRAIGHT IN OR BACKED IN. BLIND CURVE AHEAD ON RIGHT. DRIVERS HAVE NO VIEW OF ONCOMING TRAFFIC OR CARS COMING OUT OF DRIVEWAY.

**GOHMAN
RESIDENCE**

DRIVEWAY

19 COURSEVIEW
BRONXVILLE, NY
10708

Drawing Title:
EXISTING PHOTOS

Drawn by: Tomas Dordevic, AIA, NCARB, LEED
PAGE