



When did present owner acquire title? AUGUST 2020

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? \_\_\_\_\_

SEEKING VARIANCE OF BUILDING COVERAGE (AREA)

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: *Avermote* Date: 03/22/2022

### Zoning Compliance Analysis

Property Address: 29 RIDGECROFT

Zoning District: AA

Flood Zone: Yes:      No: X

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	CONFORMING
LOT AREA	15000	15020	15020	CONFORMING
LOT WIDTH	100'	100.16'	100.16'	CONFORMING
LOT DEPTH	120'	120'	120'	CONFORMING
FRONT YARD	25'	35'	35'	CONFORMING
SIDE YARD #1	15'	26.5	26.5	CONFORMING
SIDE YARD #2	15'	13.1	13.1	EXIST NON CONFORM
REAR YARD	30'	32'	32'	CONFORMING
HEIGHT (Feet & Stories)	35' (2.5 STORIES)	30' (2.5 STORIES)	30' (2.5 STORIES)	CONFORMING
BUILDING COVERAGE	22.5%	28.6%	32.7%	VARIANCE REQ.
USABLE OPEN SPACE	55%	62.7%	58.6%	CONFORMING
F.A.R.	.32	.38	.38	EXIST NON CONFORM
PARKING	2 SPACES	3 SPACES	3 SPACES	

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.

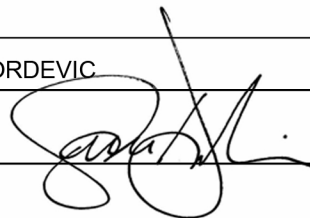
Are any variances required (or were any variances approved by the ZBA) that are not listed on the table above?      Yes X No

If yes, describe all additional variances: \_\_\_\_\_

**Form Prepared By:**

**Name (Print):** TOMAS DORDEVIC

**Signature:** \_\_\_\_\_




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

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>SUB TOTAL</b>
BASEMENT <sup>(b)</sup>	1290		
1 <sup>ST</sup> FLOOR	2410		
2 <sup>ND</sup> FLOOR	2259		
3 <sup>RD</sup> FLOOR <sup>(d)</sup>			
ATTIC <sup>(d)</sup>	194		
GARAGE <sup>(e)</sup>	635		
Existing FAR	.38		
Proposed FAR	.38		
% Increase of FAR	0		
<b>ACTUAL TOTAL BUILDING FLOOR AREA =</b>			<b>5758 (.38 FAR)</b>
<b>ACTUAL LOT AREA =</b>			<b>15020</b>
<b>PERMITTED F.A.R. (From Table, interpolate if necessary) =</b>			<b>.32</b>
<b>MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R.) =</b>			<b>4806</b>

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

Calculations Prepared By: Name (Print): TOMAS DORDEVIC

Signature: 

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

## PLAN REVIEW COMMENTS

**APPLICATION NUMB:** ALT 235-21  
**DATE RECEIVED:** December 7, 2021  
**LOCATION:** 29 Ridge Croft Road  
**SBL:** 7.H/1/3  
**APPLICANT NAME:** Dordevic Adc Inc.  
**APPLICANT ADDRESS:** 12 Kraft Avenue  
Bronxville, NY 10708

**DESCRIPTION OF WORK :** Installation of a new pervious, exterior basketball court surface. See attached specifications and site plan.

**DISAPPROVED JANUARY 25, 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)

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

Once plans are approved you must submit 2 more sets and you must submit the summary project statement.

### PLAN REVIEW

I have reviewed the re-submission for the 29 Ridgcroft – submission date 12/22/21-

- 1) Building coverage – not all items included in calculation, please revise and add stonewall on west side of property, fence, a/c units including slab
- 2) Revise open space re” adding the additional building coverage
- 3) FAR increase?
- 4) It is apparent that this application will be referred to ZBA for building coverage but we need to have the accurate information.

  
\_\_\_\_\_  
Paul Taft  
Building Inspector

**AFFIDAVIT OF MAILING FOR ZONING AND PLANNING BOARD**

Name and Location of Project:

29 KUPACROFT Rd. Brewster

Section \_\_\_\_\_, Block \_\_\_\_\_, Lot(s) \_\_\_\_\_

I, TOMAS DORDEVIC, being duly sworn, depose and say as follows:

- 1. I am the agent, owner or legal representative of the referenced property.
- 2. I have prepared a list of property owners located within 100 feet for Zoning and 400' for Planning of the boundaries for of the referenced property, by street address and section, block and lot.
- 3. I have sent, by certificate of mailing, a copy of the legal notice to each and every property owner within 100 feet of the boundaries of the referenced property.
- 4. I have published the legal notice in a newspaper of general circulation in the Town of Eastchester on 5/10/22, 2022, no less than 10 days prior to a Planning Board or Zoning Board of Appeals meeting.
- 5. I have attached the affidavit of publication from the publisher of the newspaper.
- 6. I understand that I must bring this signed and notarized Affidavit of Publication, along with the certificate of mailing receipts, to the Planning and Zoning Office one week prior to the meeting.

Tomas Dordevic  
(print name)

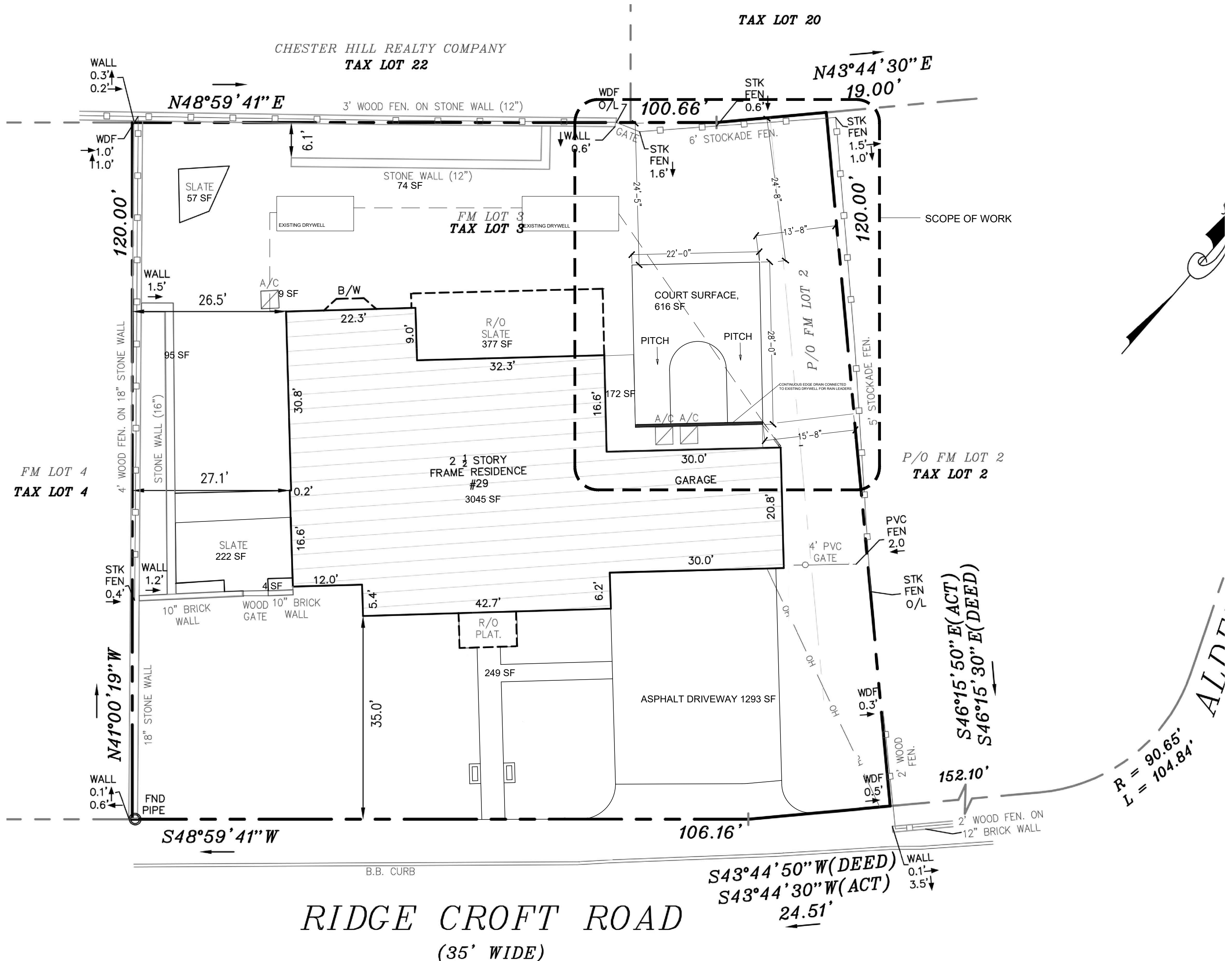
[Signature]  
(signature)

Sworn to me this 16 day of May, 2022

Patrice Portanova

PATRICE PORTANOVA NOTARY PUBLIC, STATE OF NEW YORK Registration Number # 01P05166025 Qualified in Westchester County Commission Expires May 14, 2023
--

**Original must be submitted to Zoning Secretary with mailing receipts one week prior to meeting.**



RIDGE CROFT ROAD  
(35' WIDE)

PROPOSED SURVEY  
SCALE 1:300



EDGE DRAIN  
TIED INTO EXISTING DRYWELLS

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 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.
10. LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
11. CONTRACTOR SHALL COORDINATE ALL SUB CONTRACTORS ON THE PREMISES. THIS INCLUDES SCHEDULING, COORDINATION AND MONITORING.
12. THE ARCHITECT AND OWNER WILL REVIEW ALL SHOP DRAWINGS, WHERE REQUIRED, AND FINISH SAMPLES.
13. FOR CONSTRUCTION DETAILS NOT SHOWN, REFER TO THE MANUFACTURERS STANDARD DETAILS OR APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
14. 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 SNOW LOAD	WIND DESIGN				CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA									
	Speed (mph)	Topographic effects <sup>a</sup>	Exposure category <sup>b</sup>	Windborne debris <sup>c</sup>	SEIBAC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>d</sup>	ICE BARRIER UNDERLAY- MENT	FLOOD HAZARD <sup>e</sup>	AIR FREEZ- ING INDEX	MEAN ANNUAL TEMP <sup>f</sup>	
30 PSF	115	No	No	No	C	Severe	42"	Mod To Heavy	15 DEG	Yes		618	52.2	

SCOPE OF WORK

THE PROPOSED WORK FOR THE RESIDENCE AT 29 RIDGECROFT ROAD INVOLVES THE INSTALLATION OF AN EXTERIOR PERMEABLE COURT SURFACE IN THE BACKYARD. ALL OF 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. THERE WILL BE NO ELECTRICAL, MECHANICAL OR PLUMBING WORK ASSOCIATED WITH THIS PERMIT APPLICATION.

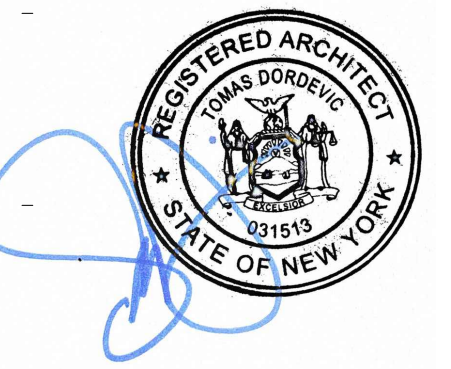
www.dordevic.com  
email:info@dordevic.com

**dordevic**  
architecture + construction  
new york    boston    oxford

119 PONDFIELD ROAD, NO. 156  
BRONXVILLE, NEW YORK 10708

PH: 212.362.7332

TOMAS DORDEVIC  
NEW YORK REGISTERED  
ARCHITECT # 031513



DECEMBER 2020

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REVISION INFORMATION	DATE
1. REVISION	12/21

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

ELECTRICAL  
MIDWEST ELECTRICAL CORP.  
61 KING AVENUE  
YONKER, NY 10704  
PH: 914.258.0874  
MIDWESTELECTRICALCORP@GMAIL.COM  
ATTN: ALAN GLEESON

PLUMBING  
FRANK SABIA, JR.  
C: 914.414.3159

1.	REVISION	12/21
2.		
3.		
4.		
5.		
6.		
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8.		
9.		
10.		

VERMETTE  
RESIDENCE

RENOVATION

29 RIDGECROFT RD.  
BRONXVILLE, NY  
10708

DRAWING LIST

A00 COVER SHEET / DETAILS

Drawing Title:
COVER SHEET
GENERAL NOTES
SCOPE OF WORK
PROPERTY SURVEY
DESIGN CRITERIA
PROJECT CONTACT
DRAWING LIST

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

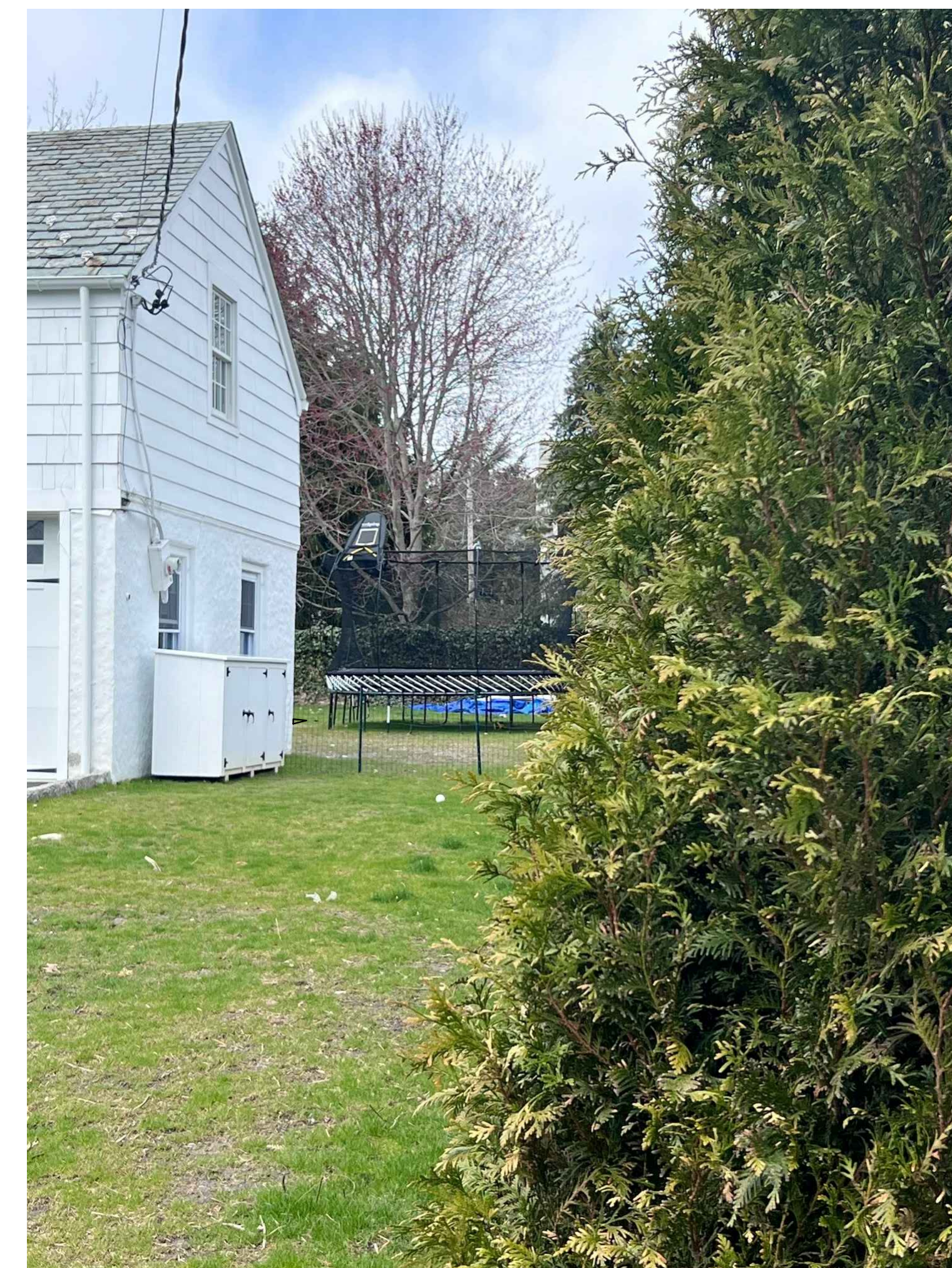
29 RIDGECROFT ROAD  
VILLAGE OF BRONXVILLE TOWN OF EASTCHESTER  
NEW YORK 10708



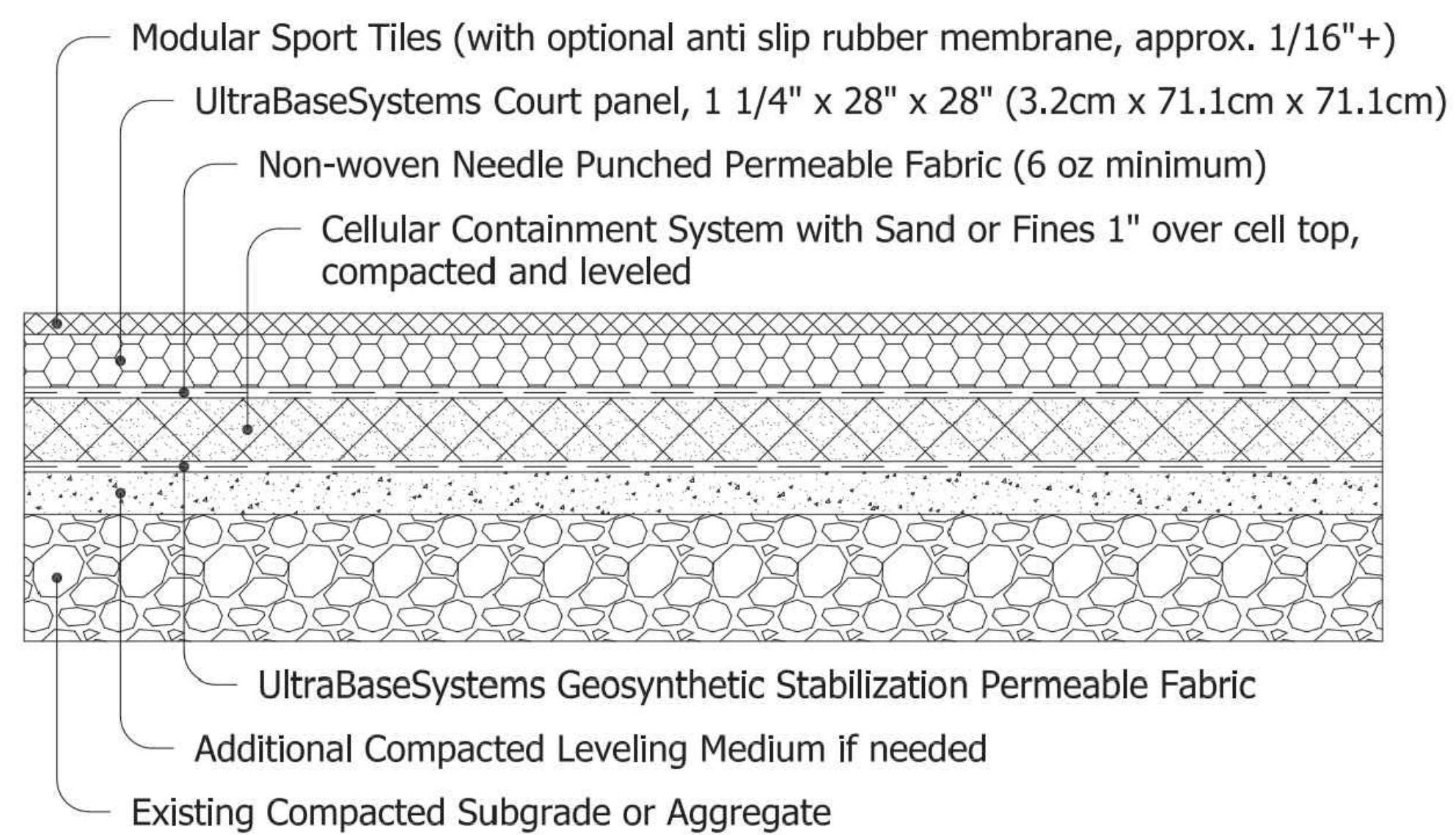
VIEW FROM THE BACKYARD



VIEW FROM THE SIDE YARD (RIGHT SIDE)



VIEW FROM THE CURB (RIGHT SIDE)



SECTION THROUGH COURT SURFACE AND GROUND



DECEMBER 2020

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REVISION INFORMATION DATE

1. SCOPE, CODE, PAGES 09/09/20

2.

3.

4.

5.

6.

7.

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10.

**VERMETTE  
RESIDENCE**

RENOVATION

29 RIDGECROFT RD.  
BRONXVILLE, NY  
10708

Drawing Title:

PHOTOS

Drawn by: Tomas Dordevic, AIA, NCARB, LEED

PAGE





ULTRA BASE  
COURT

# COURT TILE FOUNDATION

*Ultra Base Court: Court Tile Foundation provides a solid, stable, well-draining concrete or asphalt base alternative for today's modular sport tiles.*

## WEIGHTS AND DIMS

**PANEL DIMENSIONS:** Actual panel dimension 30" x 30" x 1.25" / 762mm x 762mm x 31.75 mm

**Square footage area once installed:** 28" x 28" x 1.25" / 711.2mm x 711.2mm x 31.75 mm = 5.44 ft<sup>2</sup> / .505 m<sup>2</sup>

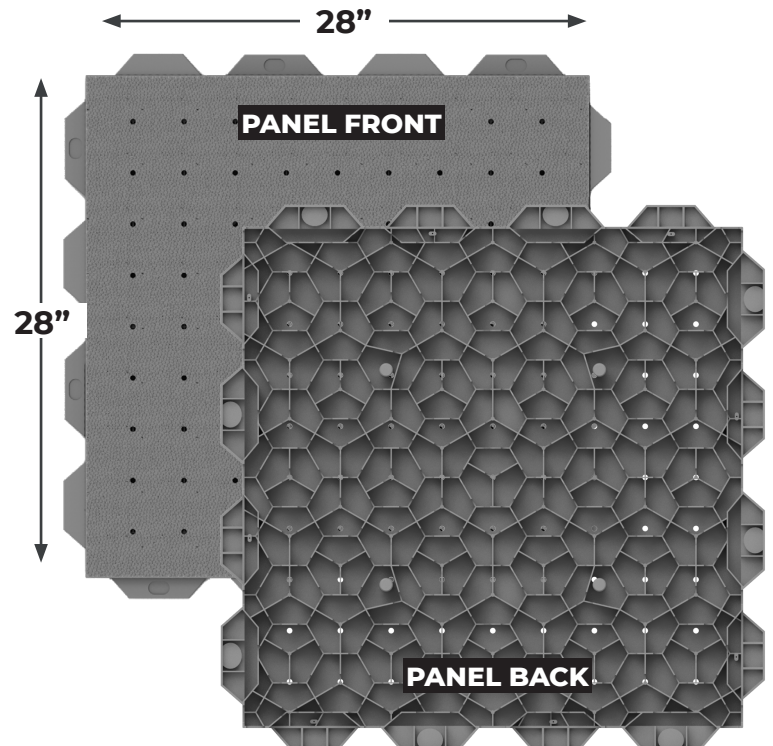
**PANEL WEIGHT:** Average panel weight: 1.86 lbs per sq ft / 9.16 kg per sq m 10.2 lbs / 4.63 kg per panel

## TECHNICAL DATA

**VERTICAL DRAINAGE:** 424.5" per hour

**HORIZONTAL DRAINAGE:**  
12.10 (gpm/ft @ 1 psi) is achievable  
depending upon gradient

**PSI:** Exceeds 500 lbs. per sq. in



ULTRA BASE  
COURT



Proudly made in the USA from  
recycled and recyclable materials.

866.921.7888 | 727.391.9009  
www.UltraBaseSystems.com | www.TourLinks.net

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# Ultra Base Floor® Accessories



*By simply utilizing any of the optional accessories shown below, your Ultra Base Floor panels become a highly functional and finished panel system unlike any on the market today.*

## Covered Wire Chase Track:

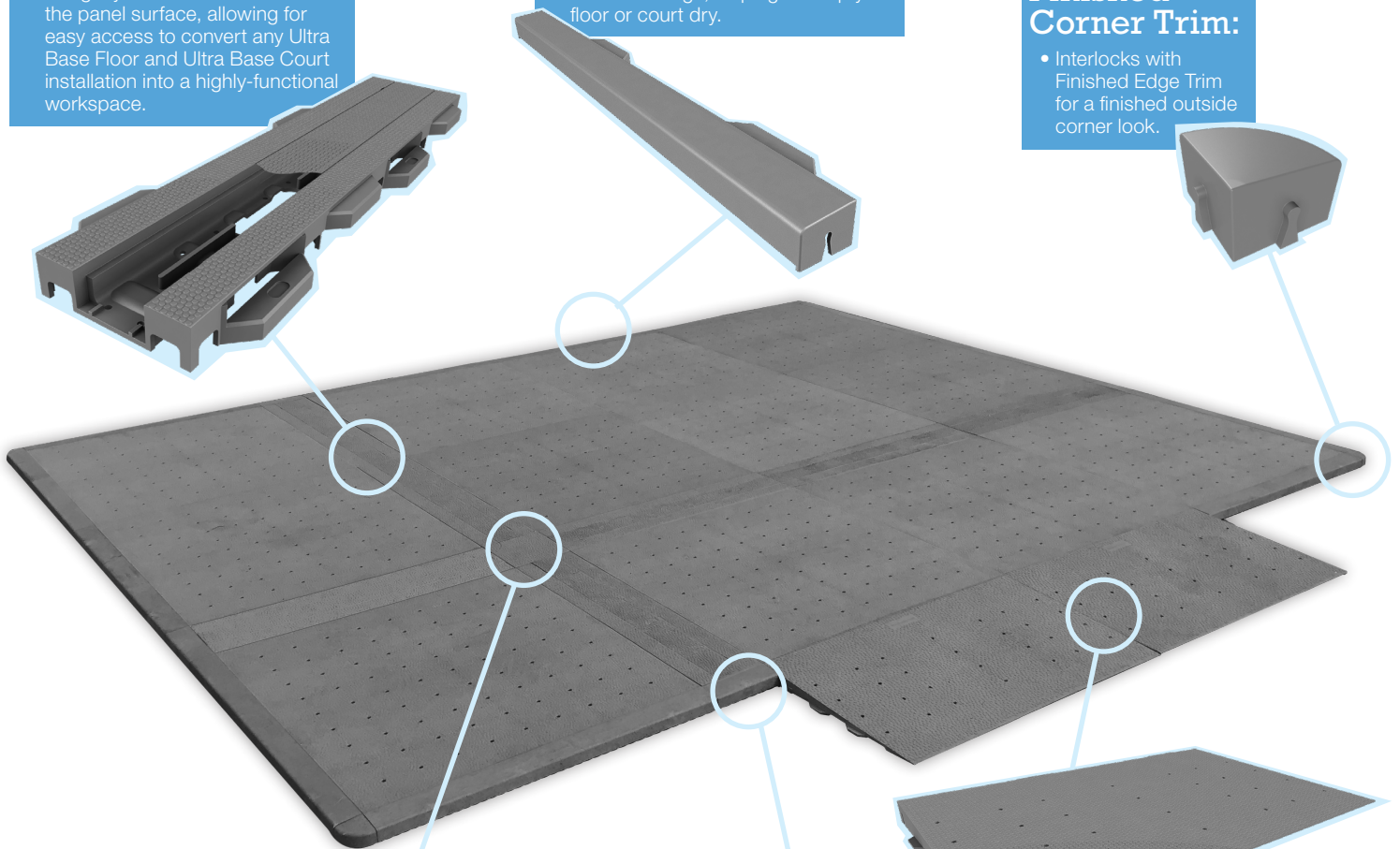
- This self-contained unit hides unsightly wires and cables below the panel surface, allowing for easy access to convert any Ultra Base Floor and Ultra Base Court installation into a highly-functional workspace.

## Finished Edge Trim:

- Engineered to securely interlock with Ultra Base Floor and Ultra Base Court, creating a finished look.
- Designed to allow water run off and under the edge, helping to keep your floor or court dry.

## Finished Corner Trim:

- Interlocks with Finished Edge Trim for a finished outside corner look.



## Covered 4-way Wire Chase Junction Box with Cover:

- Used in conjunction with the Covered Wire Chase Track, this covered junction box allows for the redirection of wires to provide electrical or cable service where needed.

## Wire Chase Track Finished Edge Trim:

- Provides the matching finish for the outer edge of the Wire Chase Track.

## ADA-Compliant Ramp:

- Engineered to securely interlock with Ultra Base Floor and Ultra Base Court, this ADA-compliant ramp delivers the strength, traction and drainage required to support any motorized wheelchair or maintenance vehicle, making access worry-free.



Proudly made in the USA from recycled and recyclable materials.

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