

ZONING BOARD OF APPEALS APPLICATION

Project Name, If Applicable: COLLINS RESIDENCE

Project Street Address: 21 SUNNYBRAE PLACE

Section: 1.F Block: 3 Lot(s): 3 Zone: A

Applicant: MR & MRS COLLINS

Address: 21 SUNNYBRAE PLACE

City: BRONXVILLE State: NY Zip: 10708

Phone #: 929-429-0645 Email: EMMACOLLINS001@GMAIL.COM

Owner: AS ABOVE - MR & MRS COLLINS

Address: _____

City: _____ State: _____ Zip: _____

Phone #: _____ Email: _____

Application is for:

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

Area variance(s) 310-22D 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: ENLARGE driveway

When did present owner acquire title? 2019

Was the title acquired by purchase: Yes or No), If so from whom? Vinik + Katie Shah

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? 310-22.D

DRIVEWAY TO BE WIDER THAN 12', NEW PROPOSED DRIVE TO BE 20'
WIDE FOR 2 CARS TO ACCESS EXISTING GARAGE.
(EXISTING DRIVEWAY CURVED FROM 20' TO 12' AT HARROWEST POINT
THEN WIDENS AT EXISTING CURB CUT)

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: _____

[Signature]

Date: _____

3/21/2022

Explanation for our request:

We are a modern family, that currently requires two cars – One for local journeys, school runs and otherwise in the Bronxville vicinity every day, the other for commuting five days a week. We are soon to require a third car, for the use of a childcare professional, who is expected to work afternoons caring for our two children (one of whom has extenuating circumstances and special developmental needs).

The current driveway is both short in length and narrows close to the house. It is therefore very difficult if not impossible to negotiate passing without having one car temporarily moved to the road. With a third car, this becomes even more challenging, and the double garage attached to the house does not help in this regard.

Why our current driveway layout does not work:

In practical terms, it is not possible for two cars to be situated on the driveway side-by-side and access to the garage door nearest to the house (hereafter, the right hand garage) is severely encumbered by the way in which the lawn currently curves outwards, narrowing from a 2-car to a 1-car passage (closest to the road). Straightening that right-hand edge would provide access to both the left and right hand garage and allow for 2 cars to pass one another without needed to temporary move one onto the road. The net additional hard surface on the property would be minimized, as it would be offset by the proposed substitution of the current stone footpath (from the front door, to the road), with a pervious gravel path leading to the driveway.

Current arial view:



Proposed arial view (sketch layout):



Why we would respectfully request approval:

- 1) It would mean less movement of cars on and off the road to accommodate the coming and going in evenings and at weekends. This means less temporary parking on Sunnybrae Place and reducing unnecessary driving on a quiet residential street with no sidewalks.
- 2) It would not be overly intrusive on the property either from an aesthetic perspective, nor from a water drainage perspective, with the additional impervious surface partially or wholly offset by the removal of stone pathways and pavers and replaced with a pervious gravel path.
- 3) The proposed new right-hand edge of the driveway (from the road aspect), would track straight along from the existing at the rear and create a minimal visible change from today, and would be landscaped neatly and in keeping with the neighborhood and the rest of the property.
- 4) It would enable use of both garages: the right, to which access is currently encumbered by the shape of the driveway. And to the left, which is currently obstructed by our second car.
- 5) There are many examples of properties on the Sunnybrae estate and surrounding streets, where the driveway layout is either an “in and out” or a directly comparable dual-width example of what we are requesting the committee to approve for us. Examples include:
 - a. 6 Sunnybrae Place
 - b. 13 & 14 Sunnybrae Place
 - c. 24 Sunnybrae Place
 - d. 26 Sunnybrae Place
 - e. 315 Pondfield Road
 - f. 321 Pondfield Road
 - g. 5 Sturgis Road
 - h. 29 Sturgis Road
 - i. 32 Sturgis Road
 - j. 33 Sturgis Road
 - k. 35 Sturgis Road
 - l. 37 Sturgis Road
 - m. 22 Pine Terrace
 - n. 20 Homesdale Road

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

PLAN REVIEW COMMENTS

APPLICATION NUMB: ALT 011-22

DATE RECEIVED: January 21, 2022

LOCATION: 21 Sunnybrae Place

SBL: 7.F/3/3

APPLICANT NAME: Arthur Lange Inc.

APPLICANT ADDRESS: P.O. Box 993
Bronxville, NY 10708

DESCRIPTION OF WORK : Widen driveway for 2 cars to go to 2 car garage (existing garage).

DISAPPROVED February 08, 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 - Plans dated as received 1/20/22

Proposed work is to widen driveway-

1) Proposed work does not appear to comply with 310-22 D

“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 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.

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

[Amended 12-11-1995 by L.L. No. 6-1995; 1-11-2021 by L.L. No. 2-2021]"

Application is referred to the Village of Bronxville ZBA

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: Collins, Matthew

COLLINS RES.
21 Sunnyvale Place
10.26.21
3.22.22

Zoning Compliance Worksheet - District 'A'

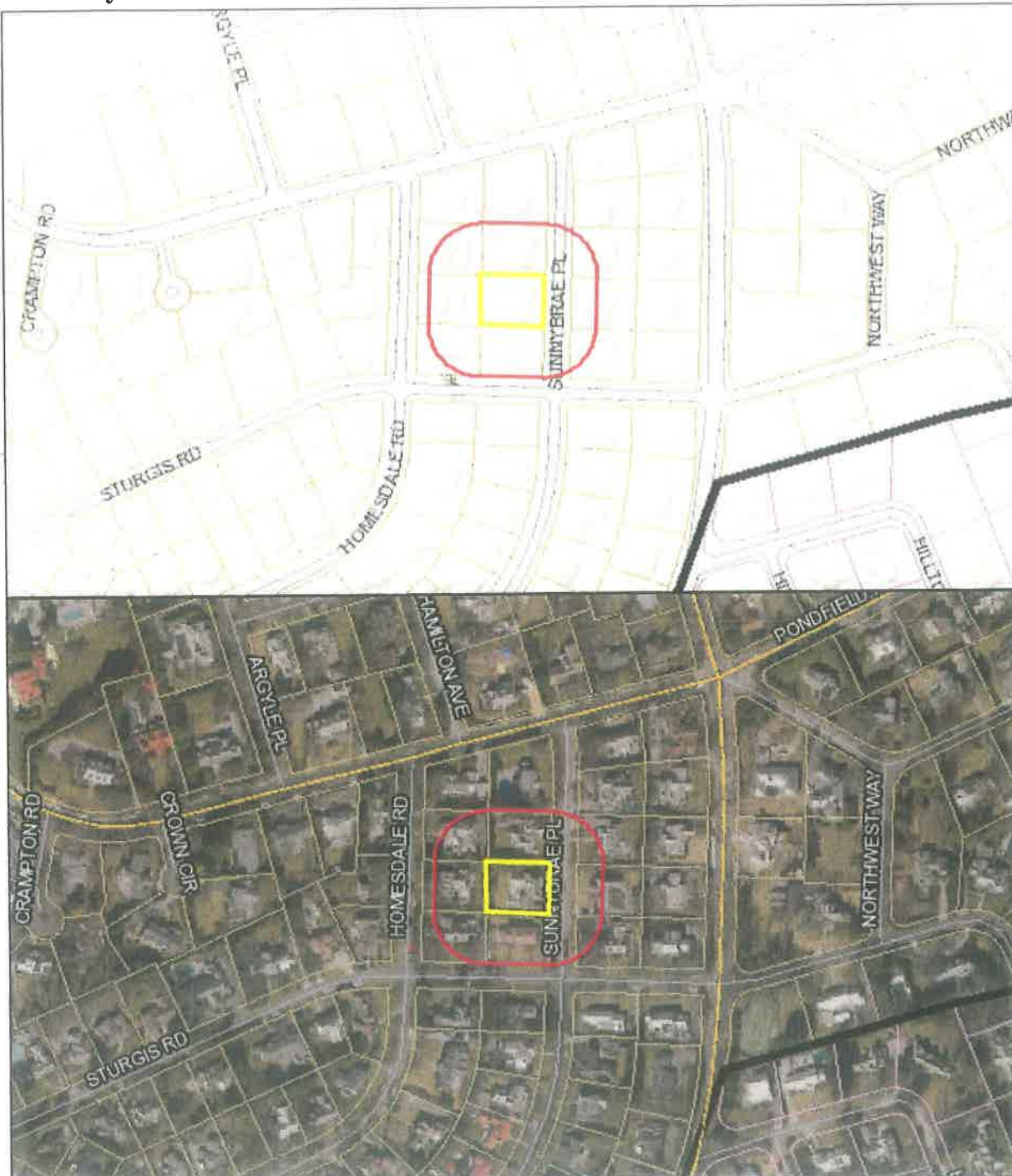
Bronxville District 'A'	District	Height	Stories	Lot Area	Lot Width	Lot Depth	Front Yard	Alt. Front Yard	Side Yard with Garage	Side Yard without Garage	Side Yard corner lot with garage	Side Yard Corner Lot w/o garage	Side Yard Alternative	Rear Yard	Fence > than 6-1/2'	Paved terraces, steps, and walks	ACC Building	Max Building coverage	Off street parking	FAR	Open space	90 OF EXIST 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	< 30% OF EXIST 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:	21 Sunnyvale																					
Allowed	A	30'	2.50	12,000	80'	100'	30'		15'	15'/27'	30'/15'	30'/27'		30'		15'/4'		22.5% 2,812 SF	1		55% 6875 SF	
Existing			2.5	12,500	100'	125'	22.5'		15'				19.5'	44.5'				28.9%	2	N/A	65.6% 8193 SF	
Proposed		11.4'	1	12,500	100'	125'	22.5'		15'				19.5'	44.5'				28.2%	2	N/A	65.2% 8145 SF	
Variance required = (proposed - allowed)																		EXISTING NON-COMPLIANT				

Tax Parcel Maps

Address: 21 SUNNY BRAE PL

Print Key: 7.F/3/3

SBL: 00700F00030030000000



Disclaimer:

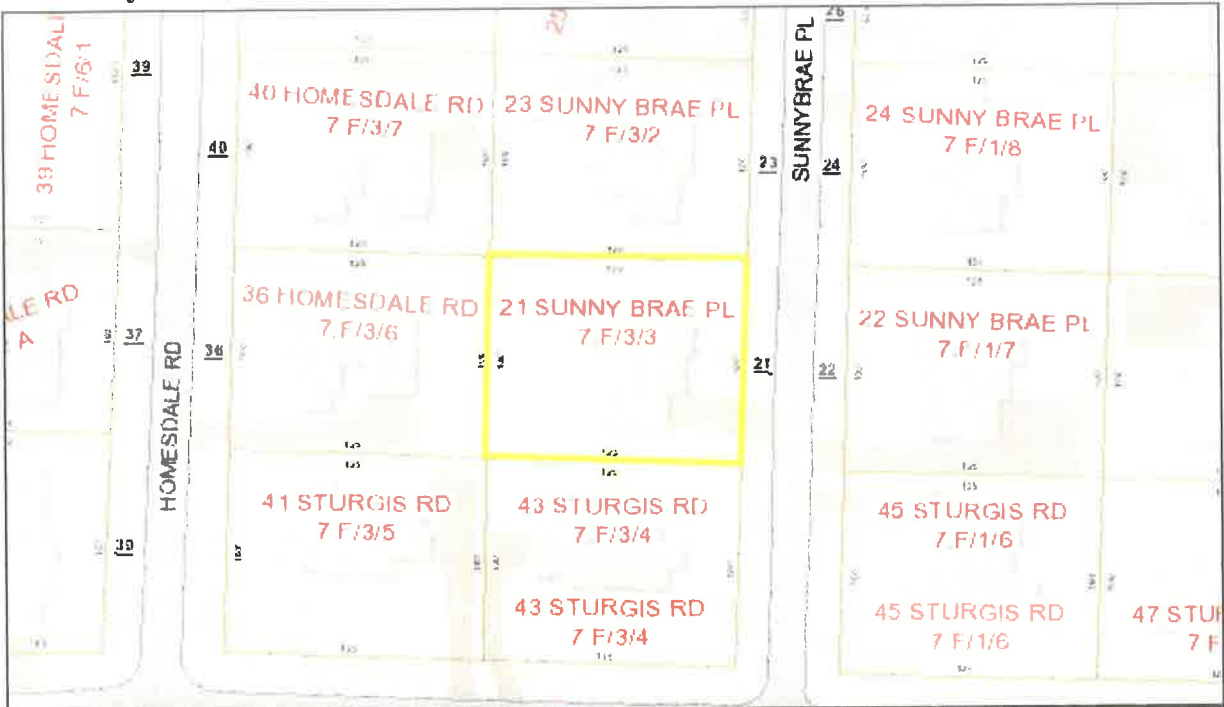
This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any 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.

Tax Parcel Maps

Address: 21 SUNNY BRAE PL

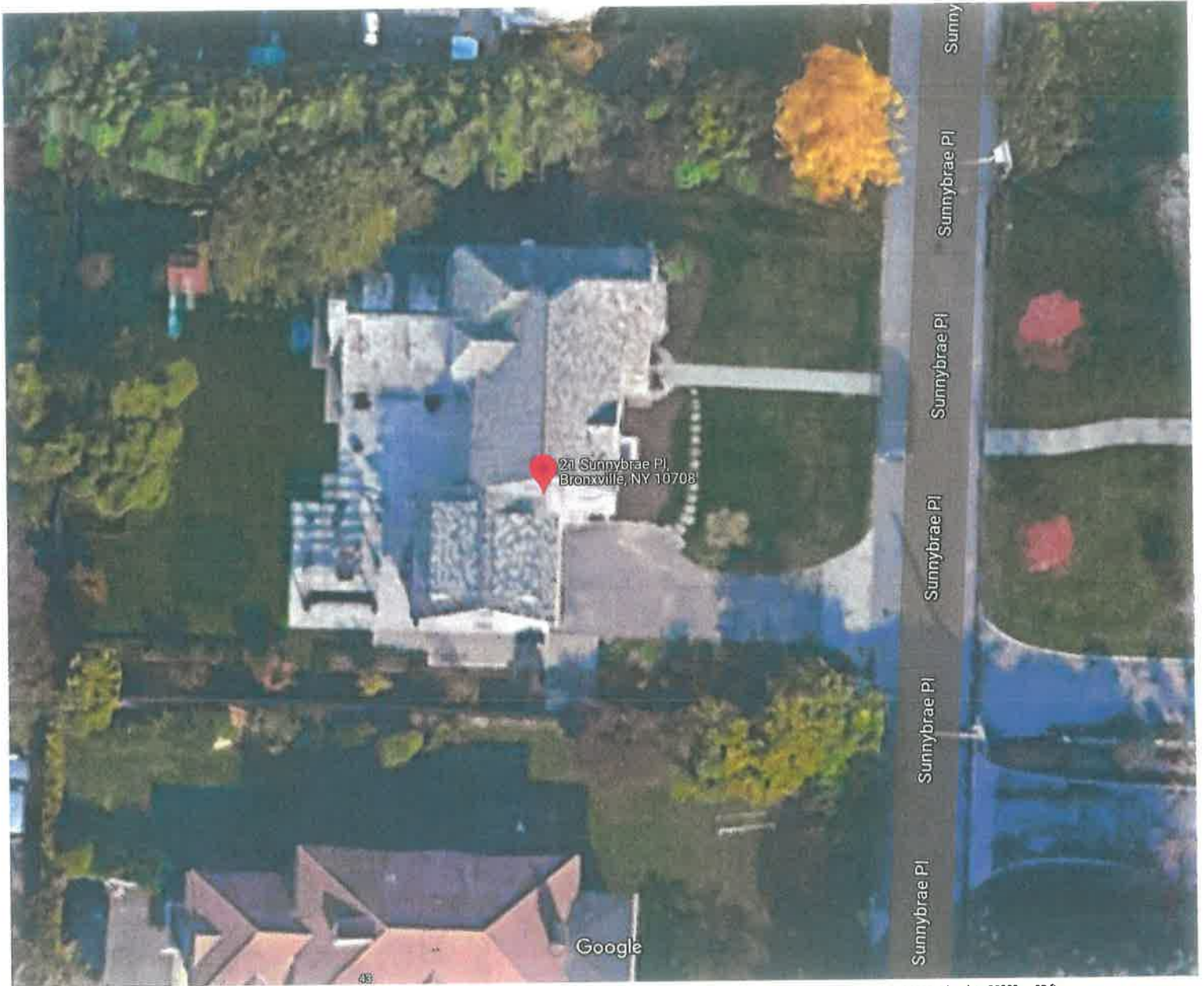
Print Key: 7.F/3/3

SBL: 00700F00030030000000



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Map data ©2022, Map data ©2022 20 ft



SHAH, VIVEK R -
21 SUNNY BRAE PL
BRONXVILLE, NY 10708

AUDI CHRISTIAN -
24 SUNNY BRAE PL
BRONXVILLE, NY 10708

GAY, WILLIAM &
MARY -
36 HOMESDALE RD
BRONXVILLE, NY 10708

FINLEY M &
D -
40 HOMESDALE RD
BRONXVILLE, NY 10708

SONDEY, EDWARD J. -
25 SUNNY BRAE PL
BRONXVILLE, NY 10708

SCOTTI CHRISTOPHER &
JANÉ -
41 STURGIS RD
BRONXVILLE, NY 10708

O'CONNOR WILLIAMS C -
45 STURGIS RD
BRONXVILLE, NY 10708

KOZLOWSKI GARY J -
23 SUNNY BRAE PL
BRONXVILLE, NY 10708

REILLY, DAVID M -
316 PONDFIELD RD
BRONXVILLE, NY 10708

WHITE KEVIN -
43 STURGIS RD
BRONXVILLE, NY 10708

MESTL CHRISTOPHER -
22 SUNNY BRAE PL
BRONXVILLE, NY 10708

Mr. & Mrs. C Mestl
22 Sunnybrae Place
Bronxville
NY 10708

3/22/22

Village of Bronxville Planning Board
200 Pondfield Road
Bronxville
NY 10708

FAO: Mr. G. Reetz, Chairman, and the Planning Board

**RE: Mr. & Mrs. Collins' application to widen their driveway
at 21 Sunnybrae Place, Bronxville.**

We are writing to offer our support to Mr. & Mrs. Collins,
in their application to widen and straighten their driveway on the
right edge, directly facing our property.

We understand the limitations that the existing layout
presents for a family with more than one car, and are supportive
of their intention to widen the entry and continue the two car
width at the garage, to the road. We have no concerns about any
aesthetic changes and once completed, we expect this to relieve
the need for movement of vehicles on and off the driveway.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Mestl', with a long horizontal flourish extending to the right.

Mr. C. Mestl

Possession NOT indicated

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for New York State Association of Land Surveyors. This Survey is a representation of the property as surveyed on March 5, 2007, the date that the field work was performed. Subsequent revision dates do not constitute an updated survey.

Eliot Senor, L.S. New York State Lic. No. 049822

Copies of the survey map not bearing the land surveyor's embossed seal shall not be considered to be a true and valid copy. Copyright Gabriel E. Senor, P.C., 2007. ALL RIGHTS RESERVED.

A Title report lists easements and restrictions if the report was not provided these easements and or restrictions may not be shown. A copy of the title report was provided. A copy of the deed was provided. Survey may be subject to easements not shown.

Surface elevations and underground appurtenances, if any, whether or not shown are not guaranteed.

Unauthorized alteration or additions to the survey map is a violation of Section 7209 sub-section 2 of the New York State Education Law

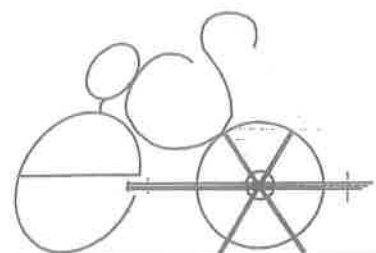
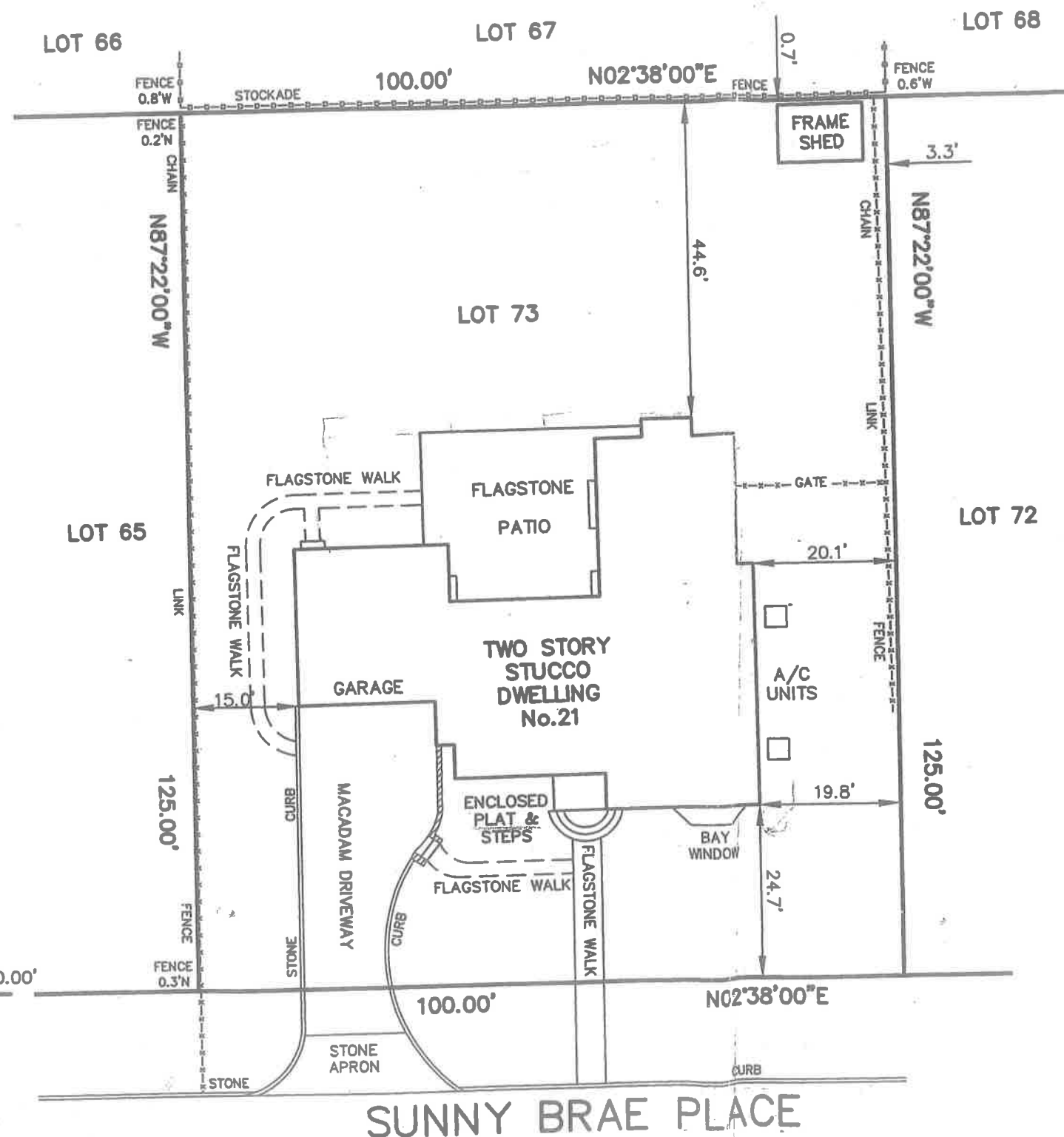
NOT FOR TITLE TRANSFER

FINAL AS-BUILT
LOT No.73
 AS SHOWN ON MAP OF
SUNNY BRAE
 PROPERTY OF
**WINIFRED MASTERSON BURKE
 RELIEF FOUNDATION**
 FRONTING ON
**WHITE PLAINS RD., PONDFIELD RD.,
 & LOCUST LANE**
 IN THE
**CITY OF MOUNT VERNON
 VILLAGE OF BRONKVILLE**
 WESTCHESTER COUNTY, NEW YORK

SCALE: 1"=20'

DATE: MARCH 5, 2007

Said "Map" is filed in the Westchester County Clerk's office, Division of Land Records, on June 2, 1921 as R.O. Map number 2308



GABRIEL E. SENOR, P.C.
 Engineer & Surveyor

90 CENTRAL PARK AVE, HARTSDALE, NEW YORK 10530
 (914) 422-0070

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

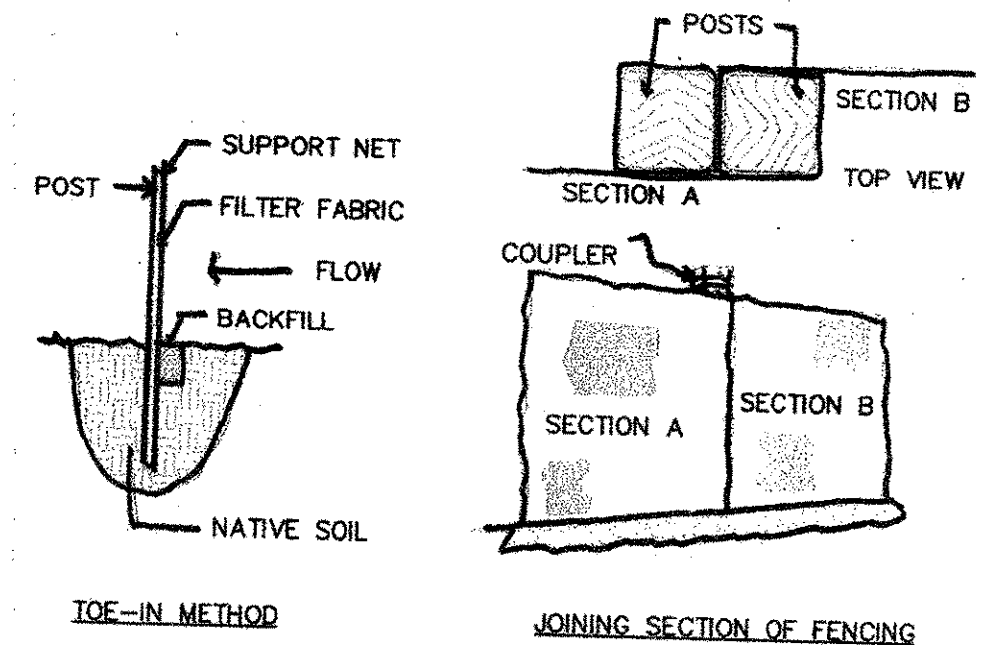
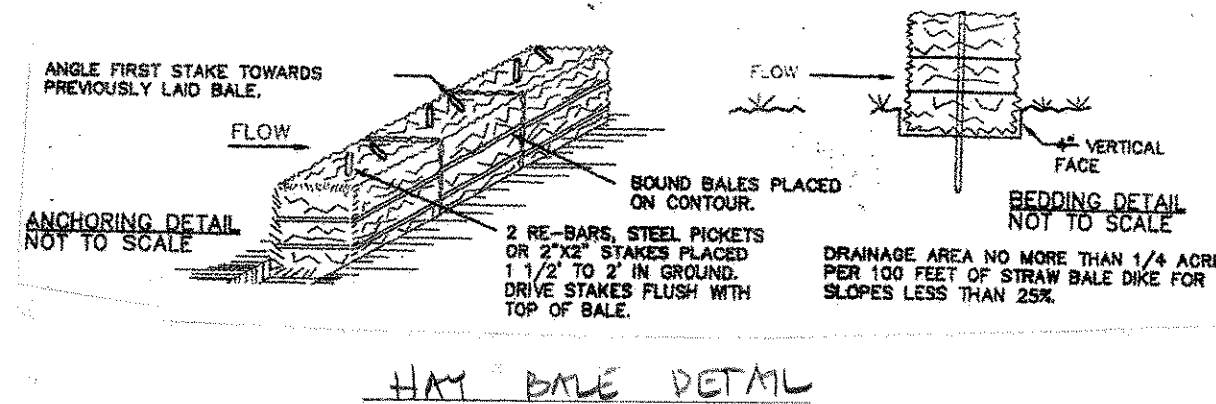
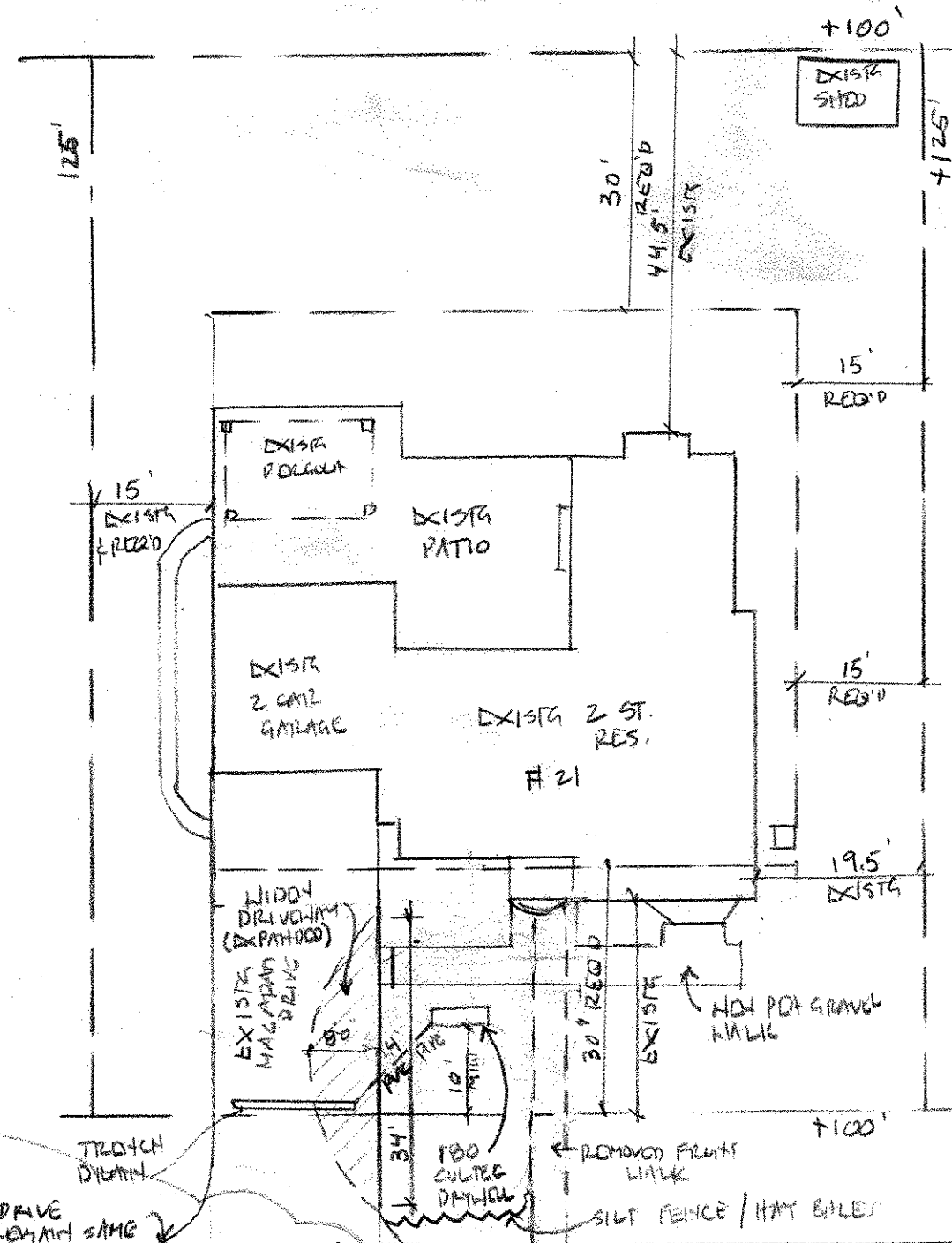
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS*	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects*	Special wind region	Wind-borne debris zone*		Weathering†	Frost line depth	Terrills†					
30 PSF	115	No	No	No	C	Severe	42"	Mod To Heavy	15 DEG	Yes	1/96 8/07 Flood Insurance Study 1st Numbers & es of current WS & FBFI's, Addments 3C0329F - 9/28/07 3C0337F - 9/28/07	618	52.2

Sedimentation and Erosion Control and General Notes

- All work and material shall conform to the local laws of the Village of Bronxville and the 2020 Residential Code of NY.
- The contractor shall verify all dimensions and job conditions prior to starting work. He shall report any discrepancies to the Engineer or the Architect.
- At the very beginning of the work, before construction machinery is brought to the site, the contractor shall install all silt fencing and hay bales as shown on the plan and maintain it in good condition for the duration of the work as directed by the inspector.
- It is the responsibility of the contractor to keep the adjacent streets clean of dirt and debris resulting from the excavation and construction activities.
- All drywells shall be located a minimum of 10' from the house and all property lines.
- The contractor is responsible for the removal of all construction debris.
- The existing property shall be cleaned of all existing debris and existing overgrown vegetation will be cut and trimmed prior to the permit being issued.
- The proposed work does not include exterior landscape lighting.
- No encroachment beyond the property line is permitted.

Site Notes:

- During construction / grading, the contractor shall install and maintain erosion control measures - consisting of a silt fence or hay bales as required to prevent soil erosion in accordance with plans approved by the Village of Bronxville.
- All regraded slopes to be planted or reseeded and stabilized immediately after backfilling.



INSTALLATION NOTES

- EXCAVATE A 4 INCH X 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
- UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
- DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
- LAY THE TOE-IN FLAP OF FILTER ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
- JOIN SECTIONS AS SHOWN ABOVE.

SILT FENCE DETAIL/NOTES

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

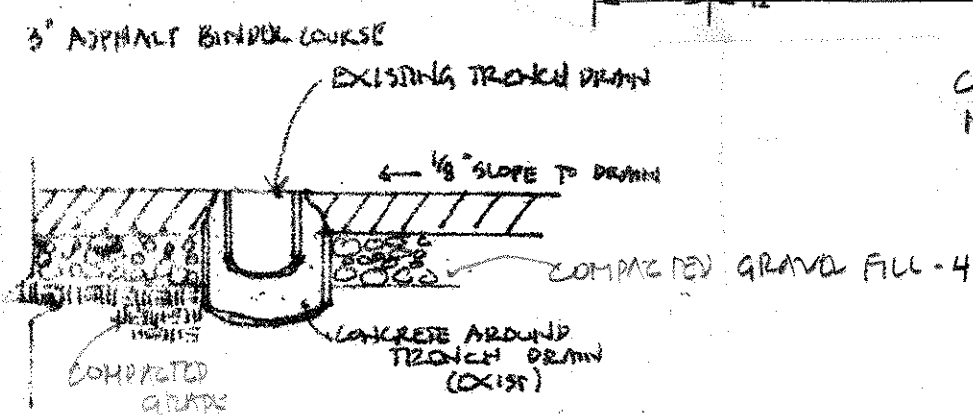
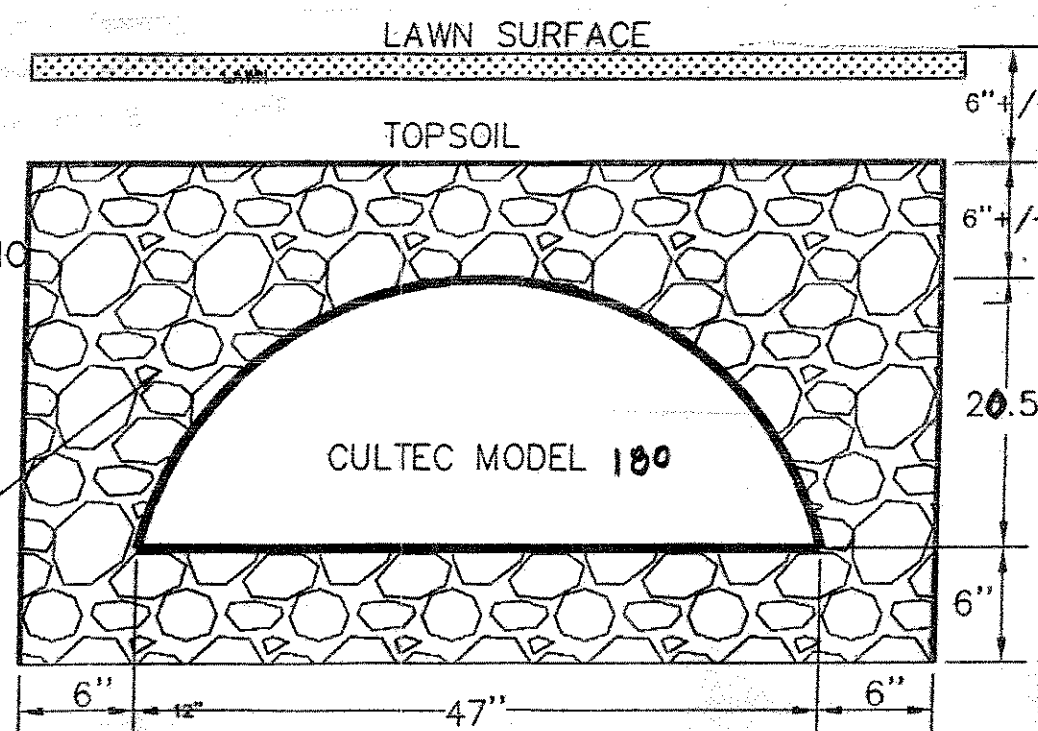
Applicability Statement:

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 than 3 stories in height with a separate means of egress.

'A' DISTRICT
LOT AREA: 12,500 SF

SUNNYBRAE PLACE

SITE PLAN



TRENCH DRAIN DETAIL/DRIVEWAY

Recharger™ 180	
Height	20.5"
Invert Height	14"
Width	36"
Length	7.33'
Lay-up Length	6.33'
Capacity	189.19 gal
Effective Leaching	8.3 ft ³ /ft

Collins Residence Zoning:

Existing/ Proposed Building coverage:

Shed: 72 sf
House: 2197 sf
pergola: 180 sf
walks: 264
patio: 515
patio: 396
Total: 3,624 sf

3,624 / 12,500 = 28.9% Building coverage

Proposed building coverage: : 3,624 sf

- 88 sf walkway to be removed = 3,536 sf
Proposed building coverage: 3,536 sf
3,536 / 12,500 = 28.2%

Existing Impervious surface:

building: 3,624
Drive: 683
Total: 4,307 sf
4,307 / 12,500 = 34.4% covered or 65.6 % open

Proposed impervious surface:

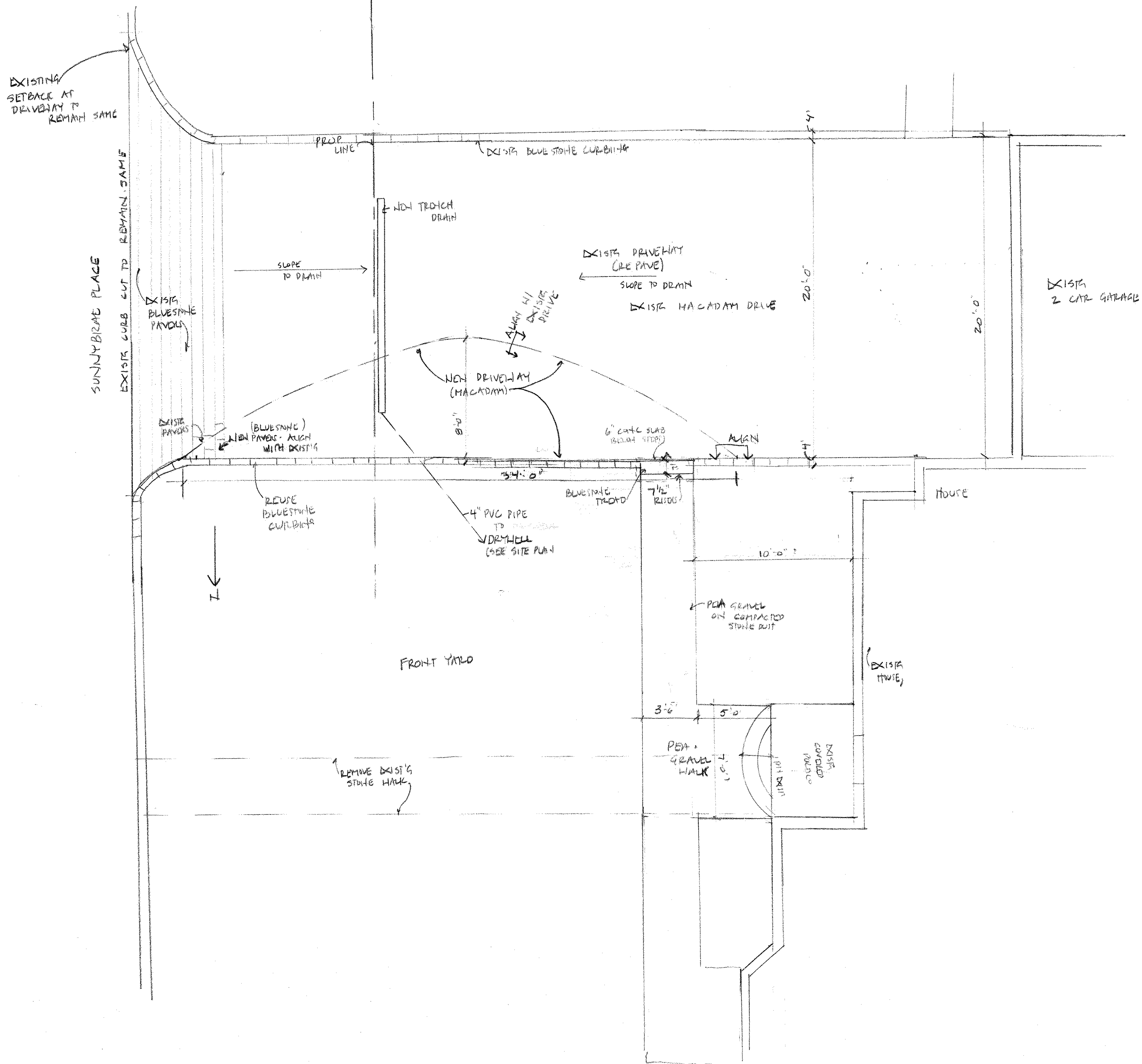
building: 3,536 sf
683 + 136 sf new driveway = 4,355 sf
4,355 / 12,500 = 34.8 or 65.2 % open

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

COLLINS RESIDENCE
21 SUNNYBRAE PLACE
BRONXVILLE, NY

Project:
3.20.22
3.24.21
3.21.21

Drawing#



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 21 Northway
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 mgmaia5@aol.com

Project:
 COLLINS RESIDENCE
 21 SUNNYBRAE PL.
 BRONXVILLE, NY

3.22.22
 3.21.21

Drawing#

2