

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) _____

_____ List Sections

X _____ Use Variance 310-22D _____

_____ 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.

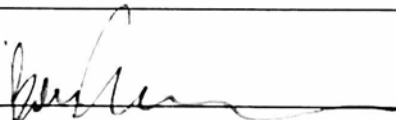
If you are seeking a variance from the provisions of the ordinance, do you contend that the effect of the ordinance on the property to which this appeal pertains is different from its effect on other properties in the same zoning district? (Yes or No) If so, in what respect and what is the cause of the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

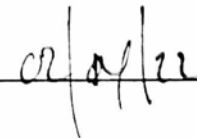
Does the owner of the premises involved in this application own any contiguous property? (Yes or No)

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

Owners Signature: _____



Date: _____



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.**

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%

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

PLAN REVIEW COMMENTS

APPLICATION NUMB: ALT 194-21

DATE RECEIVED: October 7, 2021

LOCATION: 19 Courseview Road

SBL: 7.C/1/8

APPLICANT NAME: Dordevic Adc Inc.

APPLICANT ADDRESS: 12 Kraft Avenue
Bronxville, NY 10708

DESCRIPTION OF WORK : Expansion of driveway apron by 7' 6" to accommodate backing out of driveway safely. All impacted trees and landscaping to be relocated onto property.

DISAPPROVED October 22, 2021, 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)

Zoning Review - Plans dated as received 10/6/21

Variance required for proposed work - Parking in front yard - as this is a corner lot with 2 fronts, parking is not allowed in the front yard. Variance required for proposed driveway configuration.

As per Village of Bronxville Municipal Code - section 310-22 D - Parking in front yards prohibited in residential districts. Parking spaces or parking areas, with the exception of driveways, shall not be permitted within front yards in any residential district in the Village. For purposes of this section, the portion of any driveway (excluding the 20 feet immediately in front of any garage) that is wider than 12 feet shall be considered to be part of a parking area; except that in the three feet of a driveway closest to the curb, the width of the driveway may gradually fan out to a width of up to 16 feet at the curb. The parking or storage of vehicles upon lawns or other unimproved areas shall not be permitted on any lot improved by a dwelling structure in any residential district in the Village. Circular driveways are deemed front yard parking, except in the One-Family Residence AAA District. In addition, all driveways shall be set back at least three feet from any side yard lot line. Notwithstanding any provision in this Code to the contrary, no existing curb cut may be widened or moved, nor any new curb cut made that is wider than 16 feet at the curb, without both: a variance, and

VILLAGE OF BRONXVILLE
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*approval, to the extent any driveway is built on Village property, from the Department of Buildings. Where additional parking space is sought in a side yard adjacent to any portion of any permitted driveway space that is located immediately in front of a garage, the width of such additional parking space may not extend more than 8.5 feet towards the adjacent side yard lot line, nor may the length of such additional parking space be more than 20 feet.
[Amended 12-11-1995 by L.L. No. 6-1995; 1-11-2021 by L.L. No. 2-2021]*

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.

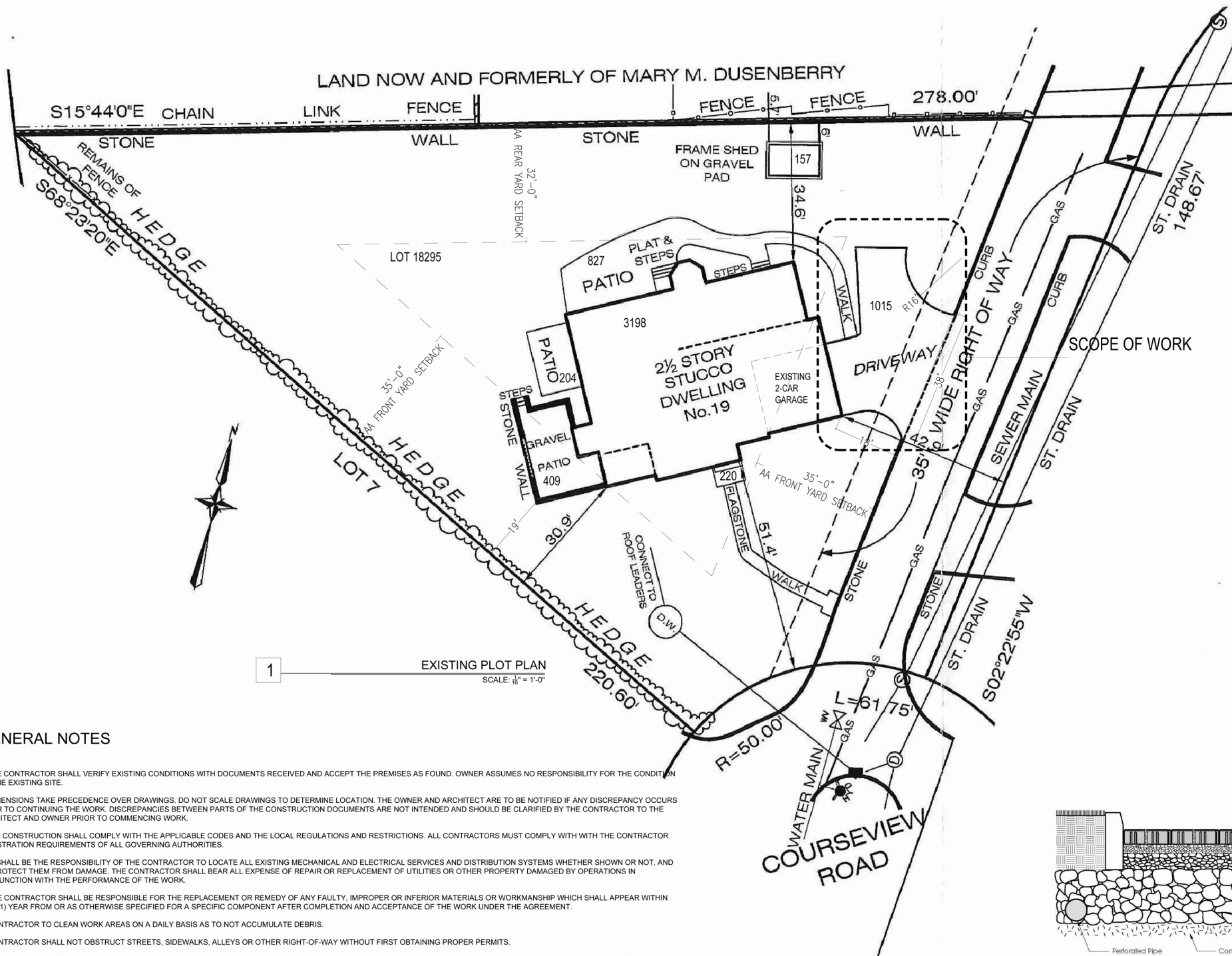
APPLICATION REVIEW

PLAN REVIEW

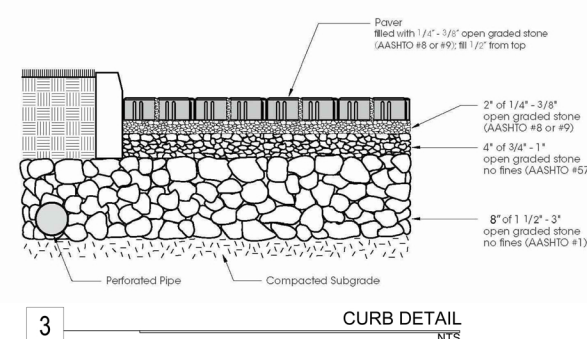
MISCELLANEOUS

Paul Taft
Building Inspector

CC: Gohman, Benjamin



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



3 CURB DETAIL
NTS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH DOCUMENTS RECEIVED AND ACCEPT THE PREMISES AS FOUND. OWNER ASSUMES NO RESPONSIBILITY FOR THE CONDITION OF THE EXISTING SITE.
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATION. THE OWNER AND ARCHITECT ARE TO BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING THE WORK. DISCREPANCIES BETWEEN PARTS OF THE CONSTRUCTION DOCUMENTS ARE NOT INTENDED AND SHOULD BE CLARIFIED BY THE CONTRACTOR TO THE ARCHITECT AND OWNER PRIOR TO COMMENCING WORK.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE CODES AND THE LOCAL REGULATIONS AND RESTRICTIONS. ALL CONTRACTORS MUST COMPLY WITH THE CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND 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.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN ONE (1) YEAR FROM OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER COMPLETION AND ACCEPTANCE OF THE WORK UNDER THE AGREEMENT.
6. CONTRACTOR TO CLEAN WORK AREAS ON A DAILY BASIS AS TO NOT ACCUMULATE DEBRIS.
7. CONTRACTOR SHALL NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
8. ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOKS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKERS AND OCCUPANTS AT ALL TIMES.
13. CONTRACTOR SHALL COORDINATE ALL SUB CONTRACTORS ON THE PREMISES. THIS INCLUDES SCHEDULING, COORDINATION AND MONITORING.
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 318
 - 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.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA															
GROUND SNOW LOAD	WIND DESIGN	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE BARRIER UNDEGRADED	FLOOD HAZARD ^a	AIR FREEZING INDEX	MEAN ANNUAL TEMP	SEISMIC DESIGN CATEGORY				
		Weathering ^b	Frost line depth ^c	Terrace ^d	Category						Zone	Detail			
30 PSF	115	No	No	No	C	Severe	42"	Mod To Heavy	15 DEG	Yes	618	52.2			

19 COURSEVIEW ROAD
VILLAGE OF BRONXVILLE TOWN OF EASTCHESTER NEW YORK 10708

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

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architecture + construction
new york boston ottawa
119 PONDFIELD ROAD, NO. 156
BRONXVILLE, NEW YORK 10708
PH: 212.362.7332

TOMAS DORDEVIC
NEW YORK REGISTERED
ARCHITECT # 031513



DECEMBER 2021

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REVISION INFORMATION DATE

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

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

DRAWING LIST

A00 PROPOSED/EXISTING SITE PLAN / DETAIL

GOHMAN RESIDENCE

DRIVEWAY

19 COURSEVIEW
BRONXVILLE, NY
10708

19 COURSEVIEW ROAD BRONXVILLE, NY 10708	RES AA ALLOWED FAR	0.32	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
SIDEM PATIO PATIO	204	SIDEM 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%	

Drawing Title
SCOPE OF WORK
GENERAL NOTES
PLOT INFORMATION

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

A00



DECEMBER 2021

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GOHMAN
RESIDENCE

DRIVEWAY

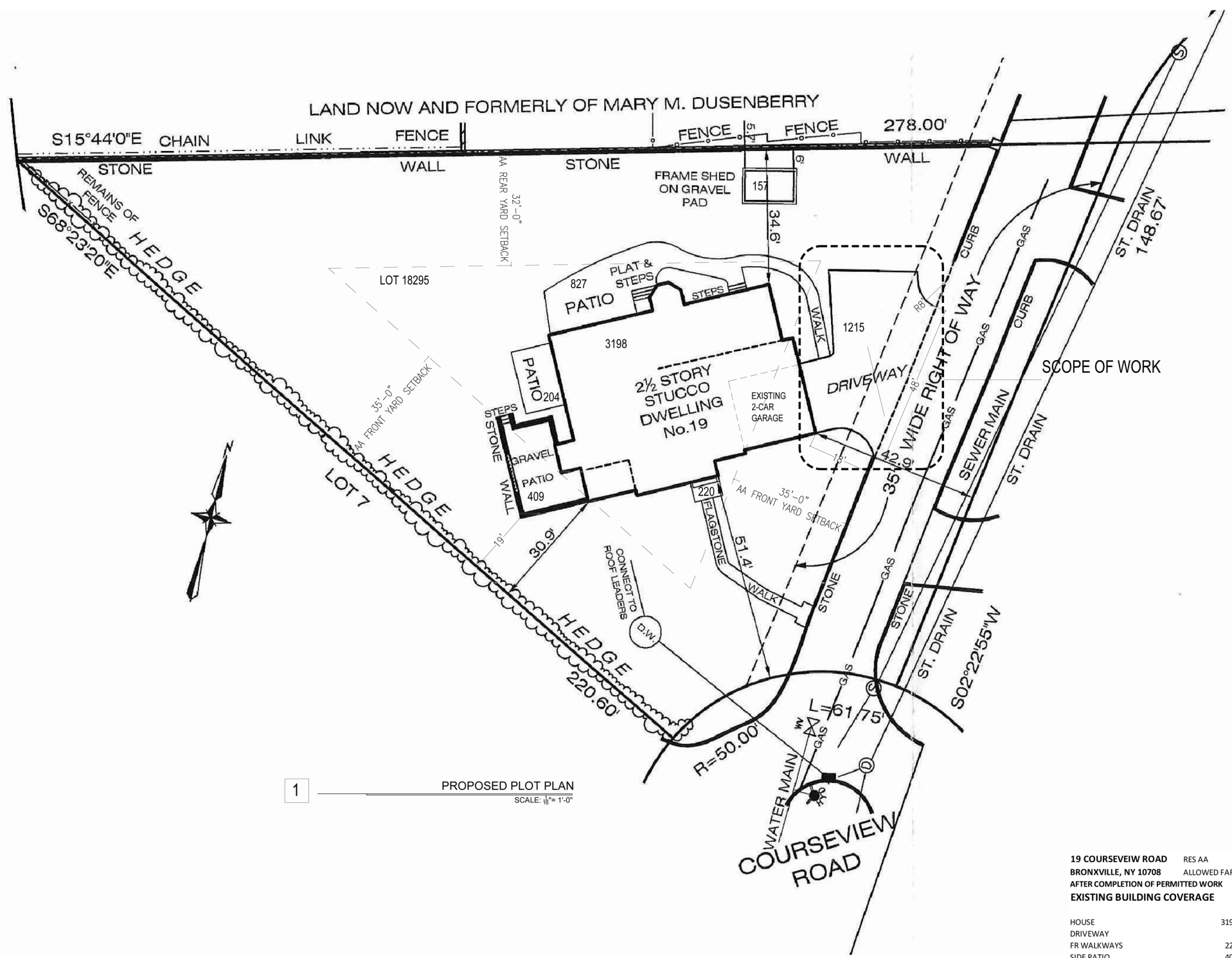
19 COURSEVIEW
BRONXVILLE, NY
10708

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
AFTER COMPLETION OF PERMITTED WORK 0.32

EXISTING BUILDING COVERAGE	
HOUSE	3198
DRIVEWAY	1015
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PROPOSED BUILDING COVERAGE		ADDED
HOUSE	3198	
1015 DRIVEWAY		1215
FR WALKWAYS	220	
SIDE PATIO	409	
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SHED PAD	157	
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

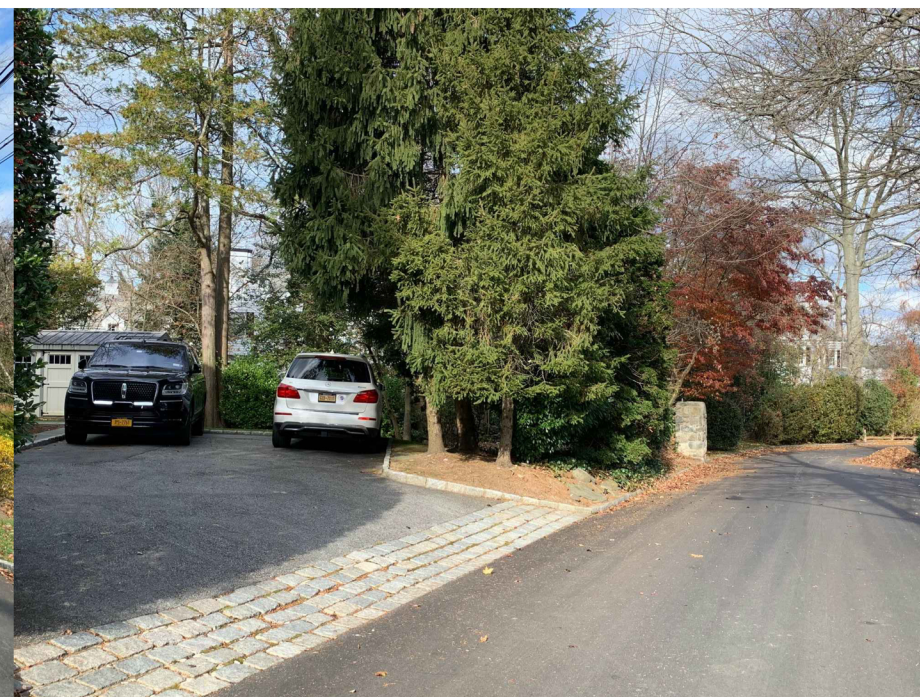
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REVISION INFORMATION DATE

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- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 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

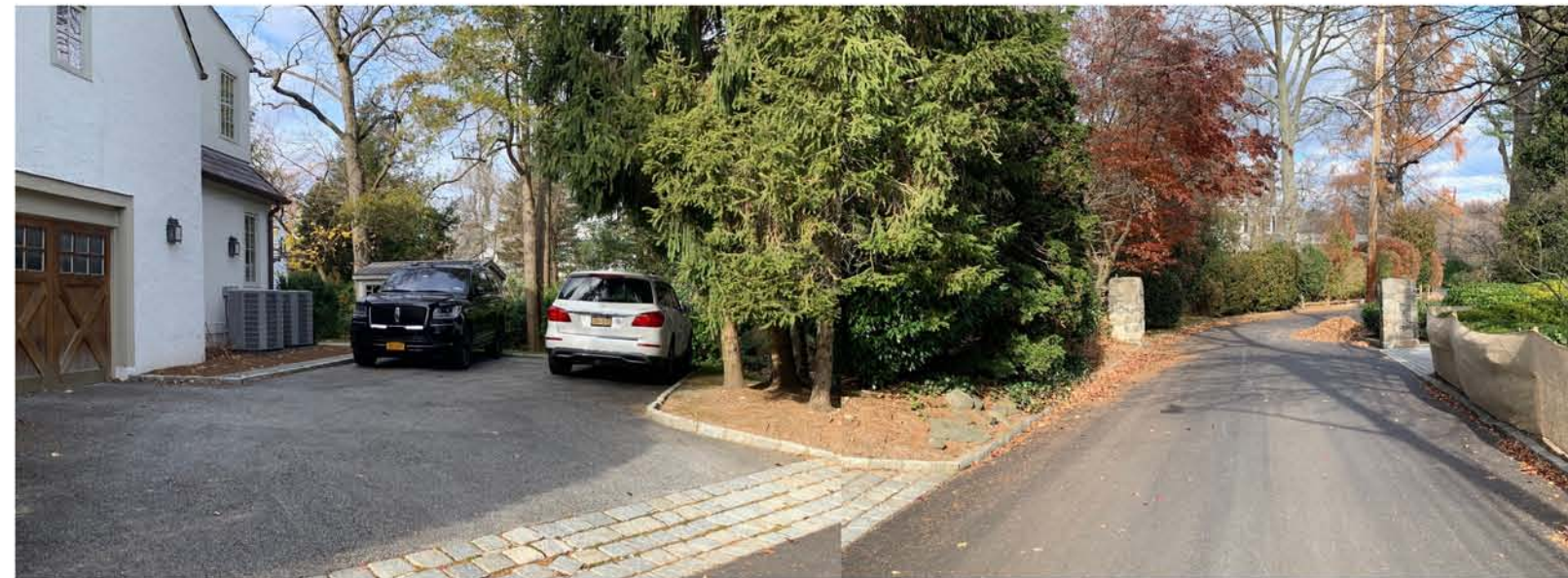
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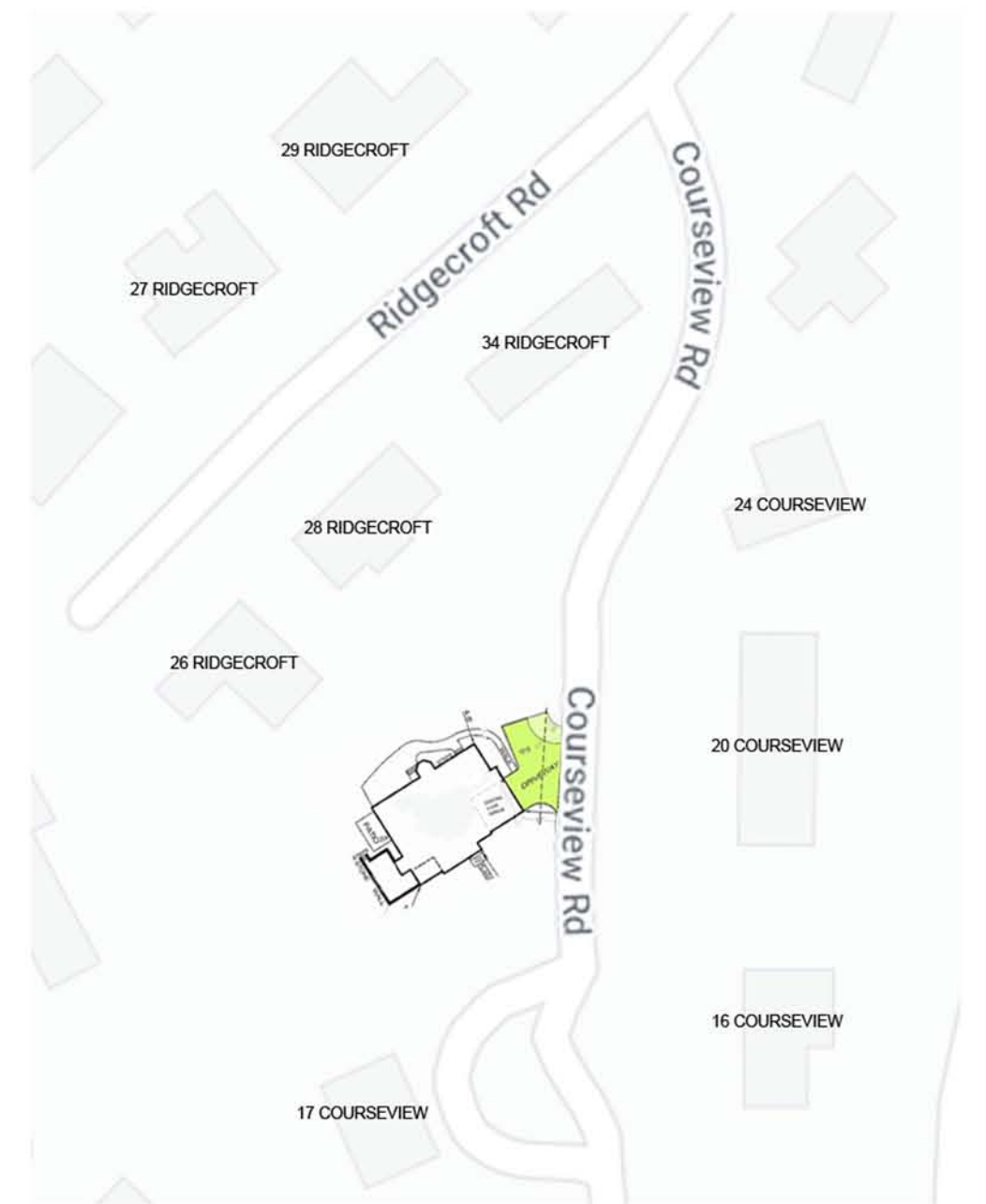
VIEW FROM 28 RIDGECROFT



VIEW TOWARDS 28 RIDGECROFT



VIEW FROM 16 COURSEVIEW / FROM CUL DE SAC

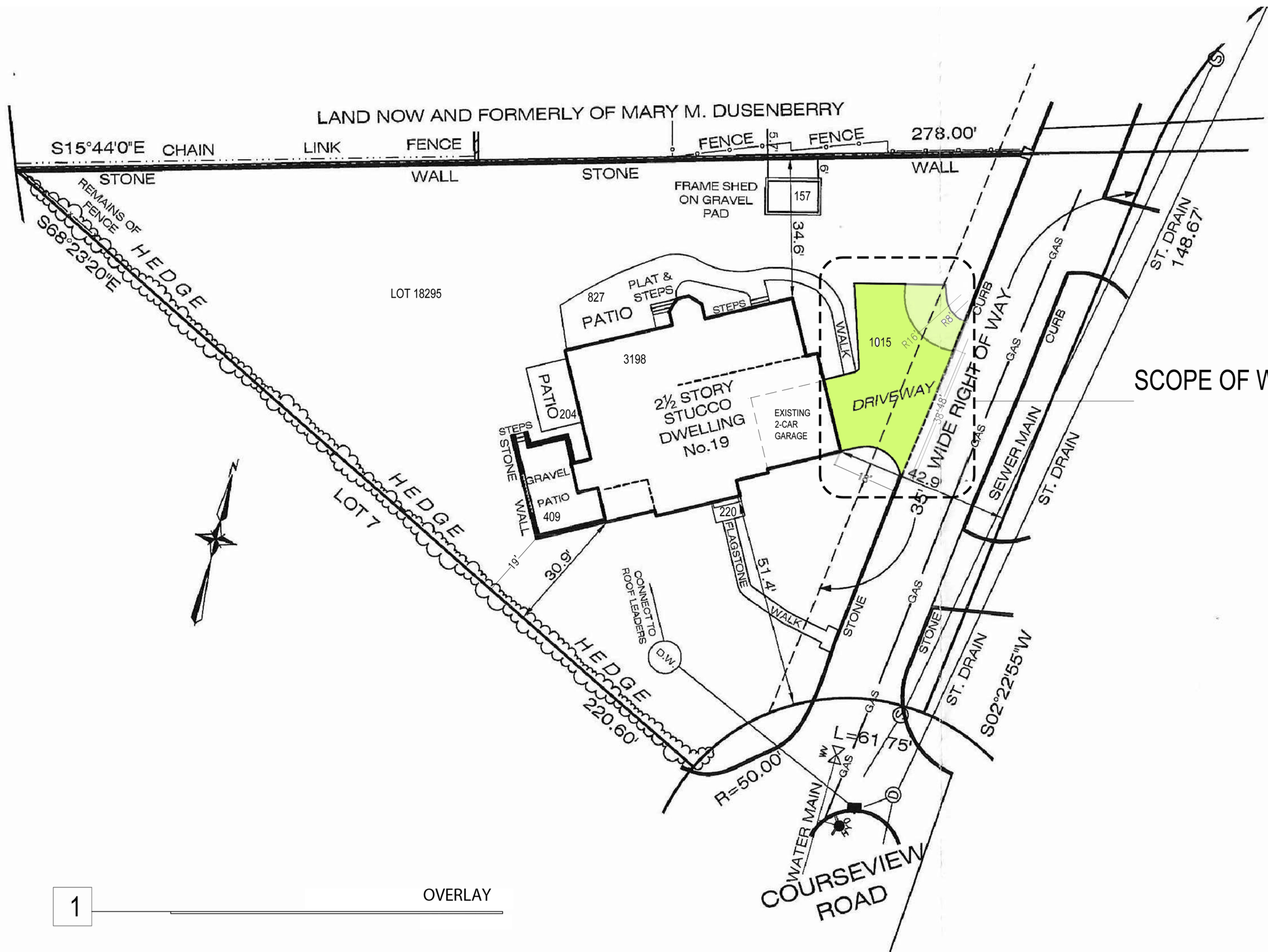


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SCOPE OF WORK

1

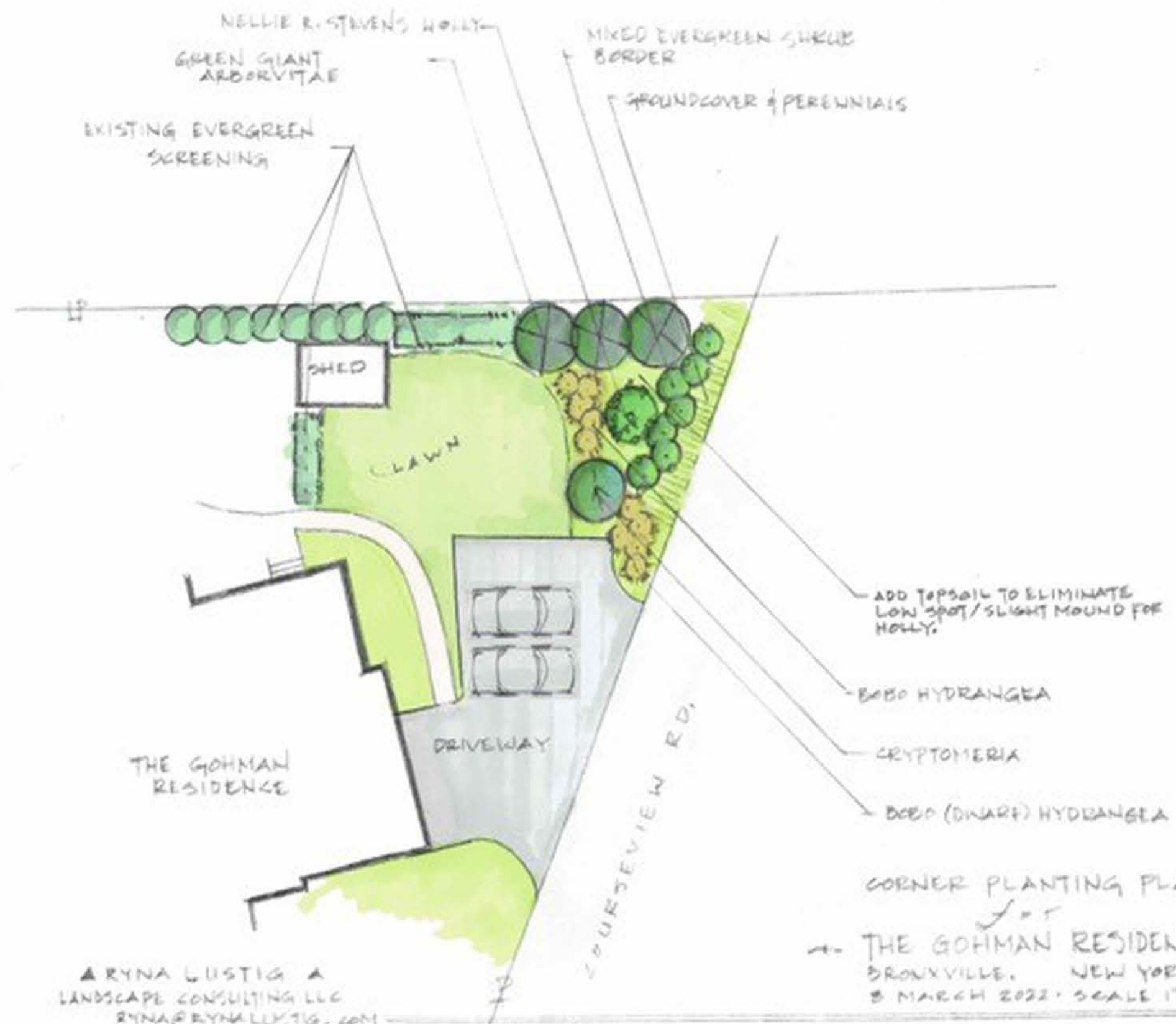
OVERLAY

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Plant List
for
The Gohman Residence
19 Courseview, Bronxville, New York
March 9, 2022 page 1 of 1



Corner Parking Screening

Qty.	Plant Name		Size
<u>Trees</u>			
3	Thuja plicata 'Green Giant'	Green Giant Arborvitae	9-10'
1	Cryptomeria japonica 'Yoshino'	Cryptomeria	9-10'
<u>Shrubs</u>			
1	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	7-8'
10	Hydrangea 'Bobo'	Dwarf Hydrangea	24"
3	Euonymus x kiautschovicus	Manhattan Euonymus	36"
2	Prunus shipkaensis	Schip Laurel	5'
2	Ilex crenata 'Chesapeake'	Chesapeake Holly	4'
5	Deutzia gracilis 'Nikko'	Deutzia	3 gal.
<u>Groundcover and Perennials</u>			
12	Vinca minor 'Bowles'	Myrtle	1 gal.
12	Hakonechloa macra 'Aureola'	Hakone Grass	1 gal.

In the event that some of these planting might not be available, a comparable substitute of size, scale, and density will be provided.

53 HASTINGS AVENUE
CROTON ON HUDSON, NEW YORK 10520
(914) 271 - 5130  ryna@rynalustig.com

RYNA LUSTIG
LANDSCAPE CONSULTING LLC
RYNA@RYNALUSTIG.COM

CORNER PLANTING PLAN
for
THE GOHMAN RESIDENCE
BRONXVILLE, NEW YORK
9 MARCH 2022. SCALE 1" = 15' ±

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PROPOSED CURB

EXISTING CURB

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