## ZONING BOARD OF APPEALS APPLICATION

Project N	Name, If Applicable: <u>19 COURSEV</u>	IEW DRIVEWAY EXPANSION	
Project S	street Address:19 COURSEVIEW R	D. BRONXVILLE, NY 10708	
Section:	Block: Lot(	(s):	Zone: AA
Applican	t:TOMAS DORDEVIC		
Address:	15 LOCUST LANE		
City:	BRONXVILLE	State:NEW YORKZip:1	0708
Phone #:	617-821-2491	Email: TOMAS@DORDEVI	C.COM
Owner:_	BENJAMIN GOHMAN		
Address:	19 COURSEVIEW RD.		
City:		State:NEW YORKZip:1	0708
	917-683-4426		
Applicati	Area variance(s)	Law or a determination by the Superintene List Sections List Sections	dent of Buildings
	Special Permit Use		
Descripti sought:	OWNER SEEKS TO EXPAND THE D	List Sections ture of the interpretation, variance(s) RIVEWAY APRON BY 10' TO ACCOMAD S ON A CORNER AND AROUND A HIDDE E RELOCATED AND REPLACED.	ATE SAFELY BACKING OUT
<u>e</u>			

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 provi	sions of the ordinance? (Yes or No)

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 <u>No</u>) 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?

19 COURSEVEIW ROAD	RES AA				
BRONXVILLE, NY 10708	ALLOWED FAR	0.29			
AFTER COMPLETION OF PERMIT	TED WORK				
<b>EXISTING BUILDING COV</b>	ERAGE		PROPOSED BUILDING CO	OVERAGE	
					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	
ΒΑϹΚ ΡΑΤΙΟ	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.

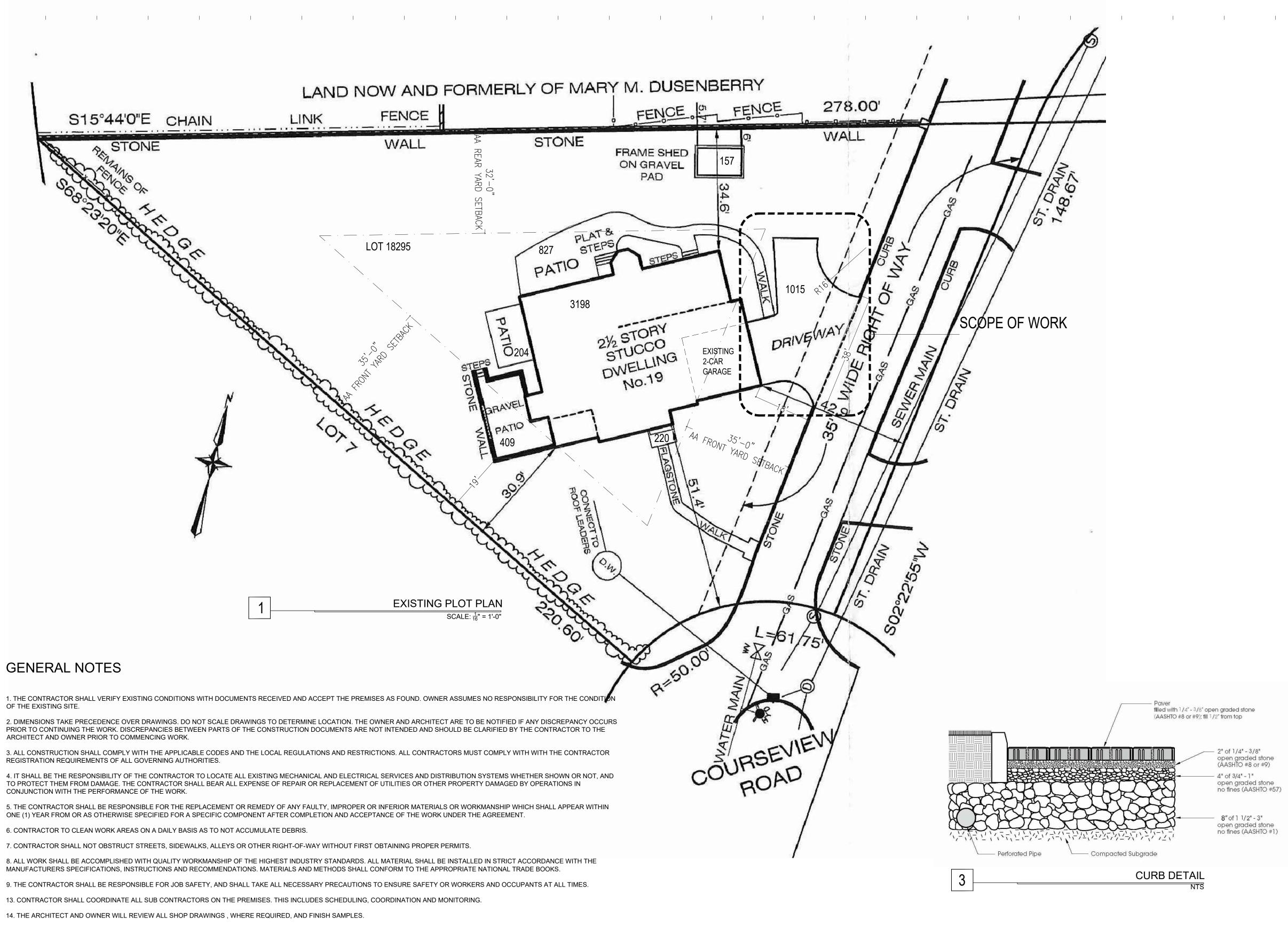
Are any variances required (or were any variances approved by the ZBA) that are not listed on the table above? <u>Yes</u> <u>x</u> No

If yes, describe all additional variances:

Form Prepared By:	Name (Print):_	TOMAS DORDEVIC
	Signature:	- and -
		$\bigcirc$ $\bigcirc$

	Zon	ing F.A.R. Calculation	
	EXISTING	PROPOSED	SUB TOTAL
BASEMENT <sup>(b)</sup>			
1 <sup>ST</sup> FLOOR			
2 <sup>ND</sup> FLOOR			
3 <sup>RD</sup> FLOOR <sup>(d)</sup>			
ATTIC <sup>(d)</sup>			
GARAGE (c)			
	ACTUAL TOTAL	BUILDING FLOOR AREA =	4100 SF
		ACTUAL LOT AREA =	18,295 SF
PE	RMITTED F.A.R. (From Ta	ble, interpolate if necessary) =	.29
	MAXIMUM PERM	ITTED BUILDING FLOOR AREA	
	(ACTUAL LOT A	REA X PERMITTED F.A.R). =	5220 SF

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



# GENERAL NOTES

OF THE EXISTING SITE.

ARCHITECT AND OWNER PRIOR TO COMMENCING WORK.

REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES.

TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.

ONE (1) YEAR FROM OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER COMPLETION AND ACCEPTANCE OF THE WORK UNDER THE AGREEMENT.

7. CONTRACTOR SHALL NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS.

MANUFACTURERS SPECIFICATIONS, INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOKS.

14. THE ARCHITECT AND OWNER WILL REVIEW ALL SHOP DRAWINGS, WHERE REQUIRED, AND FINISH SAMPLES.

15. FOR CONSTRUCTION DETAILS NOT SHOWN, REFER TO THE MANUFACTURERS STANDARD DETAILS OR APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

16. CODES

1.2 ALL BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES WILL FOLLOW 2017 NYS UNIFORM CODE SUPPLEMENT

17. CONCRETE

- 2.1 CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS 2.11 PRE-CAST W/ STANDARD REINFORCEMENT - 3500 PSI
- 2.12 PRE-CAST W/ PRE-STRESSED REINFORCEMENT 5000 PSI
- 2.13 CONCRETE FILL (PLACED IN FIELD) 2500 PSI
- 2.2 REINFORCING BARS 2.21 STEEL PLACED IN PRE-CAST LINTEL AT TIME OF FABRICATION ASTM A615 (GRADE 60)
- 2.22 STEEL IN LINTEL AND KNOCKOUT BLOCK (PLACED IN FIELD) ASTM A615 (GRADE 40)
- 2.3 PRESTRESS STRANDS ASTM A416 7-WIRE
- 2.4 DETAIL REINFORCEMENT IN ACCORDANCE W/ ACI 315 2.5 CONCRETE OPERATIONS SHALL COMPLY W/ ACI STANDARDS
- 18. MASONRY

3.1 DESIGN AND CONSTRUCTION SHALL CONFORM TO THE SPECIFICATION OF THE NATIONAL CONCRETE MASONRY ASSOCIATION AND ACI 530 3.2 MINIMUM MASONRY UNIT STRENGTH: 1250 PSI

3.3 MORTAR SHALL BE TYPE 'S'

20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS BEFORE CONSTRUCTION BEGINS. THE ARCHITECT, WHOSE SEAL APPEARS ON THIS DOCUMENT, IS RESPONSIBLE FOR THE DESIGN INTEGRITY OF THIS PROJECT ONLY. ANY DISCREPANCY BETWEEN FIELD CONDITIONS, OTHER PROFESSIONALS' SHOP DRAWINGS, CONTRACTORS' BUILDING METHODS, AND THESE SIGNED AND SEALED DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE SIGNING PROFESSIONAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

GROUND		WINE	DESIGN		SEISMIC	SUBJECT TO DAMAGE FROM		WINTER	ICE	FLOOD	AIR	
SNOW LOAD	Speed <sup>d</sup> (mph)	Topographic effects <sup>k</sup>	Special wind region <sup>i</sup>	Wind-borne debris zone <sup>m</sup>	DESIGN CATEGORY	Weathering*	Frost line depth <sup>b</sup>	Termite°	DESIGN TEMP <sup>®</sup>	BARRIER UNDERLAY- MENT	HAZARDS	FREEZ ING INDEX
30 PSF	115	No	No	No	С	Severe	42"	Mod To Heavy	15 DEG	Yes	a) 3/11/96 b) 9/28/07 Flood Insurance Study c) Panel Numbers & Dates of current FIRMS & FBFM's, Amendments 36119C0329F – 9/28/07 36119C0337F – 9/28/07	618

# **19 COURSEVIEW ROAD**

VILLAGE OF BRONXVILLE TOWN OF EASTCHESTER NEW YORK 10708 1 1

# SCOPE OF WORK

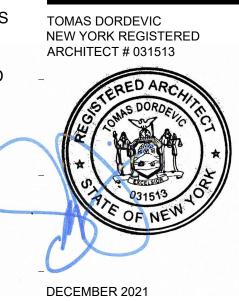
THE PROPOSED WORK FOR THE RESIDENCE AT 19 COURSEVIEW BRONXVILLE, NY INVOLVES EXPANDING THE DRIVEWAY APRON BY 10'. LANDSCAPING WILL BE RELOCATED SO THAT THE EXISTING NUMBER OF SHRUBS AND TREES WILL BE MAINTAINED. THE WORK WILL BE COMPLETED ACCORDING TO LOCAL AND GOVERNING BUILDING CODES (2020 NY STATE RESIDENTIAL CODE) AND ALL NECESSARY GOVERNING AGENCIES WILL BE NOTIFIED SHOULD THERE BE ANY CHANGE IN THE SCOPE OF WORK OR THE PROGRESS OF CONSTRUCTION.

ALL WORK TO COMPLY WITH NEW YORK STATE BUILDING CODE AND THE NYS ENERGY CODE



architecture + construction orlan boston 119 PONDFIELD ROAD NO. 156 BRONXVILLE, NEW YORK 10708

PH: 212.362.7332



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EVISION INFORMATIO

PROJECT CONTACTS
ARCHITECT, CONTRACTOR
DORDEVIC ARCHITECTURE
CONTACT PERSON: TOMAS DORDEVIC
119 PONDFIELD ROAD NO. 156
BRONXVILLE, NY 10708
PHONE: 212.362.7332
EMAIL: TOMAS @DORDEVIC.COM

- 2" of 1/4" - 3/8" open graded stone (AASHTO #8 or #9) - 4" of 3/4" - 1" open graded stone no fines (AASHTO #57)

8" of 1 1/2" - 3" open graded stone no fines (AASHTO #1)

MEAN

TEMP

52.2

A00	PROPOSED/EXISTING SITE PLAN / DETAIL

DRAWING LIST

GOHMAN RESIDENCE

## DRIVEWAY

**19 COURSEVIEW BRONXVILLE, NY** 10708

Drawing Title:
SCOPE OF WORK
GENERAL NOTES
PLOT INFORMATION
— Drawn by: Tomas Dordevic,AIA, NCARB, LEED

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PAGE		

<b>19 COURSEVEIW ROAD</b>	RES AA						
BRONXVILLE, NY 10708	ALLOWED FAR	0.32					
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EXISTING BUILDING CC	Р						
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FR WALKWAYS	220	FF					
SIDE PATIO	409	SI					
SIDESM PATIO PATIO	204	SI					
ΒΑϹΚ ΡΑΤΙΟ	827	BA					
SHED PAD	157	SH					
TOTAL	5015	тс					
LOT SIZE	18295	LC					

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27%

BUILDING COVERAGE

PROPOSED BUILDING	COVER	AGE	
		ADDED	
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1015 DRIVEWAY			1215
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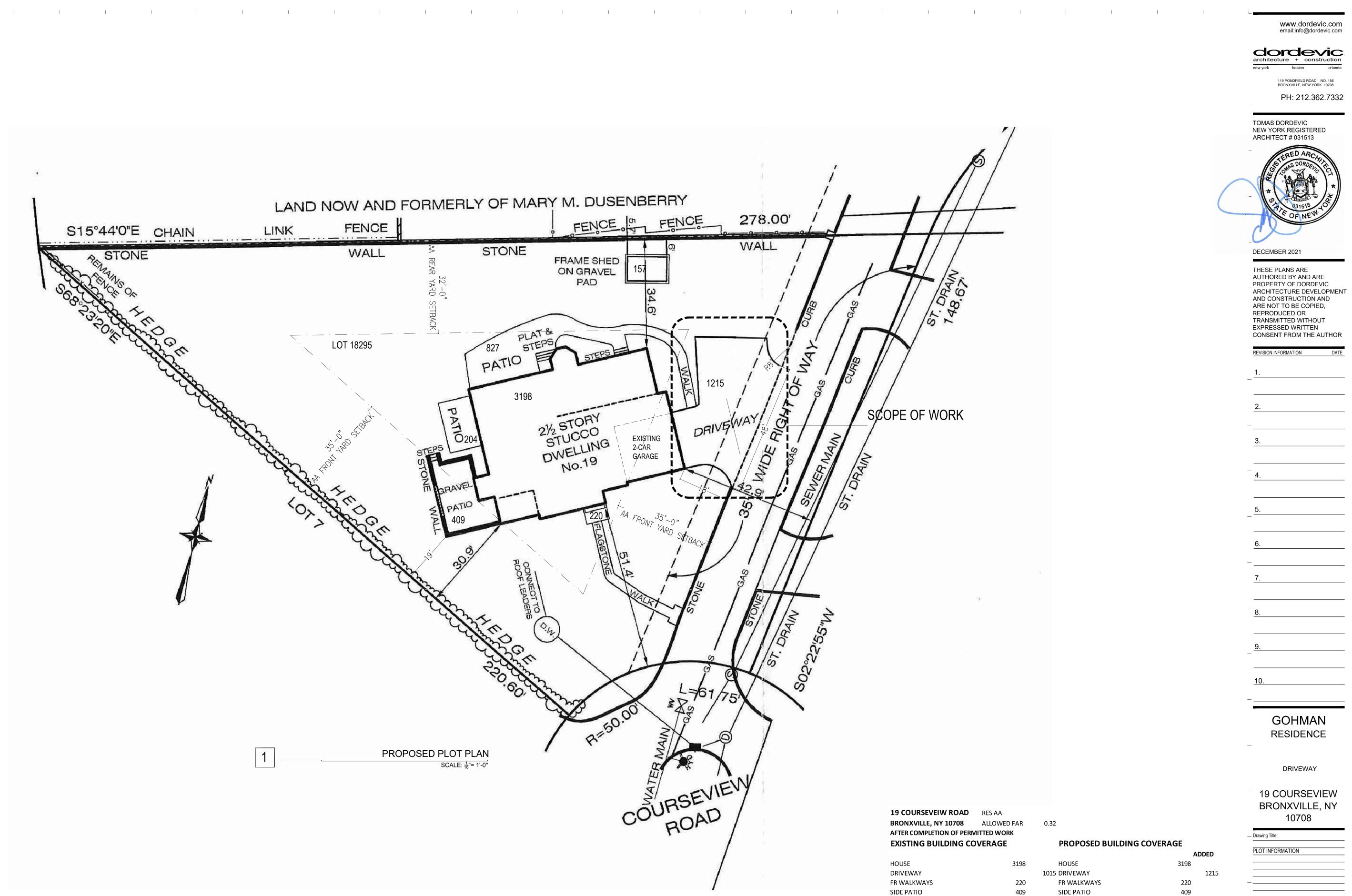
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- Drawn by: Tomas Dordevic,AIA, NCARB, LEED



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



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

CARS COMING OUT OF DRIVEWAY.

www.dordevic.com email:info@dordevic.com

dordevic architecture + construction boston orlando

> 119 PONDFIELD ROAD NO. 156 BRONXVILLE, NEW YORK 10708 PH: 212.362.7332

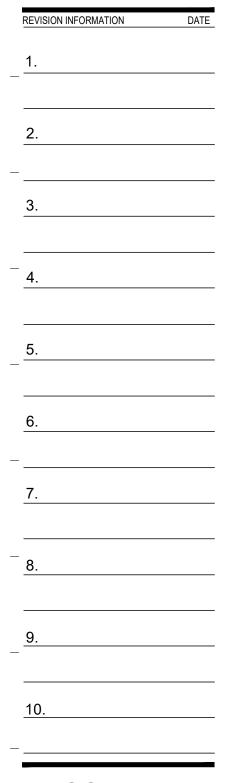
TOMAS DORDEVIC NEW YORK REGISTERED ARCHITECT # 031513

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## DECEMBER 2021

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# GOHMAN RESIDENCE

## DRIVEWAY

**19 COURSEVIEW** BRONXVILLE, NY 10708

Drawing little:	
EXISTING PHOTOS	



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