



When did present owner acquire title? 8/1/2017

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

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? \_\_\_\_\_

1. Existing conditions - Building Coverage existing 32.86%; 22.5% allowed - pre-existing non-conforming  
Variance Required - 11.93%

2. Proposed Work - 2-1/2 story addition - Proposed Building Coverage - 34.43% - Non-compliant with  
Village of Bronxville Zoning Code Chapter 310, Section 9 (E) Variance required.

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?

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: John Haller Date: October 4, 2021



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

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SUB TOTAL</b>
BASEMENT <sup>(b)</sup>	0	0	0
1 <sup>ST</sup> FLOOR	1557	0	1557
2 <sup>ND</sup> FLOOR	1267	313	1580
3 <sup>RD</sup> FLOOR <sup>(d)</sup>	0	0	0
ATTIC <sup>(d)</sup>			
GARAGE <sup>(c)</sup>	283	0	(283) credit
<b>ACTUAL TOTAL BUILDING FLOOR AREA =</b>			2854
<b>ACTUAL LOT AREA =</b>			7500
<b>PERMITTED F.A.R. (From Table, interpolate if necessary) =</b>			.42
<b>MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R.) =</b>			3150

**Floor Area Ratio (for a lot whose principal use is a one or two family dwelling):** The ratio of the gross floor area of all buildings on a lot to the area of the lot on which the buildings are located. For the purpose of determining the floor area ratio (FAR), all floor areas of each floor of all principal and all accessory structures on the lot shall be included. Any interior space with a floor-to-ceiling height in excess of 14 feet shall be counted twice. Notwithstanding the preceding the following shall be excluded from the calculation of floor area:

- a) The aggregate area of all unroofed structures such as decks and patios and all spaces in unenclosed porches and porticos, except that existing unenclosed porches may be enclosed and the enclosed area excluded from the FAR calculation provided that the exterior walls of the unenclosed porch and the walls of the dwelling to which the porch is attached are not relocated closer to the lot lines of the subject property than the existing unenclosed porch.
- b) The aggregate area of any cellar regardless of its use or of any basement unless it is defined as a story. See Basement definition.
- c) The aggregate area of grade level garage parking (whether attached or detached) or basement level parking, in either case, up to a maximum of 400 square feet. In those instances where an additional story is provided above a garage (whether attached or detached) such floor area shall be subject to the attic and sloping roof limitations in (d) below.
- d) The aggregate area of all unfinished or finished space in an attic or under a sloping roof provided that the total exterior width of all dormers does not exceed 30% of the exterior linear width of the portion of the roof upon which they are situated. The exterior linear width of the roof shall be measured from end to end at the widest point of the roof. Where the linear width of the dormers exceeds the limitation above, the total area in the attic or under the sloping roof shall be included in the calculation of FAR, except where floor area between the top of the floor beams and the structural ceiling level is five (5) feet or less.

Calculations Prepared By: Name (Print): John Downs AIA

Signature: 



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

## PLAN REVIEW COMMENTS

**APPLICATION NUMB:** ALT 132-21  
**DATE RECEIVED:** June 30, 2021  
**LOCATION:** 20 Locust Lane  
**SBL:** 7.E/2/5  
**APPLICANT NAME:** O'Brien Carpentry Inc.

**APPLICANT ADDRESS:** 12 Red Mills Road  
Mahopac, NY 10541

**DESCRIPTION OF WORK :** Construct 2 1/2 story addition to include an expanded 2nd floor bedroom suite and a third floor recreation room & bathroom.

**DISAPPROVED September 28, 2021, 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 -

ALT 132-21

1) Existing conditions - Building Coverage existing 32.86%; 22.5% allowed - pre-existing non-conforming Variance Required - 11.93%

2) Proposed Work - 2-1/2 story addition - Proposed Building Coverage - 34.43% - Non compliant with Village of Bronxville Zoning Code Chapter 310, Section 9 (E) Variance required -

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.

### **PLAN REVIEW**

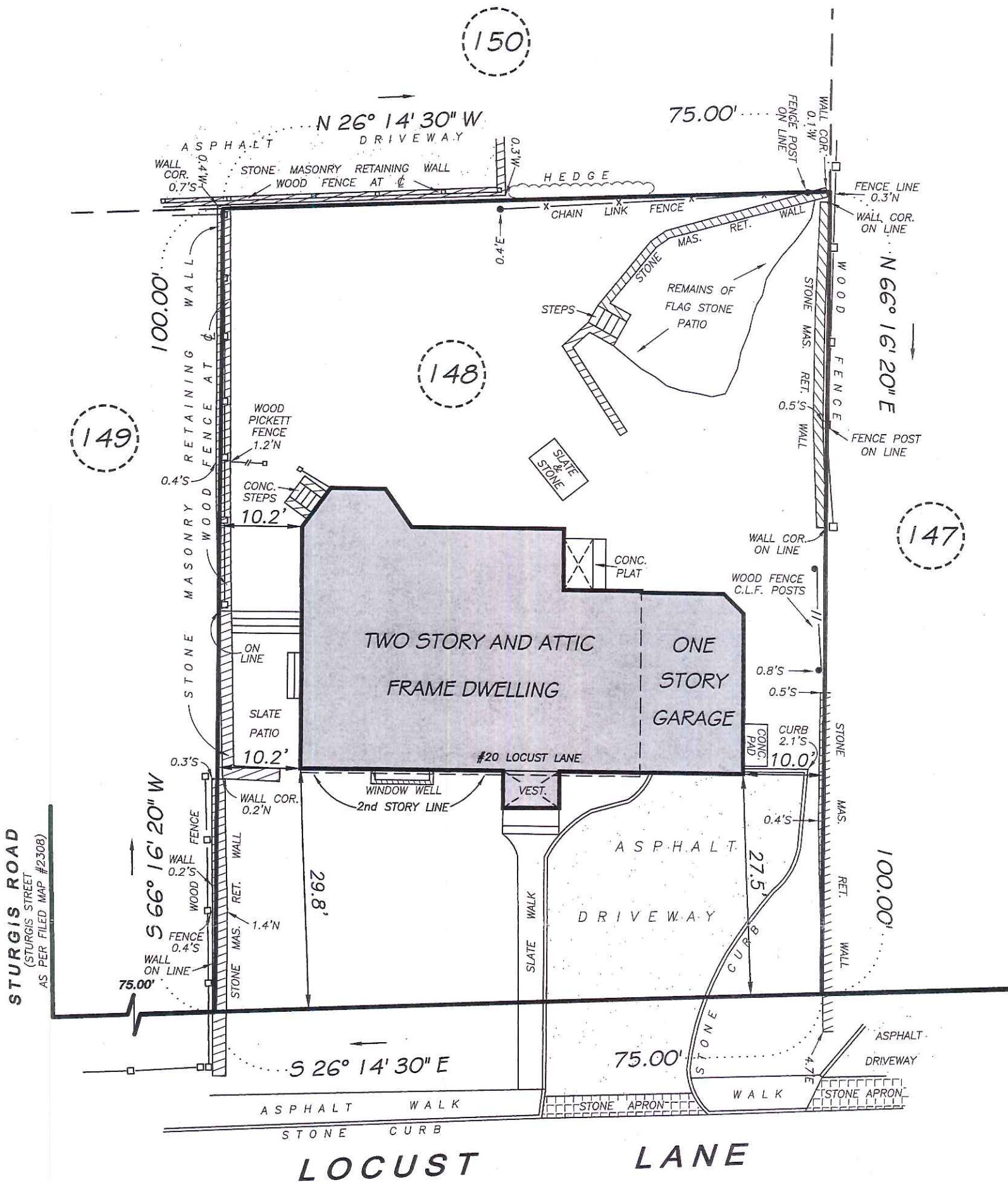
Plan Review - This will be performed upon approval of zoning variance.



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Paul Taft  
Building Inspector

CC: Haller, John



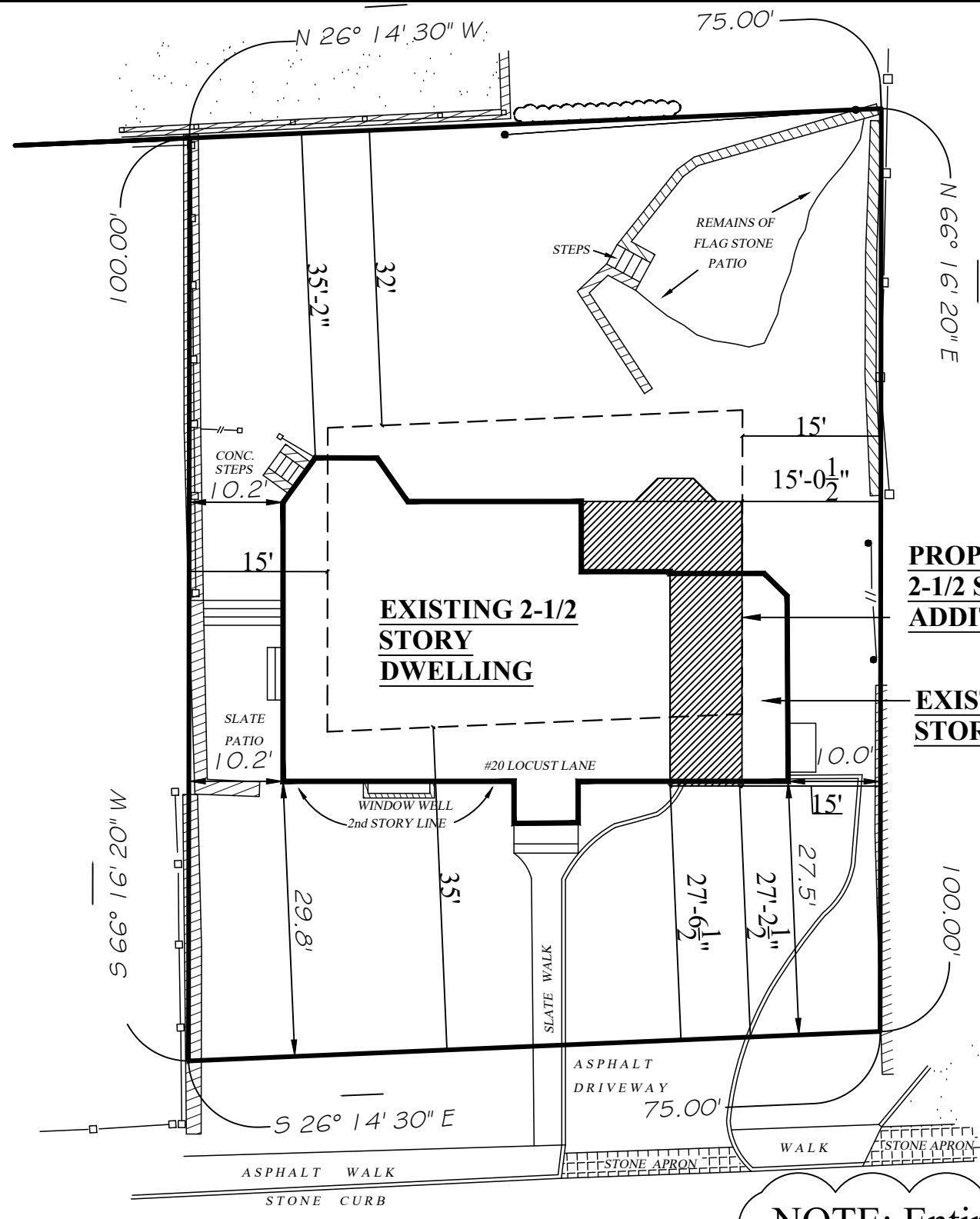
- THE PREMISES SHOWN HEREON DESIGNATED AS LOT No. 148 ON A CERTAIN MAP ENTITLED "MAP OF SUNNY BRAE, PROPERTY OF WINIFRED MASTERTSON BURKE RELIEF FOUNDATION, FRONTING ON WHITE PLAINS ROAD, PONDFIELD ROAD AND LOCUST LANE, SITUATE IN MOUNT VERNON AND BRONXVILLE, WESTCHESTER COUNTY, N.Y.", DATED APRIL 27, 1921, SURVEYED BY EARL B. LOVELL, CIVIL ENGINEER AND CITY SURVEYOR, AND FILED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK - DIVISION OF LAND RECORDS, FORMERLY THE REGISTER'S OFFICE OF WESTCHESTER COUNTY ON JUNE 2, 1921 AS FILED MAP No. 2308
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE VILLAGE OF BRONXVILLE / TOWN OF EASTCHESTER SECTION 7E; BLOCK: 2; LOT: 5 PROPERTY AREA: 7,500 SQ. FT. / 0.1722 AC. STREET ADDRESS: 20 LOCUST LANE
- 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 MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN 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: **NORMAN GRETZINGER**

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

SCALE : 1" = 15'  
SURVEYED : NOVEMBER 16, 2016





**ZONING COMPLIANCE ANALYSIS**

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	15,000 SF	7,500 SF	7,500 SF
LOT WIDTH	100'	75'	75'
LOT DEPTH	120'	100'	100'
FRONT YARD	35'	27.5'	27.25'
SIDE YARD	15'	10.0'	10.0'
SIDE YARD	20'	10.2'	10.2'
REAR YARD	32'	35'-2"	35'-2"
HEIGHT (feet and stories)	30', 2.5 STORIES	23'-8-1/2", 2.5 STORIES	23'-8-1/2", 2.5 STORIES
BUILDING COVERAGE	22.5% MAX	32.86%, 2,465 sf	34.43%, 2,582 sf
USABLE OPEN SPACE	55% MIN	57.55%, 4,316 sf	55.99%, 4,199 sf
F.A.R.	0.42, 3,150 sf	0.3388, 2,541 sf	0.3805, 2,854 sf
PARKING	2	2	2

**ZONING INFORMATION:**  
 Zoning District: RESIDENCE AA  
 Section: 7.E  
 Block#: 2  
 Lot#: 5  
 Flood Zone: No

- GENERAL REQUIREMENTS**
- All work to comply with applicable state and local codes, including the 2020 NY State Uniform Code - Residential Code, including reference to Appendix J as applicable.
  - Owner shall pay for all Surveyor and building permit fees.
  - All dimensions are given to rough surfaces, face of studs, block or concrete walls, or top of sub-floor, unless otherwise noted.
  - Do not scale drawings.
  - Notify Architect immediately of any discrepancies between the plans and field conditions. No extras will be accepted without prior review & approval.
  - The Contractor shall be responsible for temporary shoring and bracing required to maintain the structural stability of the building during construction.
  - Protect all wood floors/tile floors during Construction. If damaged, floors to be replaced at no expense to Owner.
  - All sections and details shown shall be considered typical and apply for the same, and similar conditions, unless otherwise specifically noted.
  - An asbestos survey shall be conducted prior to demolition or renovation. Government agencies shall be notified if asbestos is removed, and prior to all demolitions. Remove and dispose of asbestos as per government regulations.
  - The Contractor shall provide evidence of Workman's Compensation and Liability Insurance in force prior to commencing work.
  - Those items not specified on the drawings, but implied as necessary as part of the work shall be considered a part thereof.
  - All work is to be performed by mechanics skilled in their trade.
  - The Contractor shall guarantee all work for a period of one year in accordance with AIA General Conditions.
  - These drawings are issued for building permit only. Contractor will be issued a set stamped for construction once demolition begins and existing framing conditions can be field verified.

OCCUPANCY CLASSIFICATION: Single Family Residential  
 CONSTRUCTION CLASSIFICATION: Type 5B, Frame Construction  
 ENERGY CODE COMPLIANCE STATEMENT:

I, John L. Downs, certify that to the best of my knowledge, belief and professional judgement these plans are in compliance with the New York State Energy Conservation Code. See building sections for "R" values.

Signed, *John Downs*  
 John L. Downs

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

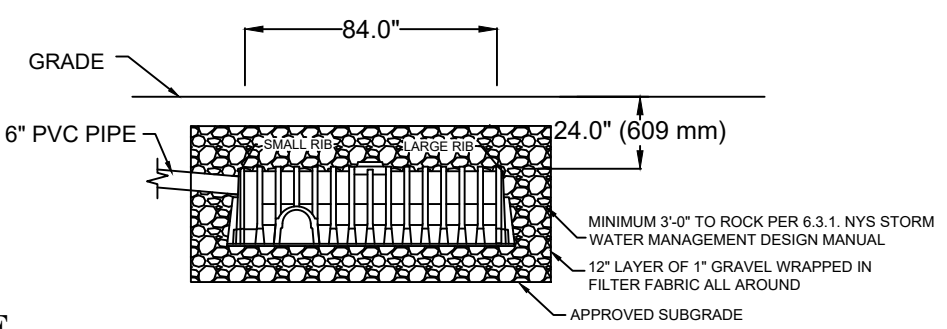
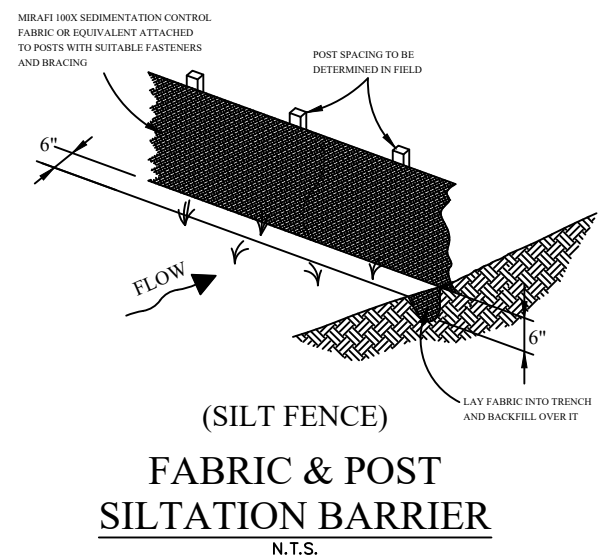
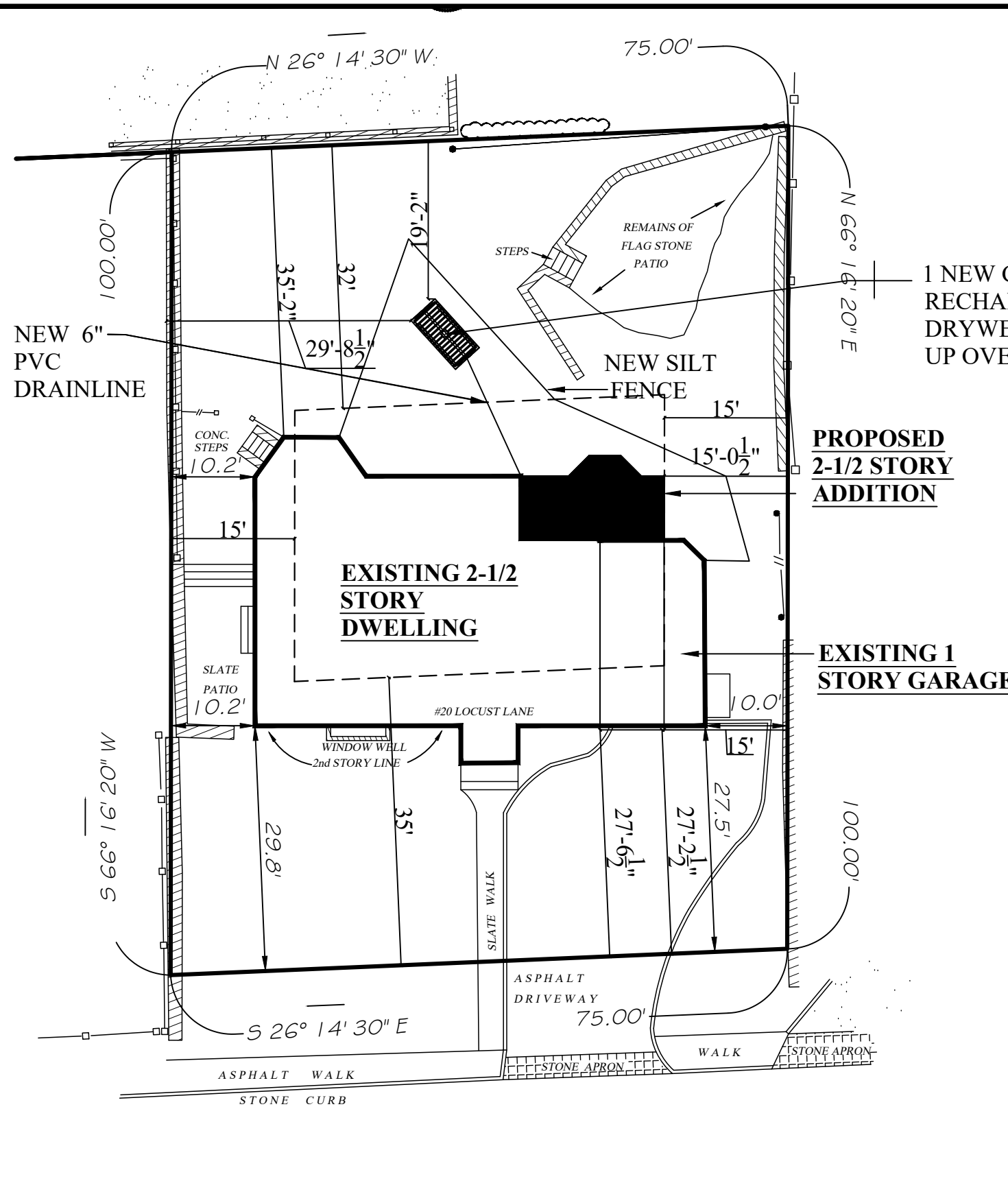
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed <sup>1</sup> (mph)	Topographic effects <sup>2</sup>	Special wind region <sup>3</sup>	Wind-borne debris zone <sup>4</sup>		Weathering <sup>5</sup>	Frost line depth <sup>6</sup>	Termite <sup>7</sup>					
30 PSF	115	No	No	No	C	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	52.2

**NOTE:** Entire house to be equipped with residential sprinkler system in compliance with NFPA 13

1 Revised 09-13-2021



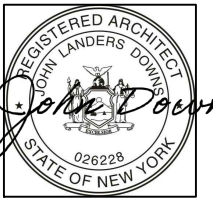
OWNER <b>Khristan and John Haller</b>	ARCHITECT <b>JOHN L. DOWNS</b> ARCHITECT • PLANNER, LLC 38 BEL AIRE DRIVE, STAMFORD, CT 06905 (203) 554 - 1219 • Downsarchitect@aol.com	<b>Additions &amp; Alterations to Haller Residence</b> 20 Locust Lane Bronxville, NY	DRAWING TITLE <b>Proposed Site Plan</b>	DATE <b>05-23-2021</b> SCALE <b>1/16"=1'-0"</b> DRAWING NUMBER <b>SP-1</b>
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**DRYWELL CALCULATION:**  
 CULTEC RECHARGER 280 HD = 48.632 C.F. INTERIOR STORAGE  
 25 YEAR STORM = 6" PER 24 HOURS  
 TOTAL IMPERVIOUS SURFACE DRAINAGE AREA = 150 S.F. TOTAL VOLUME OF WATER TO BE STORED = 150 x 6/12 = 75 C.F. PER DAY  
 PERCOLATION RATE = 2.0 CF/SF/DAY  
 CULTEC RECHARGER #280  
 VOLUME OF UNIT = 48.6CF  
 VOLUME OF STONE AROUND UNIT = 201.3 CF  
 VOID 1/3 X VOLUME OF STONE = 67.1 CF  
 UNIT PERCOLATION AREA = 133.SF  
 VOLUME OF PERCOLATION = 133.7 X 2 = 267.4 CF/DAY  
 VOLUME OF WATER STORED = 48.6 + 67.1 = 115.7 CF  
 TOTAL WATER STORED = 381.1 CF/DAY

(1) CULTEC RECHARGER #280 @ 381.1 CF/DAY = 381.1 CF / DAY PROVIDED > 75 CF / DAY REQUIRED

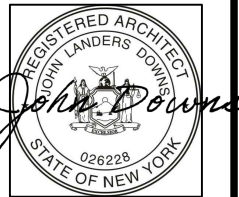
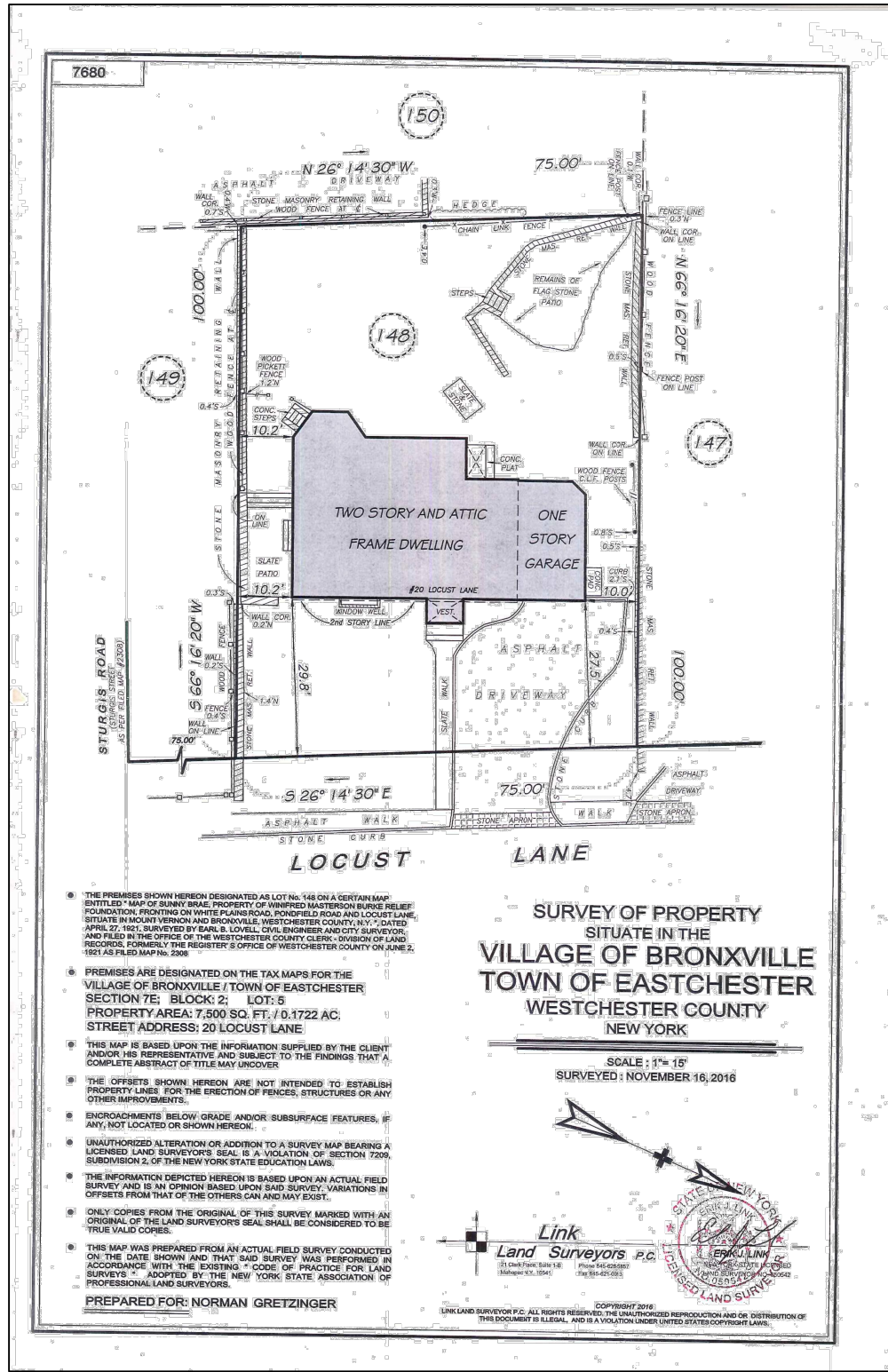
2 Revised 12-01-2021  
 1 Revised 09-13-2021



OWNER <b>Khristan and John Haller</b>	ARCHITECT <b>JOHN L. DOWNS</b> ARCHITECT • PLANNER, LLC 38 BEL AIRE DRIVE, STAMFORD, CT 06905 (203) 554 - 1219 • Downsarchitect@aol.com	Additions & Alterations to <b>Haller Residence</b> 20 Locust Lane Bronxville, NY	DRAWING TITLE <b>Proposed Drainage &amp; Sedimentation Control Plan</b>	DATE <b>05-23-2021</b> SCALE <b>1/16"=1'-0"</b> DRAWING NUMBER <b>SP-2</b>
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**Zoning Compliance Worksheet – District ‘AA’**

<b>Bronxville District 'AA'</b>	District	Height	Stories	Lot Area	Lot Width	Lot Depth	Front Yard	Side Yard with Garage	Side Yard without Garage	Side Yard corner lot with garage	Side Yard Corner Lot without garage	Side Yard w/ alternative with a garage	Rear Yard	Fence > than 6-1/2' H	ACC Building -	Max Building coverage	Off street parking	FAR	Open space
<b>Bronxville District 'AA' Description of Bulk Requirements</b>	AA	30' mean Height	2-1/2	15000 sf	100'	120'	35'; alternative a) & b)	15'/ 35' min one side/ total 2 sides	27'/ 42' one side/ total 2 sides	30'/ 15' side opp primary front/ other side	30'/ 27' side opp primary front/ other side	deduct 5'	32'	Same as building	No closer than front of principal building, planning may issue special permit	22.5%	2 cars		55%
<b>310-09 Code Section- <a href="https://ecode360.com/9450530">https://ecode360.com/9450530</a></b>		310-9B	310-9B	310-9C	310-9C	310-9C	310-9D	310-9D(2)	310-9D(2)	310-9D(2)	310-9D(2)	310-9D(2)	310-9D(3)	310-9D(4)	310-9D(5)	310-9E	310-9F	310-9G; 310-22E	310-9H
<b>Property Address: 20 Locust Lane</b>																			
<b>Allowed</b>	AA	30'	2.5 stories	15000 sf	100'	120'	35'	15'/ 35'	27'/ 42'	30'/ 15'	30'/ 27'		32'			22.5%	2 cars	3150	55%
<b>Existing</b>	AA	23'-8-1/2"	2.5	7500	75'	100'	27.5'	10'/20.2'					35'-2"			32.86%	2 cars	2541	57.55%
<b>Proposed</b>	AA	23'-8-1/2"	2.5	7500	75'	100'	27.25'	10'/20.2'					35'-2"			34.43%	2 cars	2854	55.99%
<b>Variance required = (proposed - allowed)</b>							Yes									Yes			



OWNER

Khristan and John Haller

ARCHITECT

**JOHN L. DOWNS**  
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Additions & Alterations to  
Haller Residence  
20 Locust Lane  
Bronxville, NY

DRAWING TITLE

Existing Conditions Site Plan

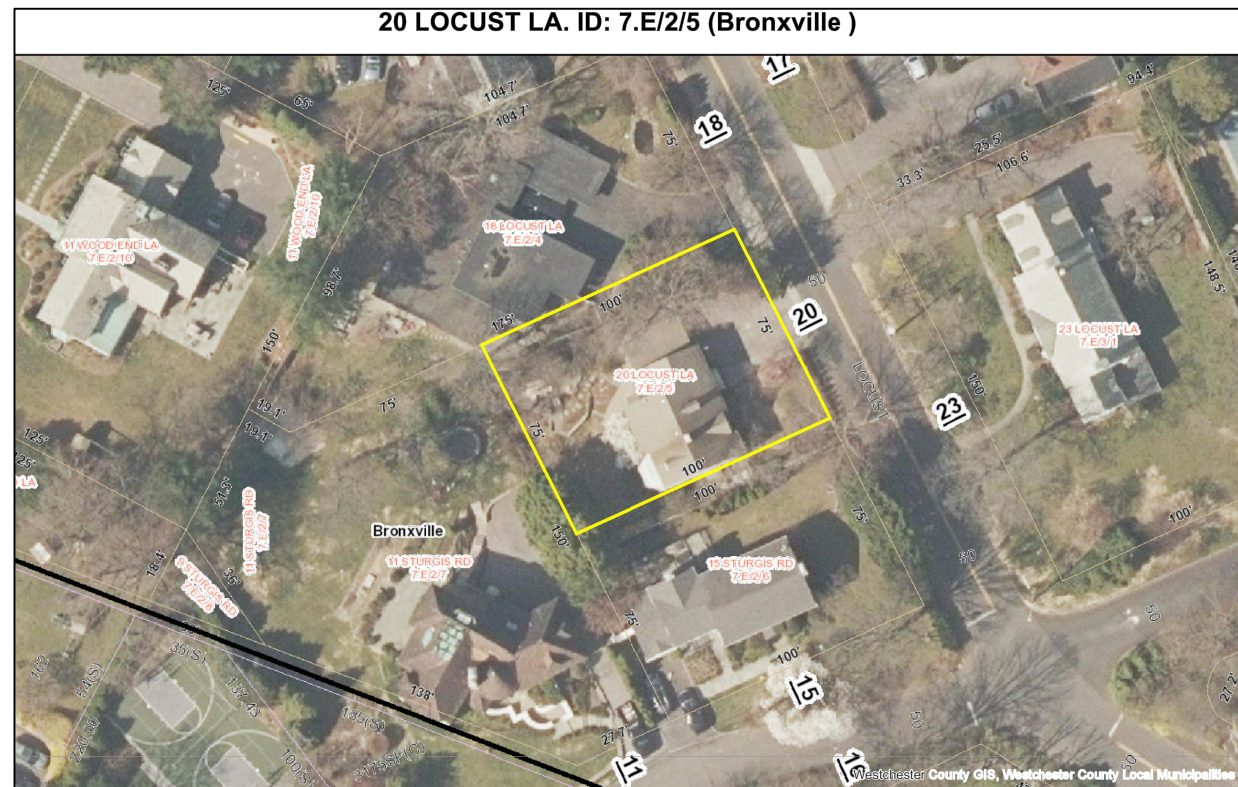
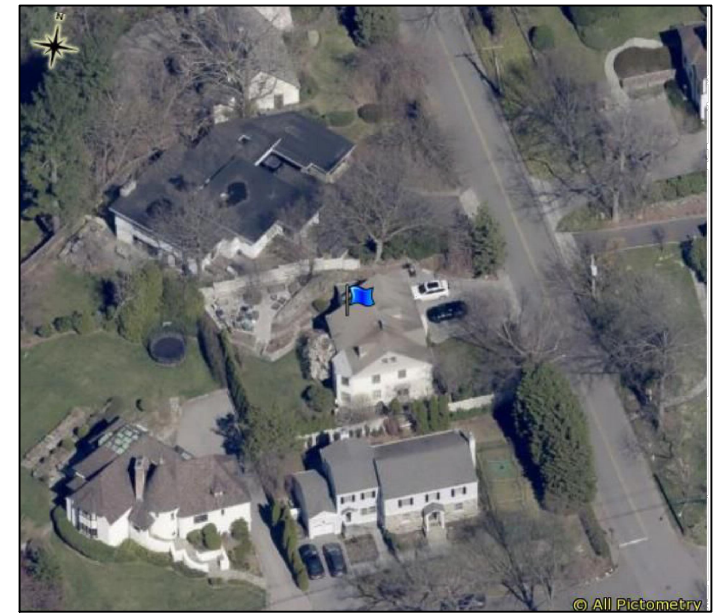
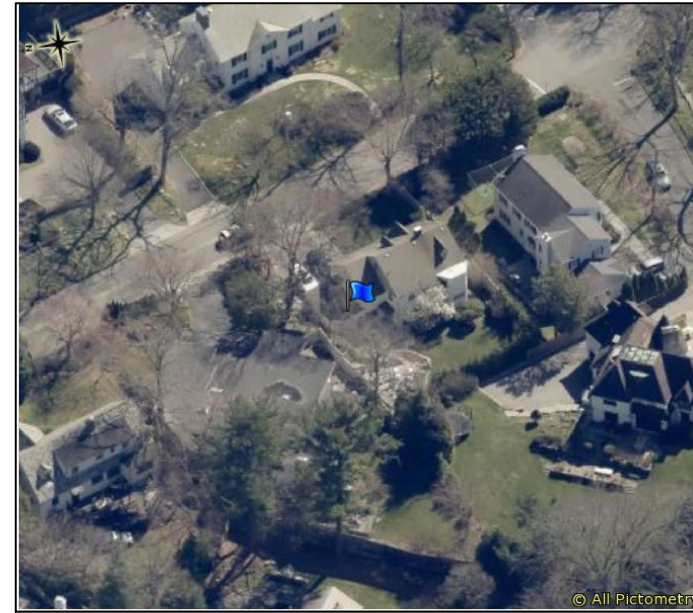
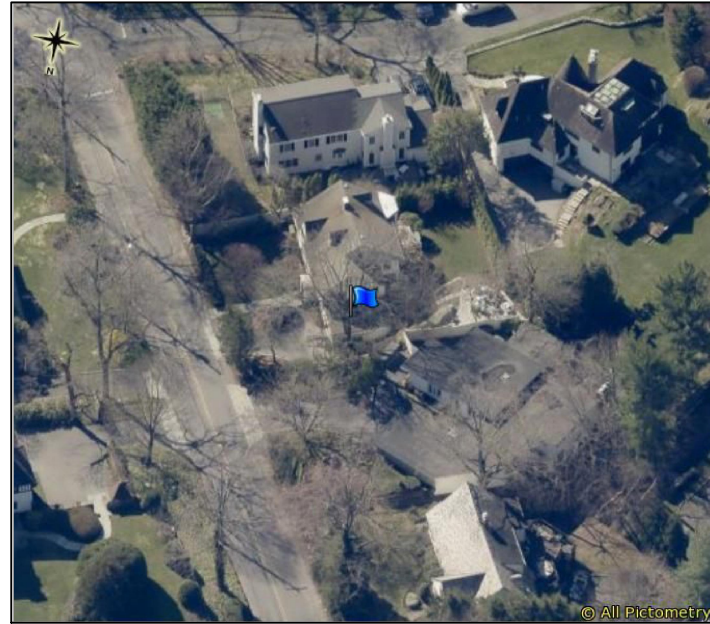
DATE  
05-23-2021

SCALE

DRAWING NUMBER

EXSP-1





OWNER  
**Khristan and John Haller**

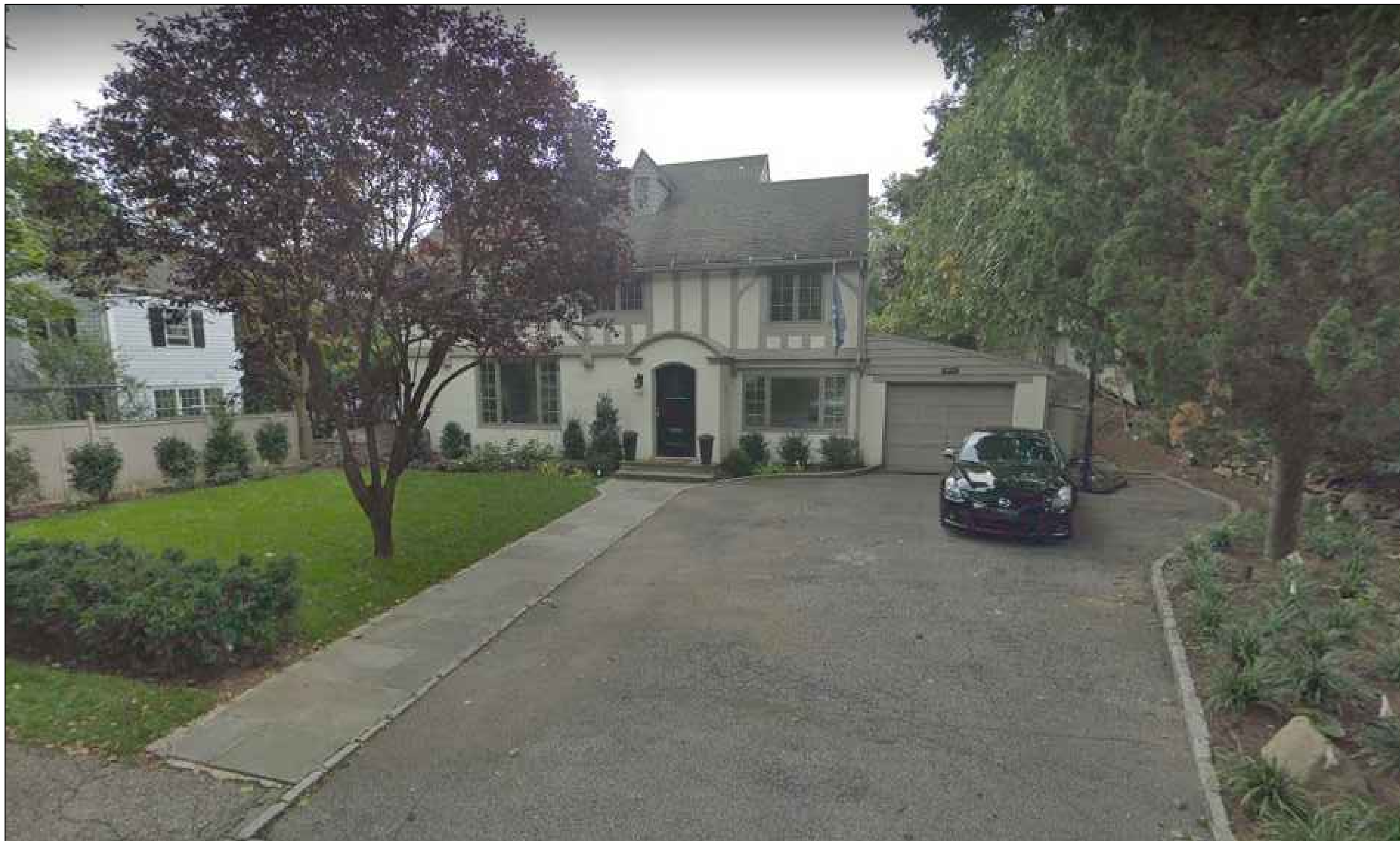
ARCHITECT  
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**Additions & Alterations to  
 Haller Residence**  
 20 Locust Lane  
 Bronxville, NY

DRAWING TITLE  
**Existing Conditions  
 Photographs**

DATE  
05-23-2021  
 SCALE  
 \_\_\_\_\_  
 DRAWING NUMBER  
**P-1**





OWNER

Khristan and John Haller

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**Additions & Alterations to  
Haller Residence**  
20 Locust Lane  
Bronxville, NY

DRAWING TITLE

**Existing Conditions  
Photographs**

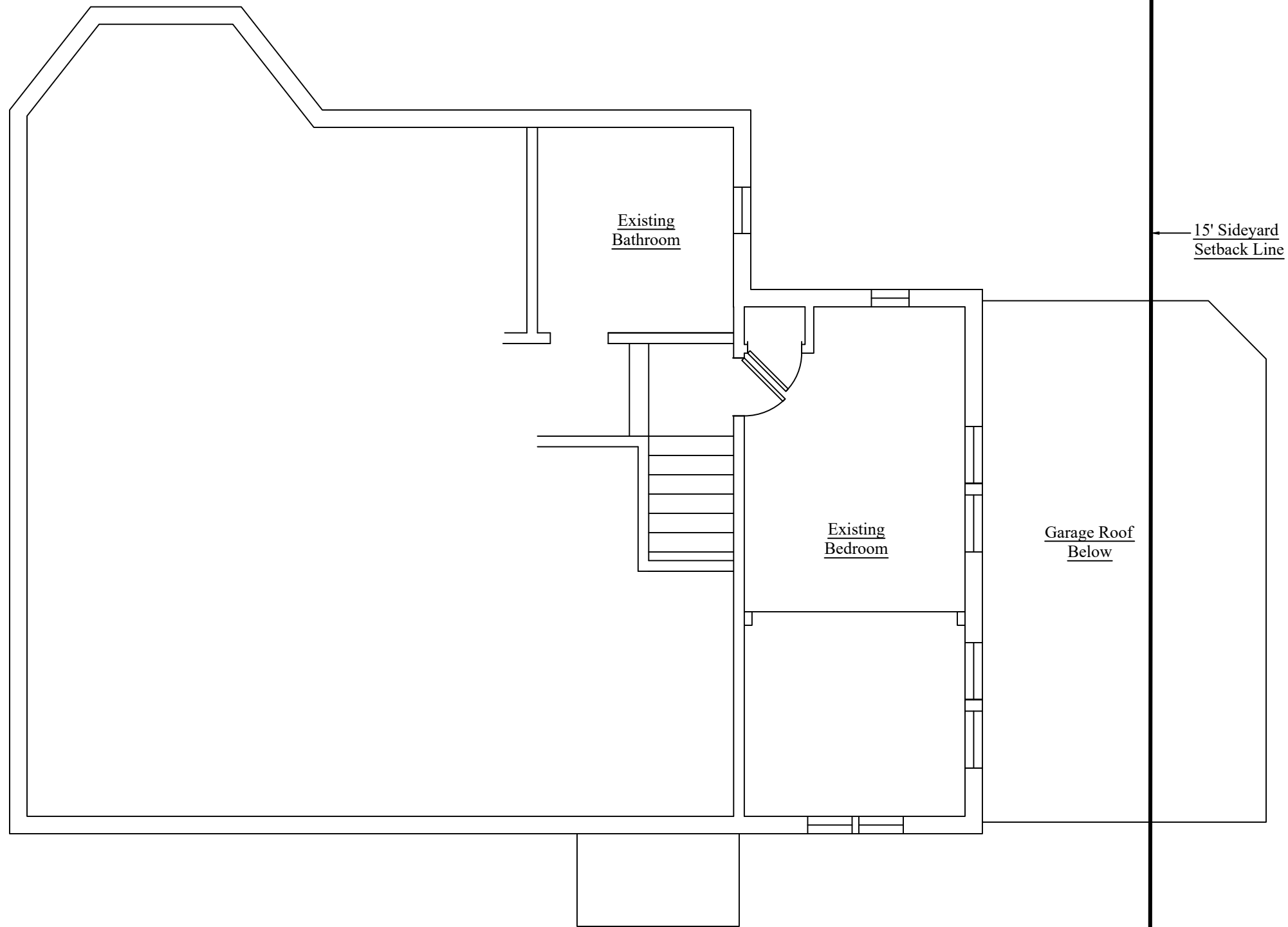
DATE **05-23-2021**

SCALE

DRAWING NUMBER

**P-2**





OWNER

Khristan and John Haller

ARCHITECT

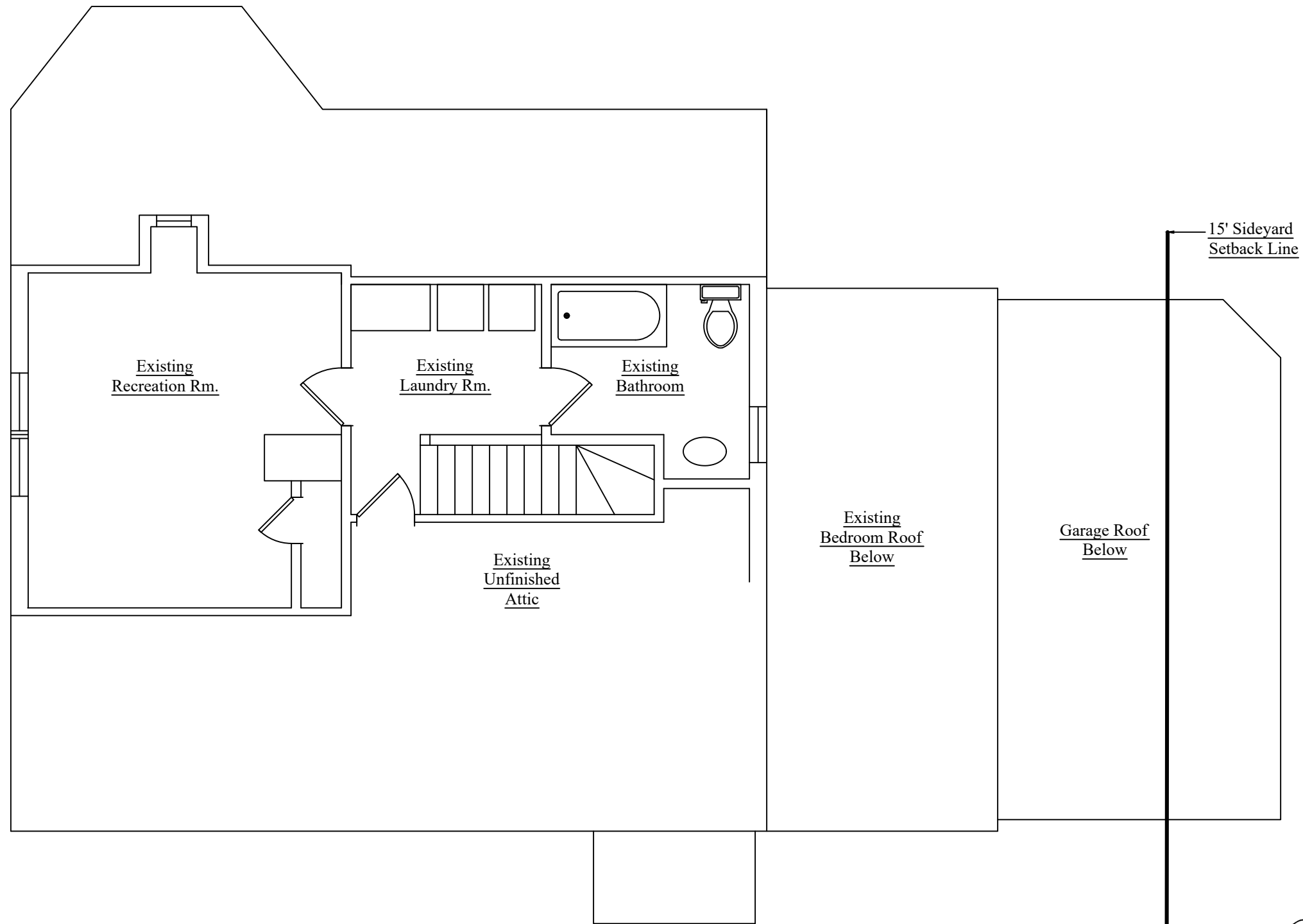
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**Additions & Alterations to  
 Haller Residence**  
 20 Locust Lane  
 Bronxville, NY

DRAWING TITLE

Existing Second Floor Plan

DATE 05-23-2021  
 SCALE 3/16"=1'-0"  
 DRAWING NUMBER  
**EX-1**



OWNER

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ARCHITECT

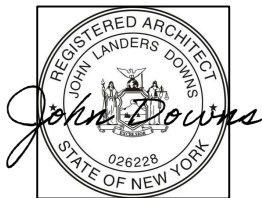
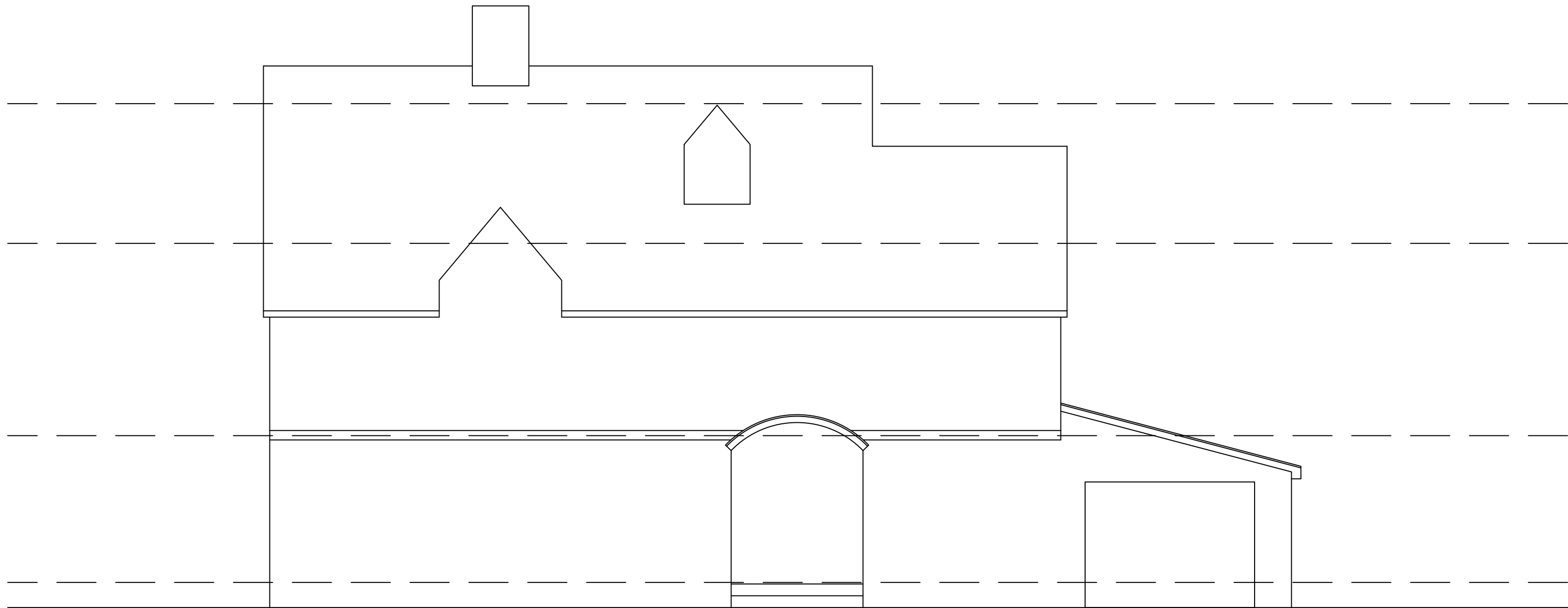
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**Additions & Alterations to  
 Haller Residence**  
 20 Locust Lane  
 Bronxville, NY

DRAWING TITLE

Existing Third Floor Plan

DATE 05-23-2021  
 SCALE 3/16"=1'-0"  
 DRAWING NUMBER  
**EX-2**



OWNER

Khristan and John Haller

ARCHITECT

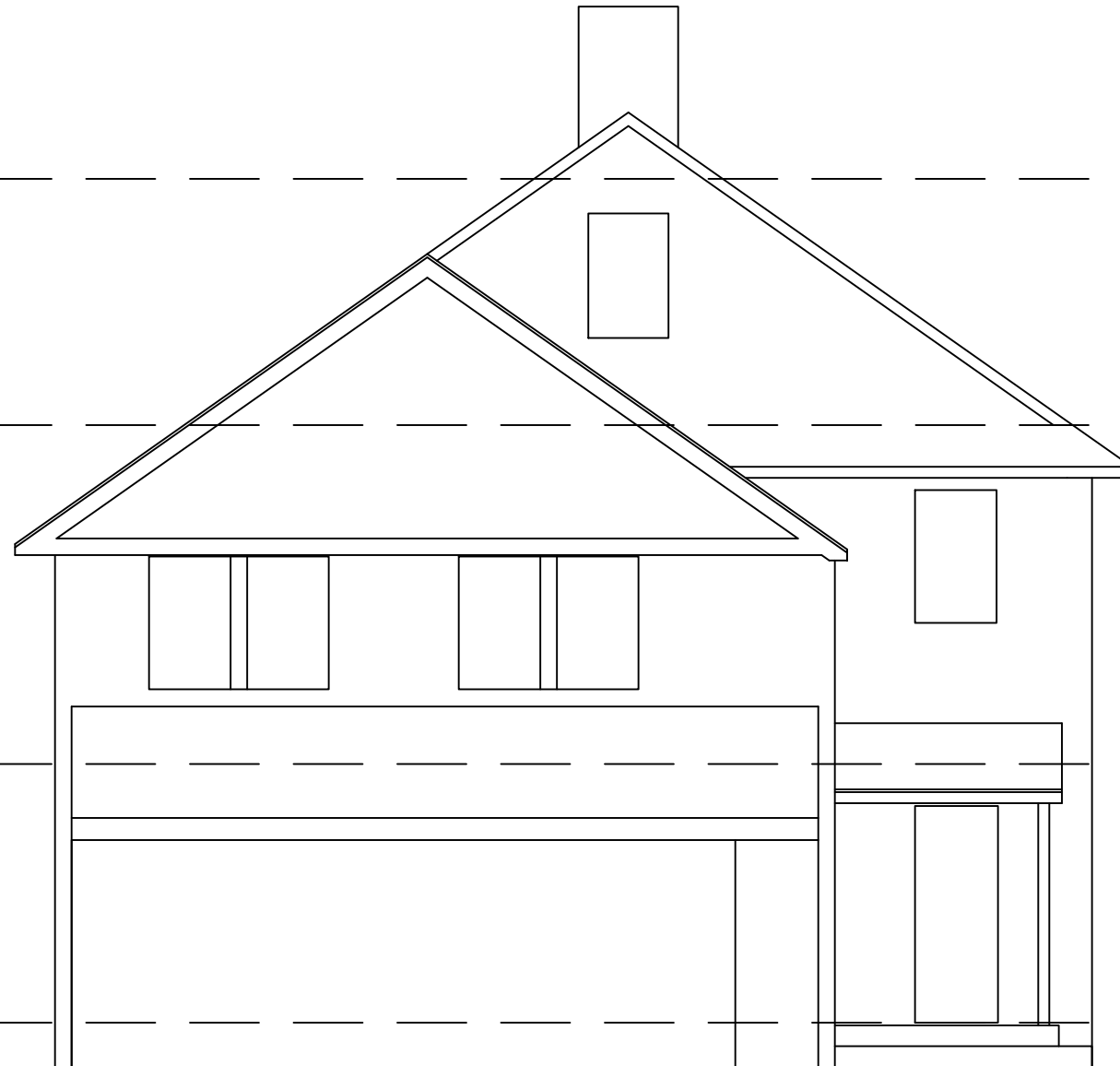
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**Additions & Alterations to  
Haller Residence**  
20 Locust Lane  
Bronxville, NY

DRAWING TITLE

Existing East Elevation

DATE 05-23-2021  
SCALE 3/16"=1'-0"  
DRAWING NUMBER  
**EX-2**



OWNER

Khristan and John Haller

ARCHITECT

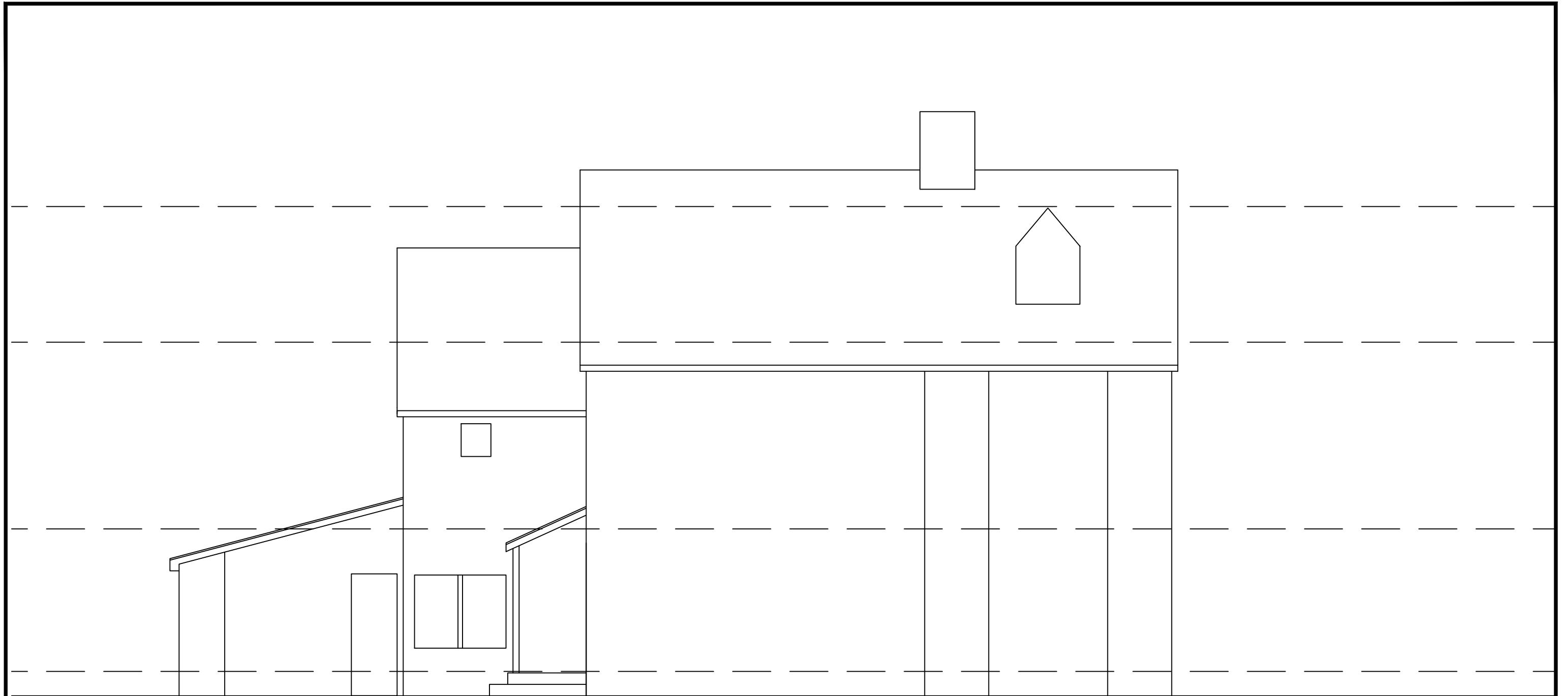
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**Additions & Alterations to  
Haller Residence**  
20 Locust Lane  
Bronxville, NY

DRAWING TITLE

Existing North Elevation

DATE 05-23-2021  
SCALE 3/16"=1'-0"  
DRAWING NUMBER  
**EX-3**



OWNER

Khristan and John Haller

ARCHITECT

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**Additions & Alterations to  
Haller Residence**  
20 Locust Lane  
Bronxville, NY

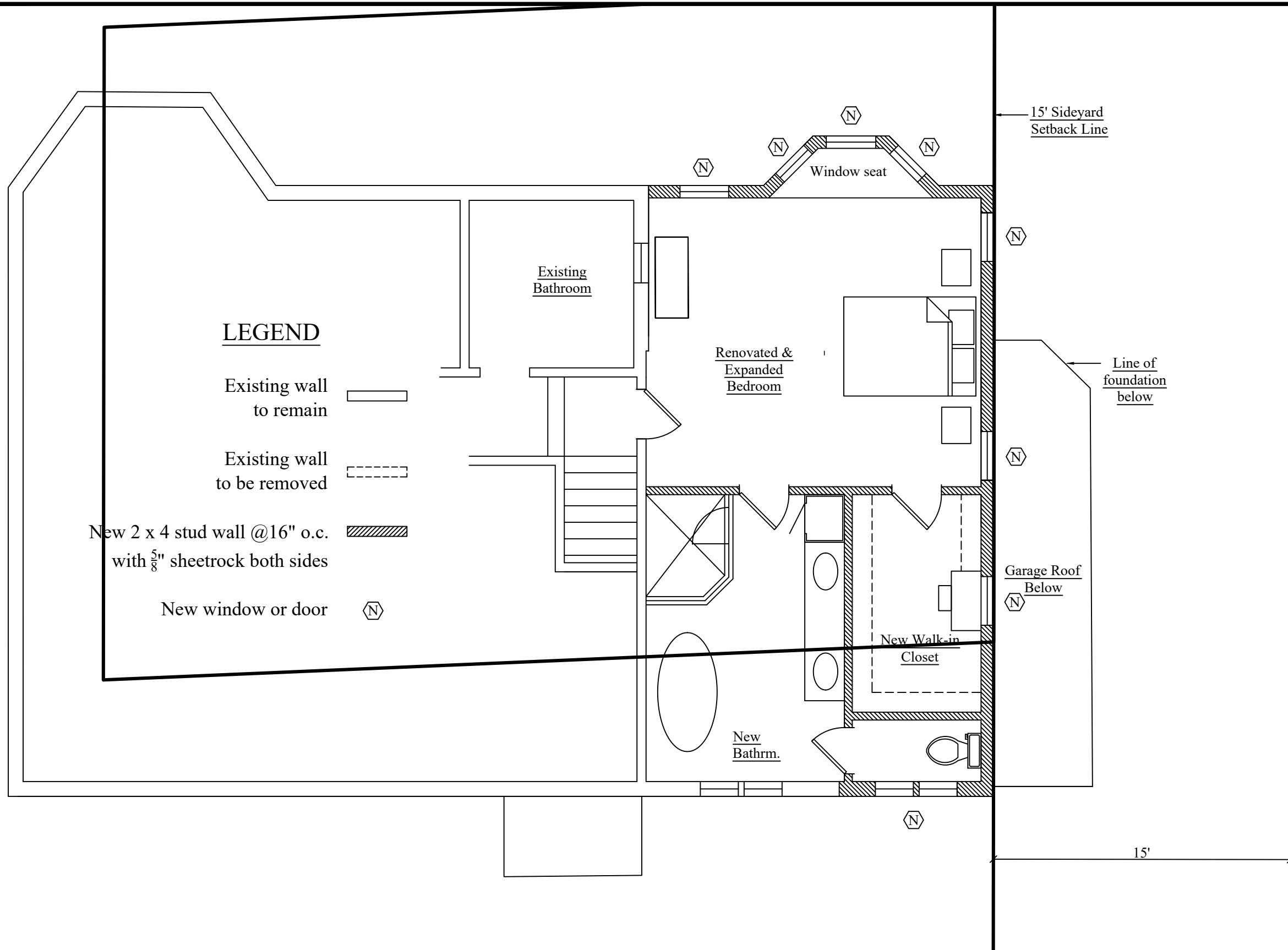
DRAWING TITLE

Existing West Elevation

DATE 05-23-2021

SCALE 3/16"=1'-0"

DRAWING NUMBER  
**EX-4**



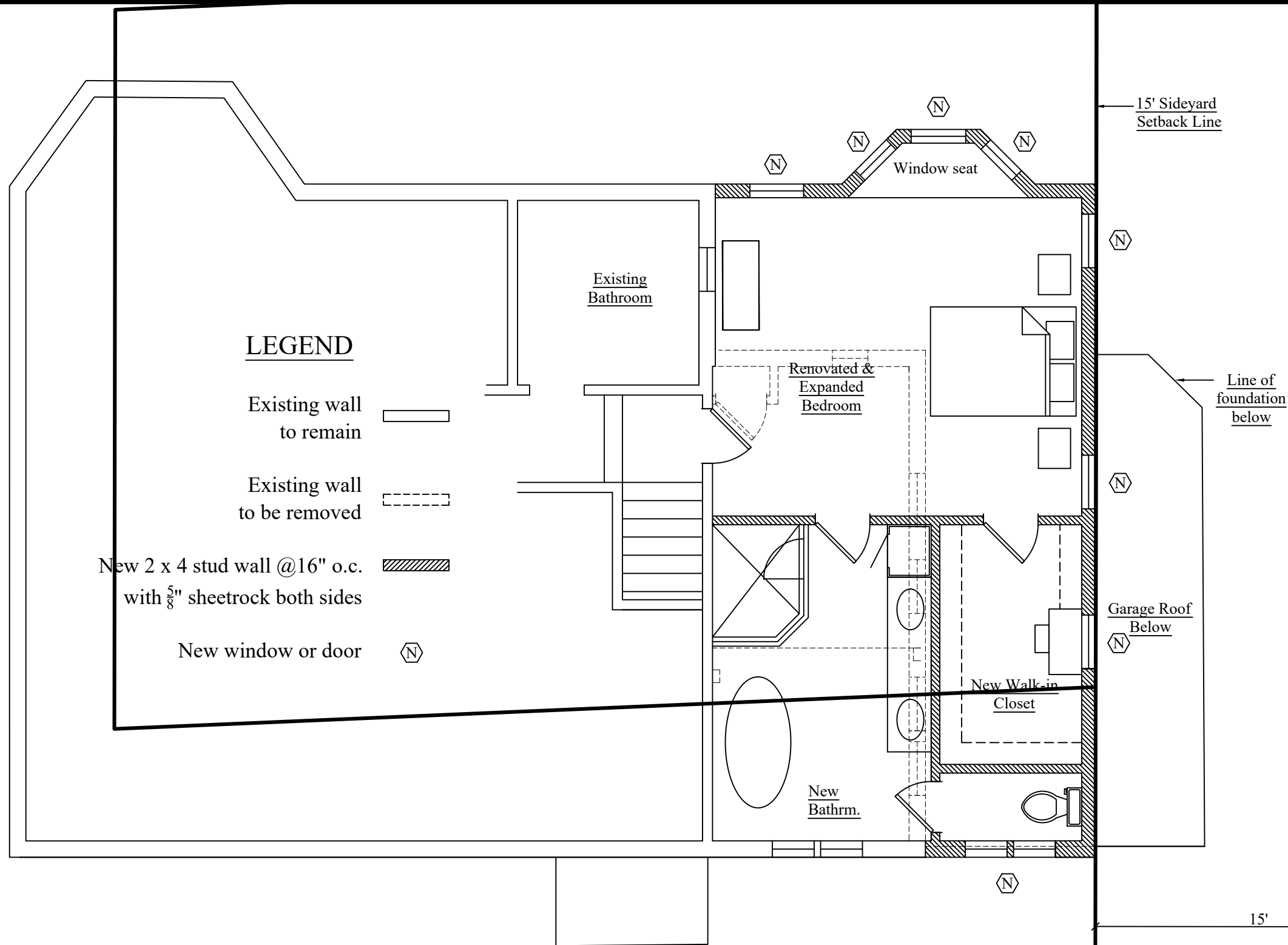
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**Additions & Alterations to  
 Haller Residence**  
 20 Locust Lane  
 Bronxville, NY

DRAWING TITLE  
**Proposed Second Floor Plan**


DATE  
 05-23-2021  
 SCALE  
 3/16"=1'-0"  
 DRAWING NUMBER  
**A-1**




**LEGEND**

Existing wall to remain ———

Existing wall to be removed - - - - -

New 2 x 4 stud wall @16" o.c. with  $\frac{5}{8}$ " sheetrock both sides 

New window or door 



OWNER  
**Khristan and John Haller**

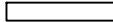
ARCHITECT  
**JOHN L. DOWNS**  
 ARCHITECT • PLANNER, LLC  
 38 BEL AIRE DRIVE, STAMFORD, CT 06905  
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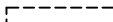
**Additions & Alterations to  
 Haller Residence**  
 20 Locust Lane  
 Bronxville, NY


DRAWING TITLE  
**Proposed Second Floor Plan  
 Showing Demolition**


DATE 05-23-2021  
 SCALE 3/16"=1'-0"  
 DRAWING NUMBER  
**A-1D**

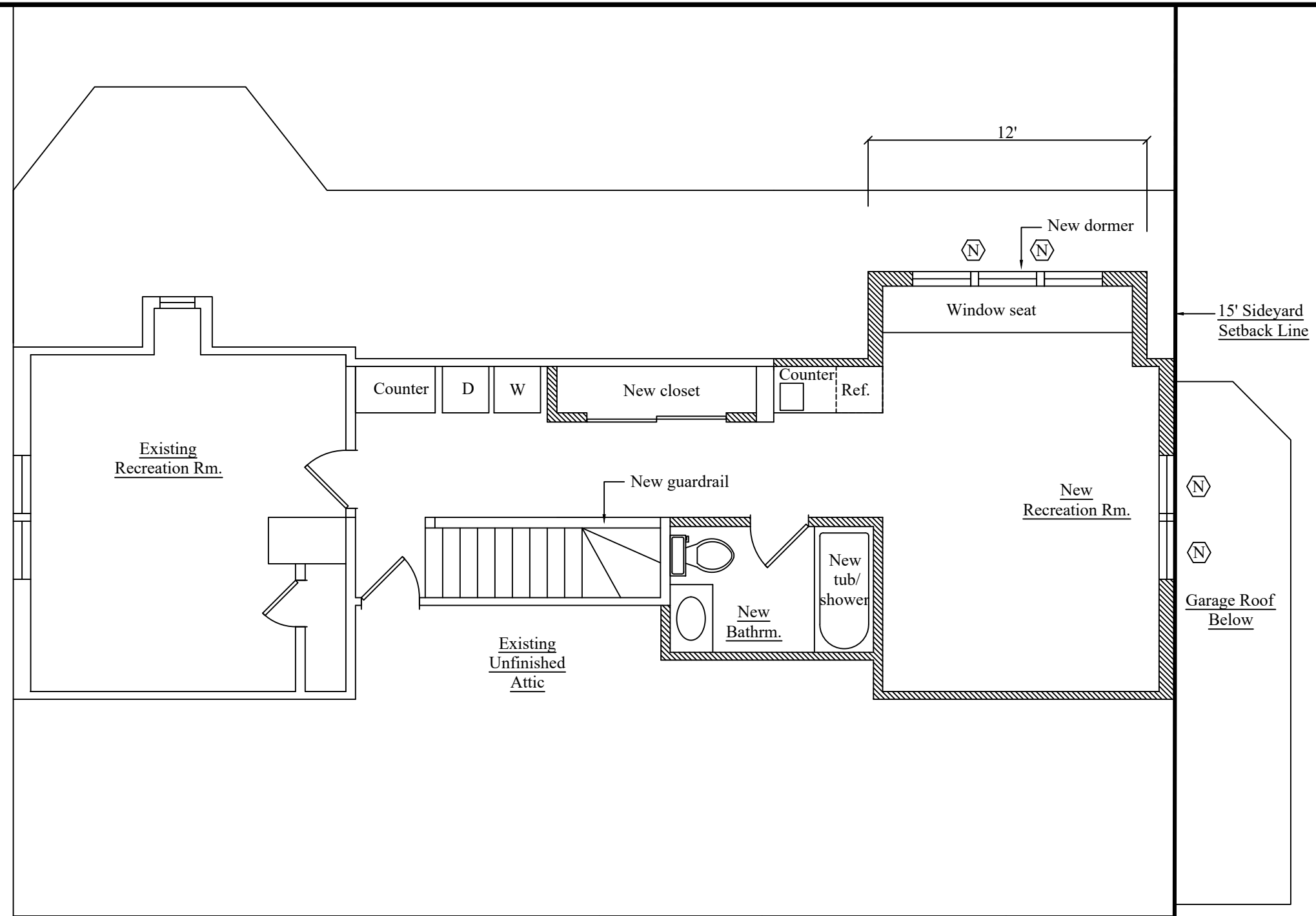
**LEGEND**

Existing wall to remain 

Existing wall to be removed 

New 2 x 4 stud wall @16" o.c. with  $\frac{5}{8}$ " sheetrock both sides 

New window or door 



OWNER

Khristan and John Haller

ARCHITECT

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**Additions & Alterations to  
 Haller Residence**  
 20 Locust Lane  
 Bronxville, NY

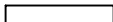
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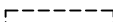
Proposed Third Floor Plan


DATE 05-23-2021  
 SCALE 3/16"=1'-0"  
 DRAWING NUMBER  
**A-2**




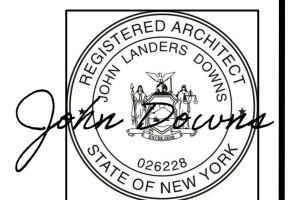
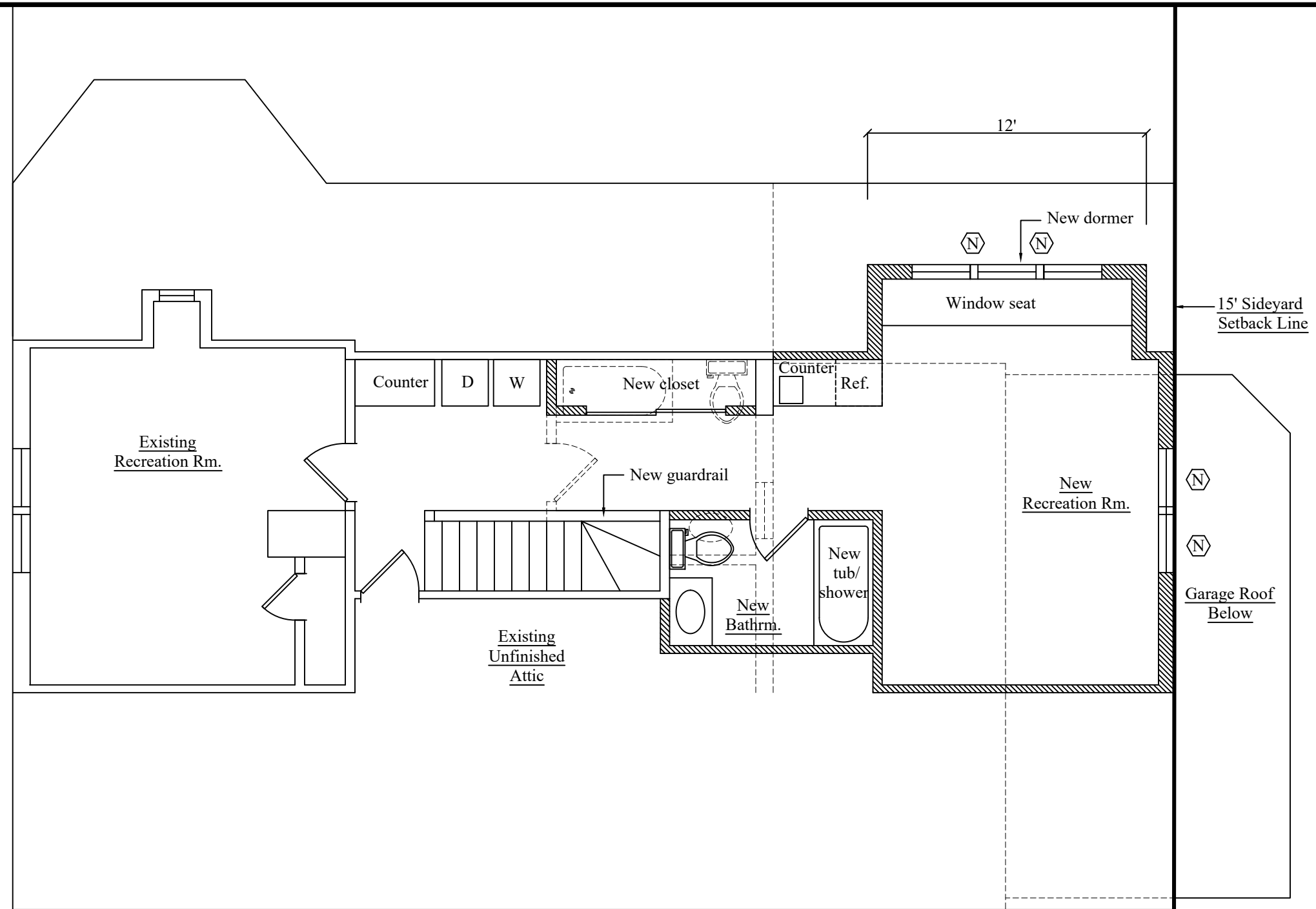
**LEGEND**

Existing wall to remain 

Existing wall to be removed 

New 2 x 4 stud wall @16" o.c. with  $\frac{5}{8}$ " sheetrock both sides 

New window or door 



OWNER

Khristan and John Haller

ARCHITECT

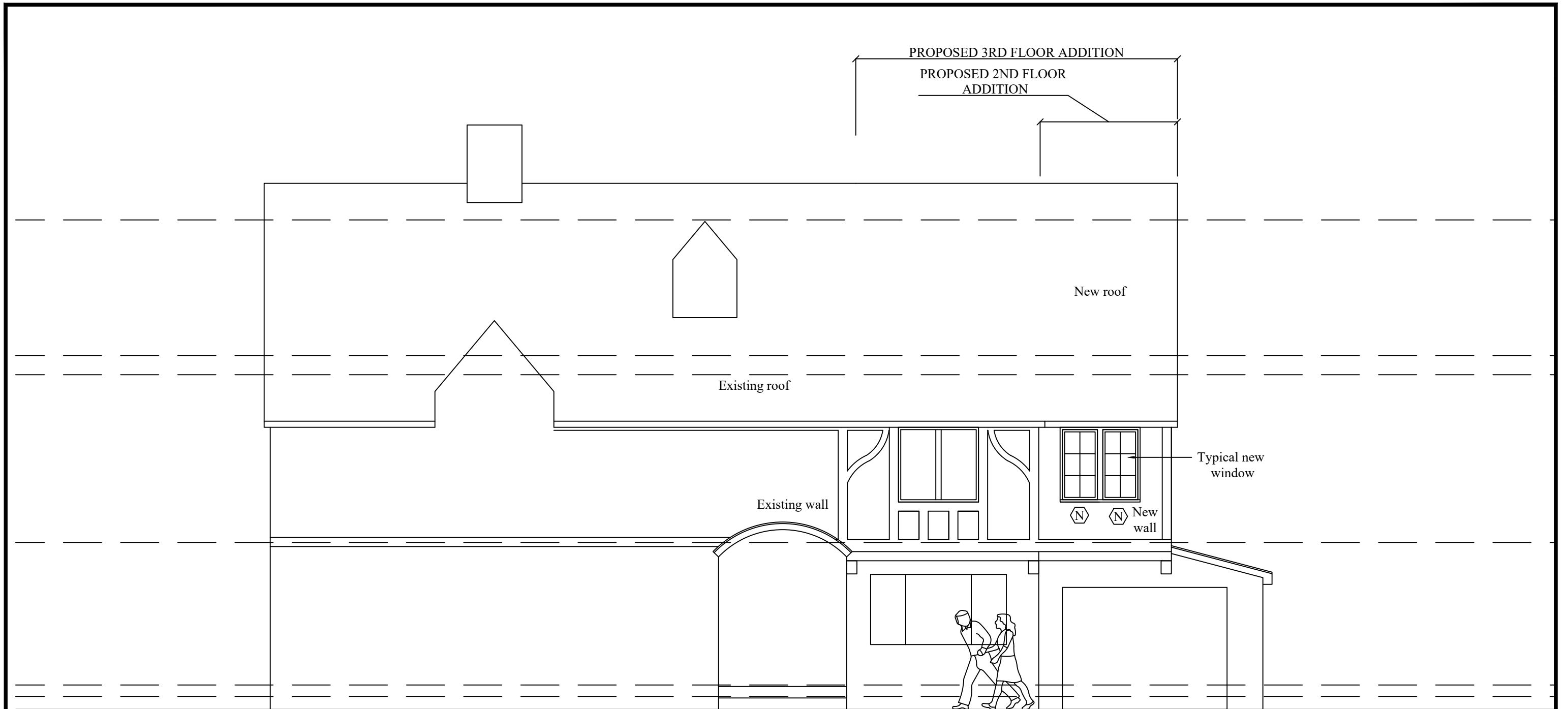
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**Additions & Alterations to  
 Haller Residence**  
 20 Locust Lane  
 Bronxville, NY

DRAWING TITLE

**Proposed Third Floor Plan  
 Showing Demolition**

DATE 05-23-2021  
 SCALE 3/16"=1'-0"  
 DRAWING NUMBER  
**A-2D**



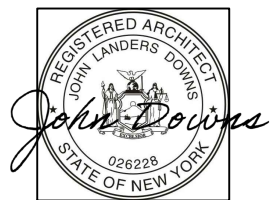
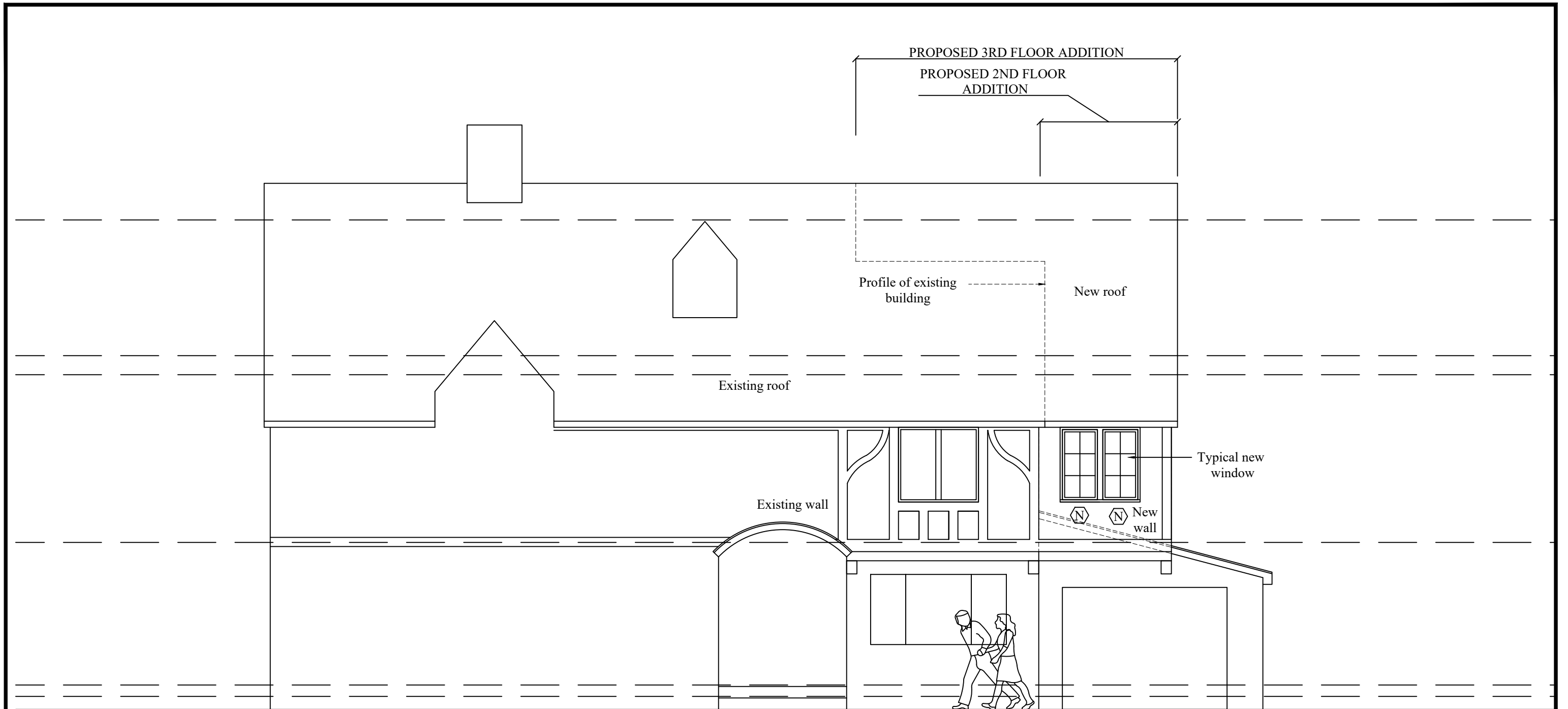
OWNER  
**Khristan and John Haller**

ARCHITECT  
**JOHN L. DOWNS**  
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**Additions & Alterations to  
 Haller Residence**  
 20 Locust Lane  
 Bronxville, NY

DRAWING TITLE  
**Proposed East Elevation**

DATE  
**05-23-2021**  
 SCALE  
**3/16"=1'-0"**  
 DRAWING NUMBER  
**A-2**



OWNER

Khristan and John Haller

ARCHITECT

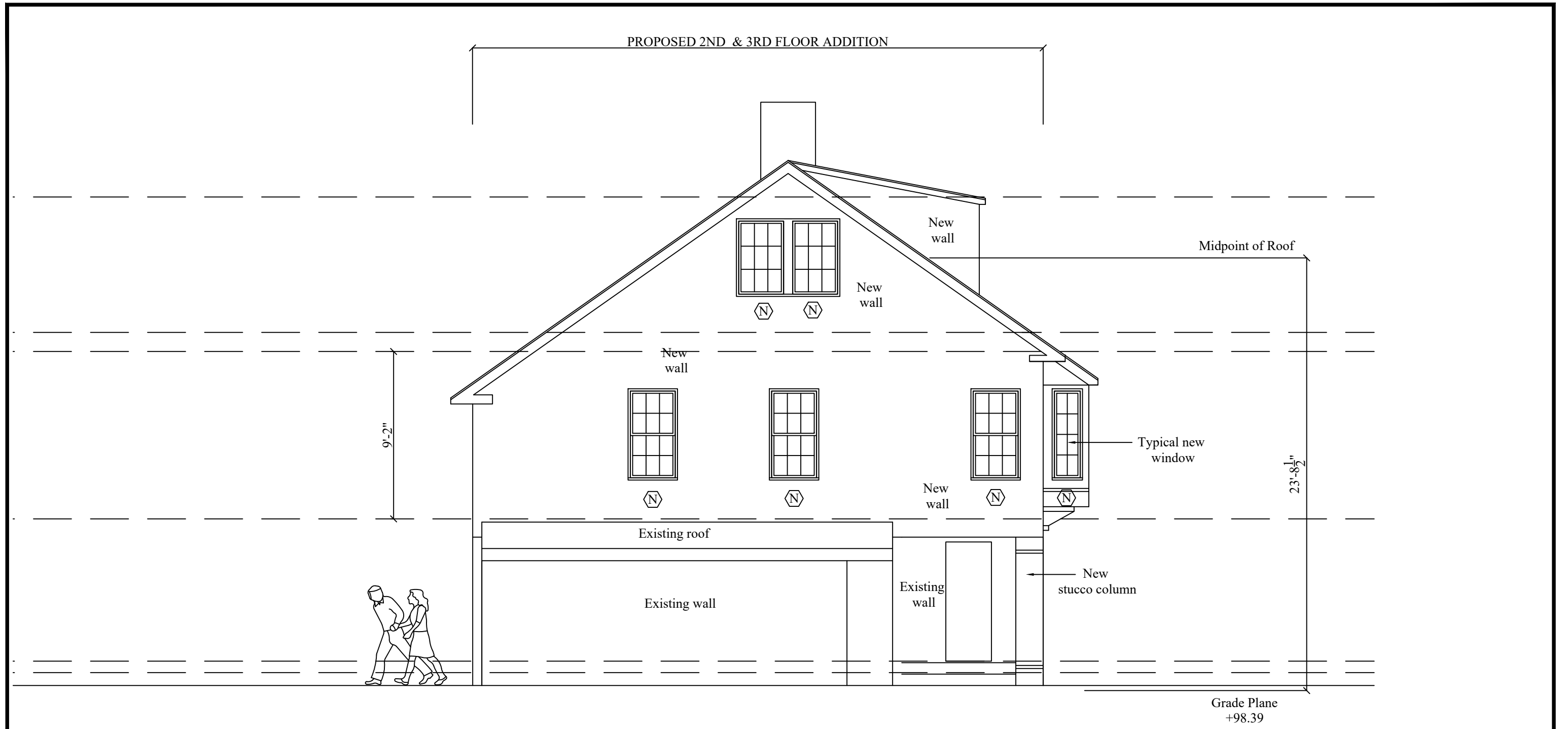
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**Additions & Alterations to  
Haller Residence**  
20 Locust Lane  
Bronxville, NY

DRAWING TITLE

**Proposed East Elevation  
Showing Demolition**

DATE 05-23-2021  
SCALE 3/16"=1'-0"  
DRAWING NUMBER  
**A-2D**



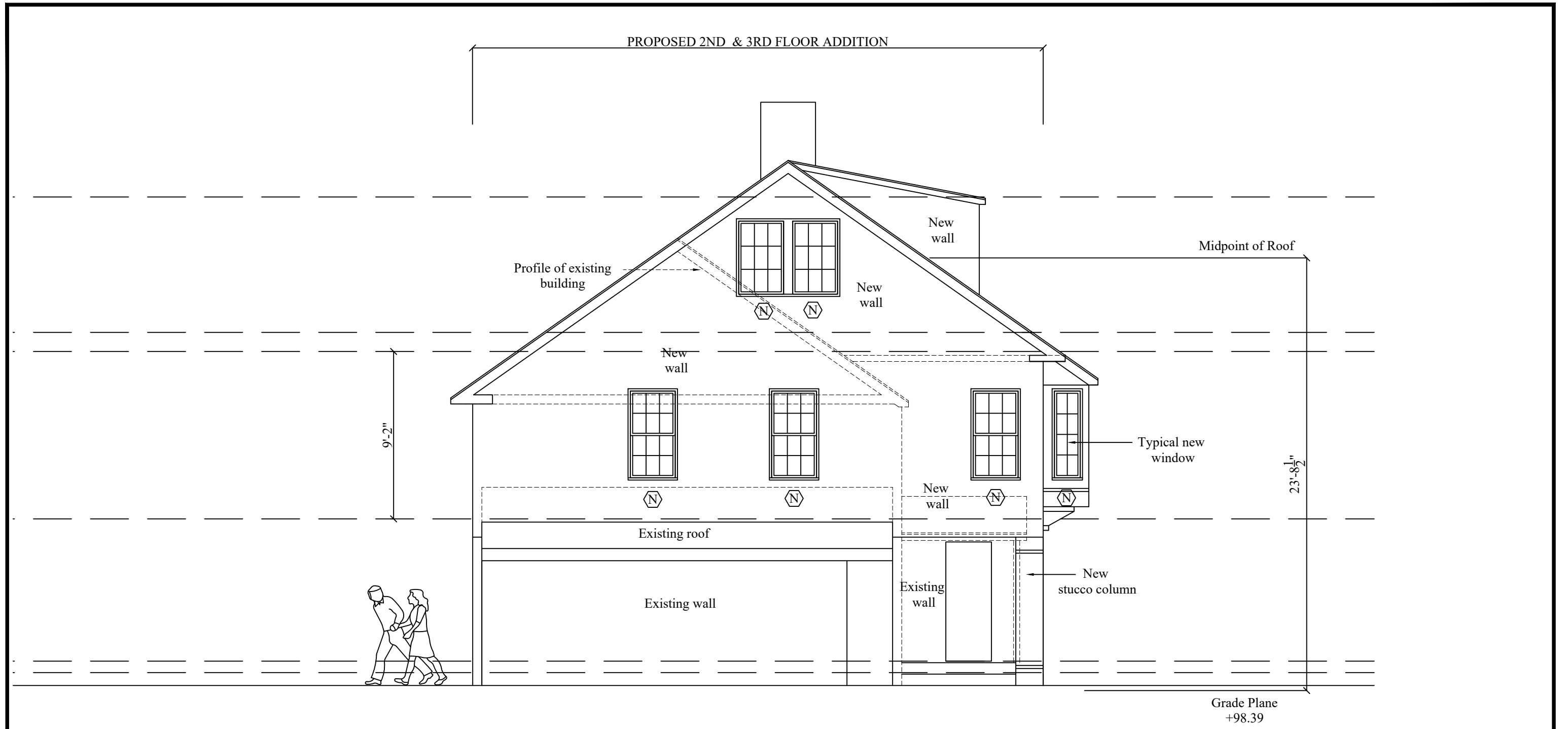
OWNER  
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**Additions & Alterations to  
 Haller Residence**  
 20 Locust Lane  
 Bronxville, NY

DRAWING TITLE  
**Proposed North Elevation**

DATE  
**05-23-2021**  
 SCALE  
**3/16"=1'-0"**  
 DRAWING NUMBER  
**A-3**



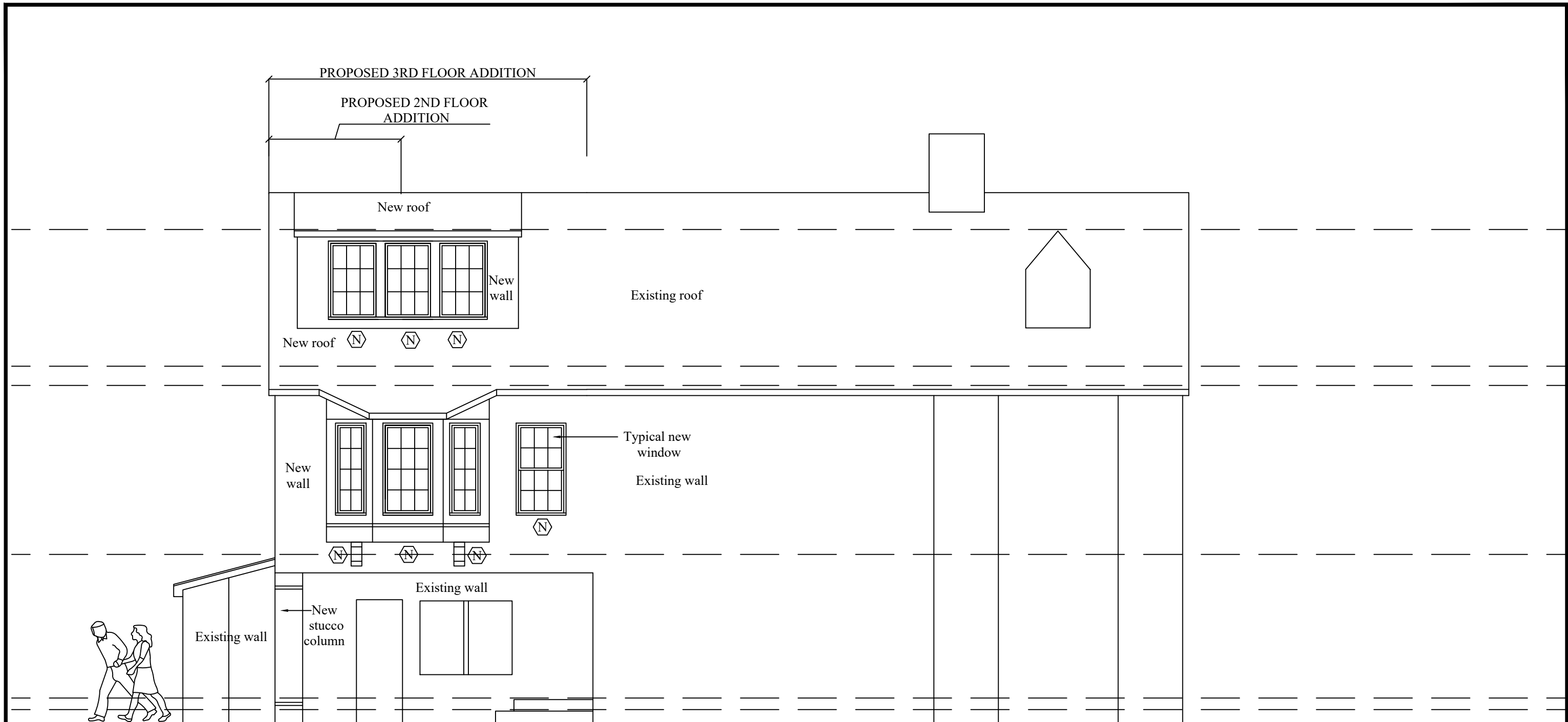
OWNER  
**Khristan and John Haller**

ARCHITECT  
**JOHN L. DOWNS**  
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**Additions & Alterations to  
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 20 Locust Lane  
 Bronxville, NY

DRAWING TITLE  
**Proposed North Elevation  
 Showing Demolition**

DATE  
 05-23-2021  
 SCALE  
 3/16"=1'-0"  
 DRAWING NUMBER  
**A-3D**



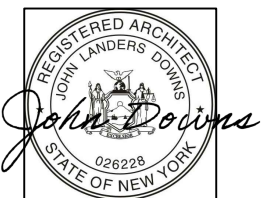
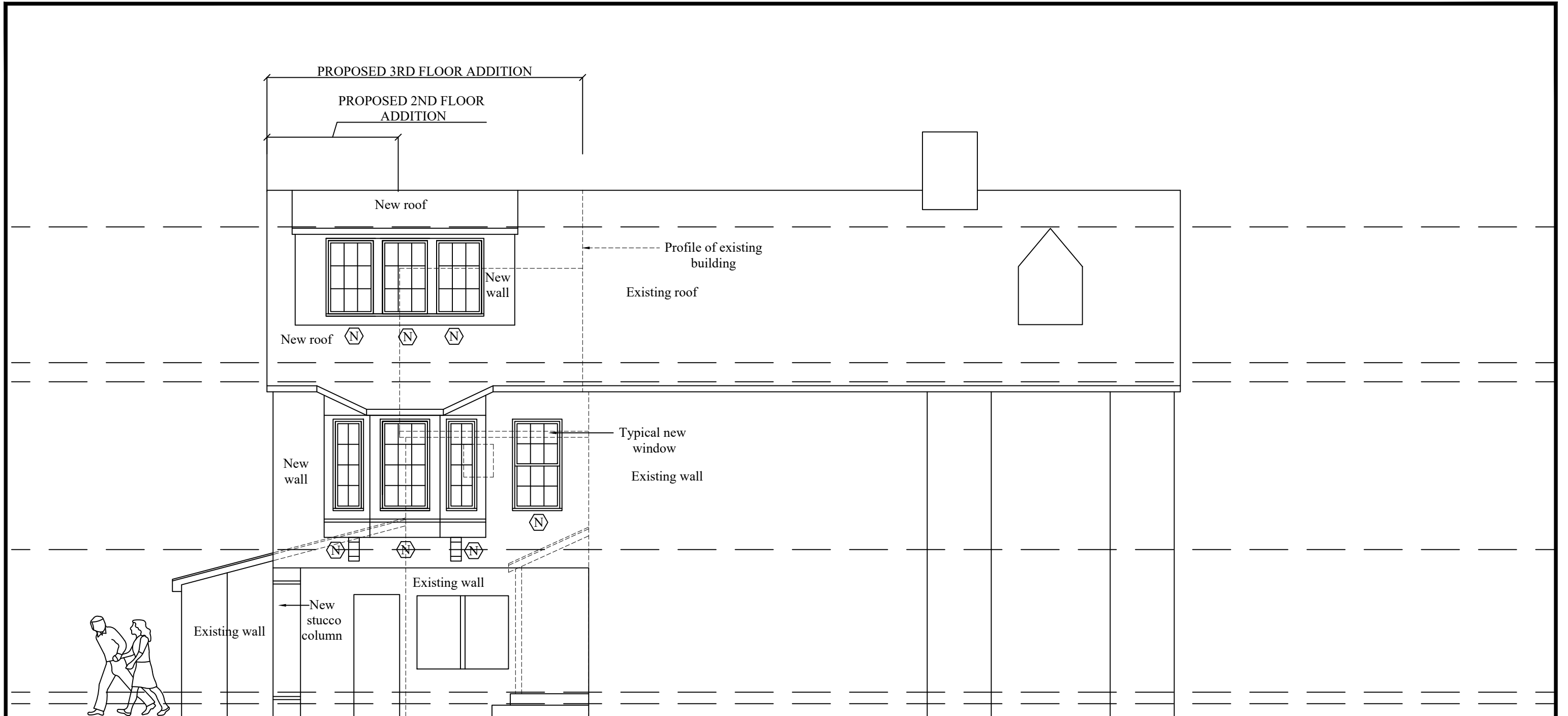
OWNER  
**Khristan and John Haller**

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 38 BEL AIRE DRIVE, STAMFORD, CT 06905  
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**Additions & Alterations to  
 Haller Residence**  
 20 Locust Lane  
 Bronxville, NY

DRAWING TITLE  
**Proposed West Elevation**

DATE  
**05-23-2021**  
 SCALE  
**3/16"=1'-0"**  
 DRAWING NUMBER  
**A-4**



OWNER

Khristan and John Haller

ARCHITECT

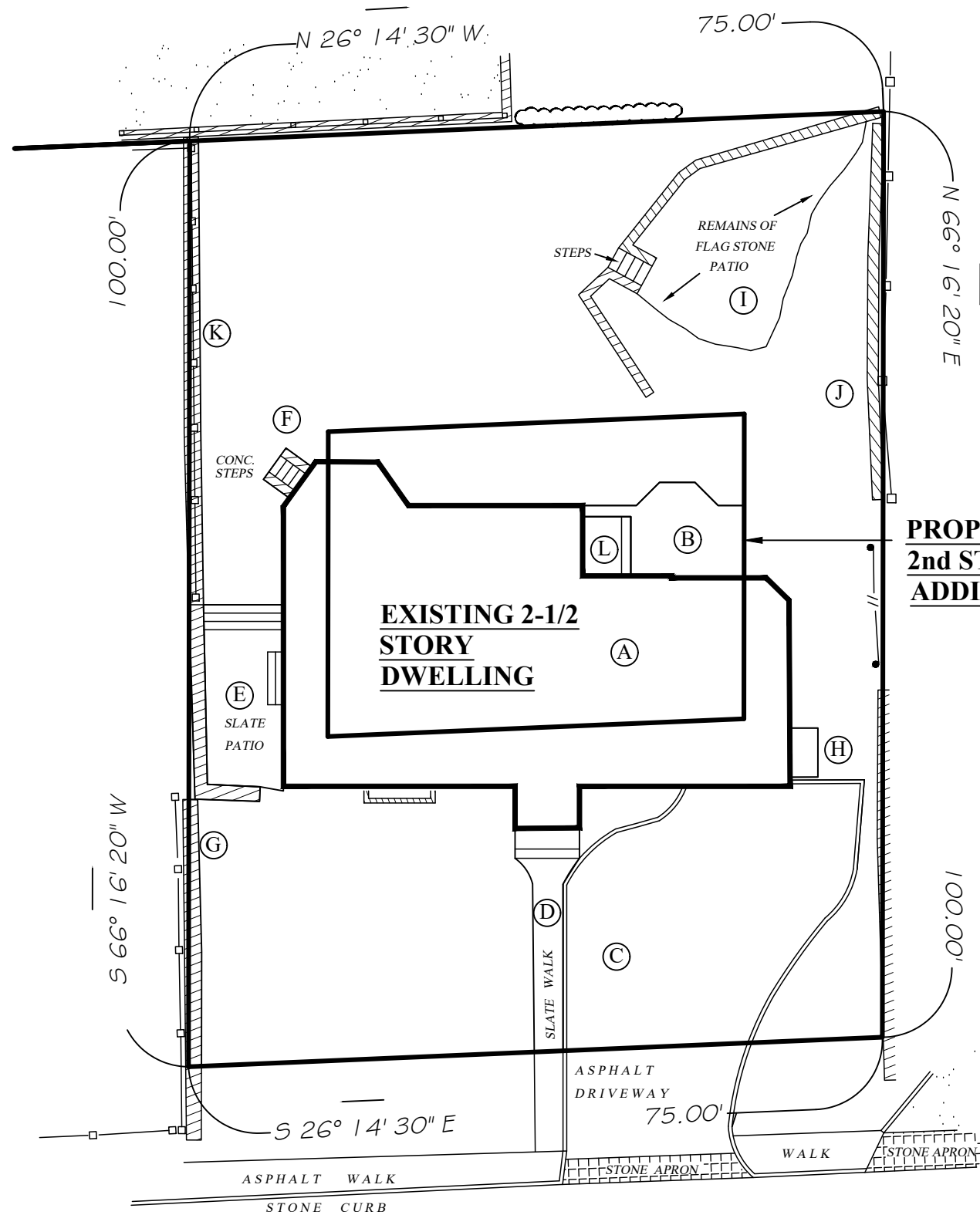
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**Additions & Alterations to  
 Haller Residence**  
 20 Locust Lane  
 Bronxville, NY

DRAWING TITLE

**Proposed West Elevation  
 Showing Demolition**

DATE 05-23-2021  
 SCALE 3/16"=1'-0"  
 DRAWING NUMBER  
**A-4D**



**LOCUST LANE**

**PROPOSED  
2nd STORY  
ADDITION**

BUILDING COVERAGE WORKSHEET		
A	1561.00	Existing House
B	117.00	Proposed Addition
C	719.00	Existing Driveway
D	94.00	Existing Walkway
E	165.00	Existing Patio
F	14.00	Existing Steps
G	37.00	Existing Wall
H	16.00	Existing Concrete Pad
I	396.00	Existing Patio, Walls & Steps
J	49.00	Existing Wall
K	100.00	Existing Wall
L	33.00	Existing Steps
<b>TOTAL</b>	<b>2582.00</b>	
<b>LOT SIZE</b>	<b>7500.00</b>	
<b>BUILDING COVERAGE</b>	<b>% 34.43</b>	
<b>MAX. ALLOWED COVERAGE</b>	<b>% 22.50</b>	
USABLE SPACE WORKSHEET		
A	1561.00	Existing House
B	117.00	Proposed Addition
C	719.00	Existing Driveway
D	94.00	Existing Walkway
E	165.00	Existing Patio
F	14.00	Existing Steps
G	37.00	Existing Wall
H	16.00	Existing Concrete Pad
I	396.00	Existing Patio, Walls & Steps
J	49.00	Existing Wall
K	100.00	Existing Wall
L	33.00	Existing Steps
<b>TOTAL</b>	<b>3301.00</b>	
<b>LOT SIZE</b>	<b>7500.00</b>	
<b>SITE COVERAGE</b>	<b>% 44.01</b>	
<b>100% - 36.06% = USABLE OPEN SPACE%</b>	<b>% 55.99</b>	
<b>MORE THAN 55% REQUIRED</b>		
Areas calculated in AutoCAD		

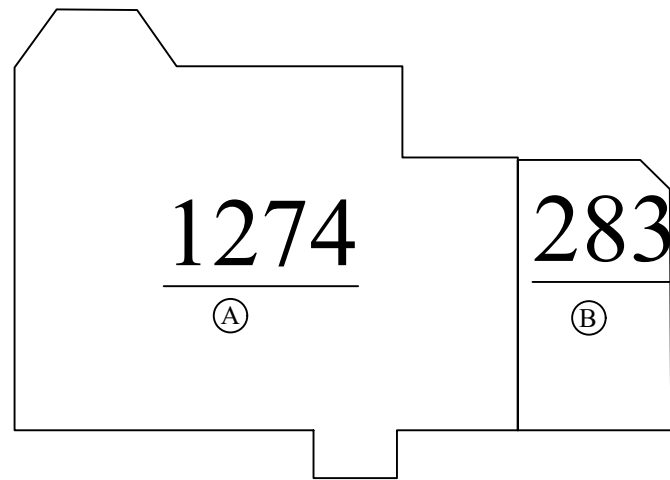


▲ Revised 09-13-2021

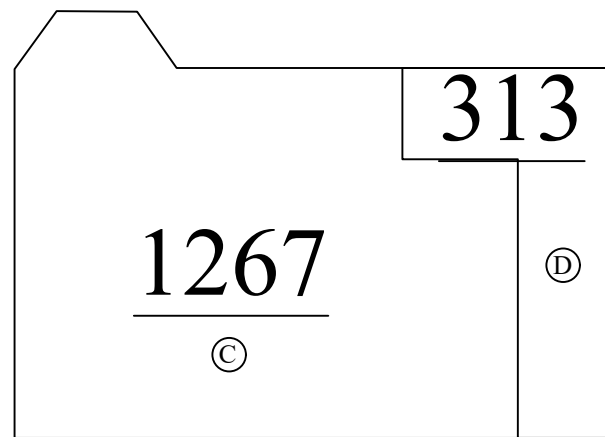


OWNER <b>Khristan and John Haller</b>	ARCHITECT <b>JOHN L. DOWNS</b> ARCHITECT • PLANNER, LLC 38 BEL AIRE DRIVE, STAMFORD, CT 06905 (203) 554 - 1219 • Downsarchitect@aol.com	<b>Additions &amp; Alterations to Haller Residence</b> 20 Locust Lane Bronxville, NY	DRAWING TITLE <b>Building Coverage &amp; Usable Open Space Calculations</b>	DATE <b>05-23-2021</b> SCALE DRAWING NUMBER <b>C-1</b>
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FIRST FLOOR PLAN



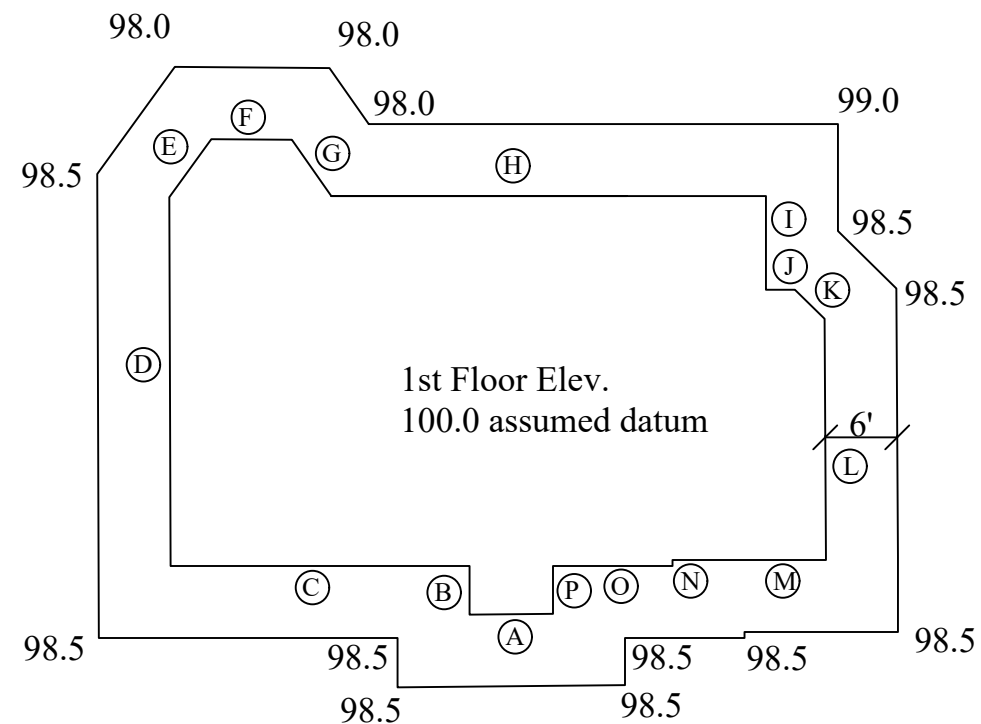
SECOND FLOOR PLAN

FLOOR AREA RATIO (F.A.R.) WORKSHEET				
A	Area calculated in Autocad	1274.00		Existing house
B	Area calculated in Autocad	283.00		Existing Garage
Subtotal 1st floor			<b>1557.00</b>	
C	Area calculated in Autocad	1267.00		Existing house
D	Area calculated in Autocad	313.00		Proposed addition
Subtotal 2nd floor			<b>1580.00</b>	
<b>TOTAL SQUARE FOOTAGE</b>				<b>3137.00</b>
Garage Credit				283.00
<b>TOTAL F.A.R.</b>				<b>2854.00</b>
Less than allowable 3,150 sf (.42 FAR)				

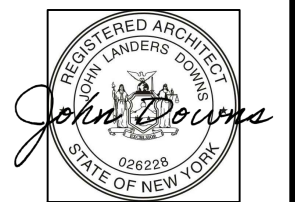
EXISTING FAR SQ FT=  
2,541



<p>OWNER Khristan and John Haller</p>	<p>ARCHITECT <b>JOHN L. DOWNS</b> ARCHITECT • PLANNER, LLC 38 BEL AIRE DRIVE, STAMFORD, CT 06905 (203) 554 - 1219 • Downsarchitect@aol.com</p>	<p>Additions &amp; Alterations to Haller Residence 20 Locust Lane Bronxville, NY</p>	<p>DRAWING TITLE Floor Area Ratio Calculations</p>	<p>DATE 05-23-2021 SCALE  DRAWING NUMBER C-2</p>
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GRADE PLANE WORKSHEET				
WALL DESIGNATION	LOWEST or AVERAGE ELEVATION		WALL LENGTH	WEIGHTED PERIMETER
A	98.5	X	7.00	689.50
B	98.5		4.00	394.00
C	98.5		25.00	2462.50
D	98.5		30.75	3028.88
E	98.5		6.00	591.00
F	98		6.75	661.50
G	98		6.00	588.00
H	98		36.25	3552.50
I	99		7.75	767.25
J	98.5		2.50	246.25
K	98.5		3.50	344.75
L	98.5		20.00	1970.00
M	98.5		12.75	1255.88
N	98.5		0.50	49.25
O	98.5		10.00	985.00
P	98.5		4.00	394.00
SUBTOTAL MAIN HOUSE			182.75	17980.25
GRADE PLANE ELEVATION = TOTAL WEIGHTED PERIMETER / TOTAL WALL LENGTH =				98.39
First floor elevation 100.00 - 98.39 = 1.61				
Grade plane elevation is less than 6 feet below first floor elevation.				
Finished grade is not more than 6 feet below first floor elevation for more than 50% of the total building perimeter.				
Finished grade is not more than 12 feet below first floor elevation at any point.				
Therefore basement is not a story and is not included in FAR calculation.				

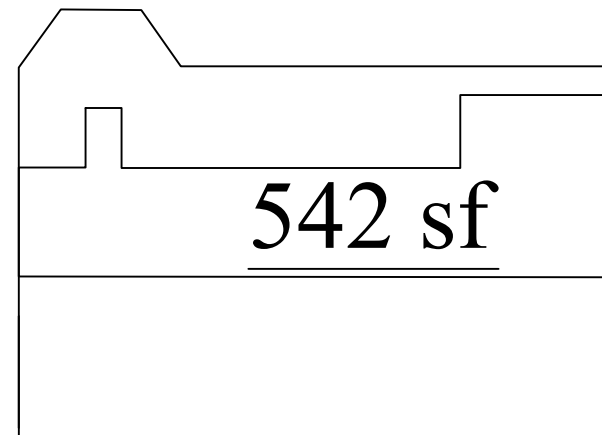


OWNER <b>Khristan and John Haller</b>	ARCHITECT <b>JOHN L. DOWNS</b> ARCHITECT • PLANNER, LLC 38 BEL AIRE DRIVE, STAMFORD, CT 06905 (203) 554 - 1219 • Downsarchitect@aol.com	<b>Additions &amp; Alterations to Haller Residence</b> 20 Locust Lane Bronxville, NY	DRAWING TITLE <b>Grade Plane Calculations</b>	DATE <b>05-23-2021</b> SCALE  DRAWING NUMBER <b>C-3</b>
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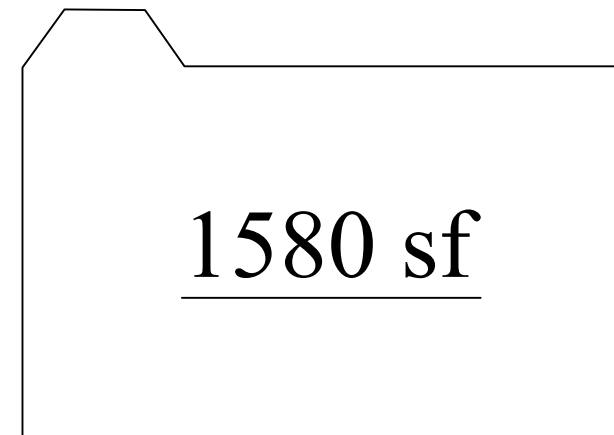
Third floor square footage above 5' in height is less than  $\frac{1}{2}$  the square footage of the second floor below.

Dormer length does not exceed 30% of overall roof length

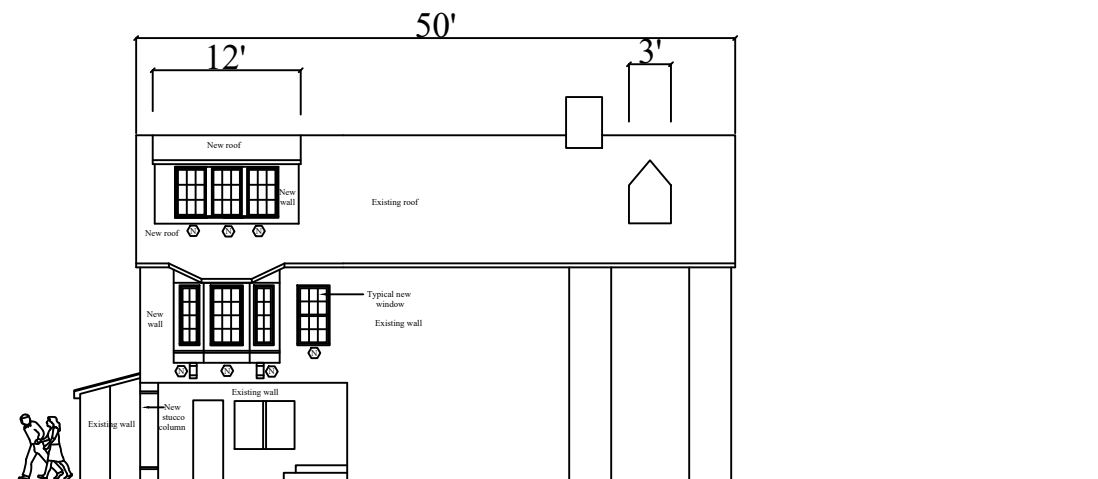
Therefore third floor is not a story and is excluded from FAR calculations.



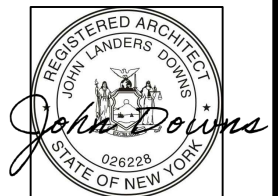
Third Floor Plan



Second Floor Plan



West Elevation



OWNER

Khristan and John Haller

ARCHITECT

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**Additions & Alterations to  
 Haller Residence**  
 20 Locust Lane  
 Bronxville, NY

DRAWING TITLE

$\frac{1}{2}$  Story Calculations

DATE  
 05-23-2021

SCALE

DRAWING NUMBER

C-4