

ZONING BOARD OF APPEALS APPLICATION

Project Name, If Applicable: MELCHIONI RESIDENCE

Project Street Address: 2 GREENFIELD AVENUE

Section: 9 Block: 2 Lot(s): 2 Zone: A

Applicant: MARY ANN MARRONE, AIA

Address: 21 NORTHWAY

City: BRONXVILLE State: N.Y. Zip: 10708

Phone #: 914-525-5410 Email: mgmaia5@aol.com

Owner: DREW MELCHIONI

Address: 2 GREENFIELD AVE.

City: BRONXVILLE State: NY Zip: 10708

Phone #: 917-533-2814 Email: melchs@yahoo.com

Application is for:

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

Area variance(s) 310-10 D.(1) & 310-8A.(4) B(3) 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:

A PROPOSED COVERED PORCH - DETACHED FROM HOUSE - WITH AN OUTDOOR KITCHEN & GAS FIREPLACE IN THE REAR YARD (SIDE-STREET YARD) OF THE PROPERTY.

When did present owner acquire title? March 2019

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

Are you seeking a variance from the provisions of the ordinance? (Yes or No) (Yes)

If so, from which ordinance, from which provision thereof and to what extent?

SECTION 310-10.D.1 - Front yard along street side to be not less than 25' - req'd - Proposed covered porch setback is 11'-0" TO PROP. LINE  
SECTION 310-8A(4)b.(3) - Recreational structure - not allowed in a front yard (street side)

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: 1-12-21

Zoning Board

Village of Bronxville

200 Pondfield Road

Bronxville, New York 10708

Dear Zoning Board,

I am writing to you today to request a variance for a project I am looking to do in my backyard. The project involves building a covered porch that will provide coverage from the elements for an outdoor kitchen and seating area. My wife Katie, three children and myself enjoy spending as much time as possible outside of our home in our rear yard. This project will help us enjoy more time together as a family on our property.

Last Summer I planted 25 trees of different sizes in the rear of my property along the surrounding fence line. 17 trees were planted at a height of 17 feet. 8 trees were planted at a height of 6 feet. They will grow over a short period of time to 30 and 15 feet respectively. I will be planting an additional 8-10 trees this Spring. These new trees along with the existing trees in my yard will provide significant coverage to the sight lines of my neighbors into my back yard. Thus, their views will consist of trees and foliage as opposed to looking at any structure in yard. The surrounding neighbors I have been able to speak with have no objections to the project.

I appreciate the time this board spends on zoning applications. I hope after review of the project and points above you will rule favorably on my application.

Sincerely,

Drew Melchionni

2 Greenfield Avenue

Bronxville, NY 10708



2 GREENFIELD AVE  
2/21/21

Zoning F.A.R. Calculation

	EXISTING	PROPOSED	SUB TOTAL
BASEMENT <sup>(b)</sup>	1,523.5 SF		
1 <sup>ST</sup> FLOOR	1,985.5 SF		1,985.5
2 <sup>ND</sup> FLOOR	1,797.2 SF		1,797.2
3 <sup>RD</sup> FLOOR <sup>(d)</sup>	—		
ATTIC <sup>(d)</sup>	898 SF		
GARAGE <sup>(c)</sup>	—		
POOL	793.0 SF		793.0
<b>ACTUAL TOTAL BUILDING FLOOR AREA =</b>			<b>4,575.7 SF</b>
ACTUAL LOT AREA =			17,185 SF
PERMITTED F.A.R. (From Table, interpolate if necessary) =			.2982
<b>MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R.) =</b>			<b>5,124.5 SF</b>

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): Mary Ann Marrow  
 Signature: Mary Ann Marrow

2 GREENFIELD AVE  
2/21/21  
REV. 3/5/21

ZONING COMPLIANCE ANALYSIS

ZONE: A

Notes: Information must be based on definitions in the current Zoning Law of the Village of Bronxville. If not applicable, leave box blank. Check box in far right column if variance is required (even if already approved by the ZBA).

	Existing	Required/	Proposed	Variance
<b>LOT INFORMATION</b>				
Lot Area (sf)	17,185 SF	12,000 SF	17,185 SF	
Lot Frontage (ft)	120'	90'	120'	
Yard Setbacks (ft):				
Front Yard	40.51'	25'		
Rear Yard	48'	30'		
First Side Yard	24.99'	15'		
Second Side Yard				
Side Yard Adjoining Street	29.5'	25'		
<b>PRINCIPAL BUILDING INFORMATION</b>				
Gross Floor Area (sf)	4,575.7 SF	5,124.5 SF	4,575.2	EXIST
Building Height:				
Stories	2.5	2.5		
Height to Principal Eave (ft)				
Height to Highest Roof Ridge (ft)				
<b>ACCESSORY STRUCTURES</b>				
<b>Detached Garage</b> <i>NA</i>				
Setbacks:				
To Principal Building				
To Side Lot Line				
To Rear Lot Line				
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)				
<b>Other Accessory Structure</b> (indicate type of structure - shed, pool, etc.) <i>(NEW COVERED PORCH)</i>				
Setbacks:				
To Principal Building			12'	
To Side Lot Line			11.0' (CORNER)	14' VARIANCE
To Rear Lot Line			58'	
Building Height:				
Height to Principal Eave (ft)			10'	
Height to Highest Ridge (ft)			10'	
<b>BUILDING COVERAGE</b>				
Principal Building Coverage (sf)	2055	4,296.25 SF TOTAL	2055	
Principal Building Coverage (%)	11.9%	25%	11.9%	
Accessory Building Coverage (sf)	100		510	
Accessory Building Coverage (%)	.05%		.2%	
<b>USABLE OPEN SPACE</b>				
Impervious Surface Coverage (sf)	5,594 SF	8,592.5 SF	6,004 SF	
Impervious Surface Coverage both (%)	32.5% cov.	50%	34.9% cov.	

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: recreational structure not allowed in front yard

All applications for additions to submit complete detailed finished grade and FAR computation worksheet. Submission to be stamped by the design professional.

Form Prepared by Name (Please Print) My Aham

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

Zoning for 2 Greenfield Avenue:  
'A' District

	Existing	Required	Proposed
Lot size:	17,185 sf	12,000 sf	17,185 sf
Frontage:	120'	80'	120'
Lot Depth:	149.92'	120'	149.92'
Front Yard:	40.51'	25	40.51'(Existing)
Rear Yard:	48'	30'	58' (to covered porch)
Side Yard:	24.99'	15'	24.99' (Existing)
Secondary Front Yard:	29.5'	25'	11' (to covered porch)
Building Stories:	2 1/2	2 1/2	2 1/2
Ridge height:	30.5'	33'	10' (to cov. porch)
Building coverage:	2,155 sf	4,296.25 sf	2,565 sf
% building coverage:	12.5 %	25 %	14.9 %
Impervious surface:	5,594 sf	8,592.5 sf	6004 sf
Impervious surface%:	32.5 % covered	50 %	34.9 % covered
FAR: (includes pool)	.226	.2982	.226
	4,575.7 sf	5,124.5 sf	4,575.5 sf



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

**PLAN REVIEW COMMENTS**

**APPLICATION NUMB:** ALT 126-20  
**DATE RECEIVED:** September 16, 2020  
**LOCATION:** 2 Greenfield Avenue  
**SBL:** 9./2/2  
**APPLICANT NAME:** Melchionni, Katherine  
**APPLICANT ADDRESS:** 2 Greenfield Avenue  
Bronxville, NY 10708  
**DESCRIPTION OF WORK :** New pergola with roof (open on sides) with kitchenette and fireplace.

DISAPPROVED December 3, 2020, 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 Code Review - Proposed pergola requires a variance for yard setback. Additionally a variance for a recreational structure in the front yard is required.

Property is considered a corner lot.

As per Village of Bronxville Municipal Code, section 310-10 One Family Residence A District, more specifically 310-10 D. (1) Front Yard There shall be a front yard along each street line with a depth of **not less than 25 feet**, except that, where the planes of all walls of a building facing the street intersect the street line at a minimum angle of 25° or more, such building may project to within 20 feet of the street line.

and

Village of Bronxville Municipal Code Section 310-8 A. (4) b. (3) Recreational structures shall be set back a minimum of 10 feet from any property line and shall be screened from the view of abutting properties by means of an opaque fence or a thick hedge with a height of not less than 6 1/2 feet. **No recreational structure** shall be **sited within any front yard**, as defined in § 310-3 of this chapter.

the following variances are required for approval of the proposed work -

- 1) Front Yard Setback - Required - 25'; proposed - 11'; variance requested - 14'
- 2) Recreational structure in front yard - Pergola -

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



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

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.



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Paul Taft  
Building Inspector

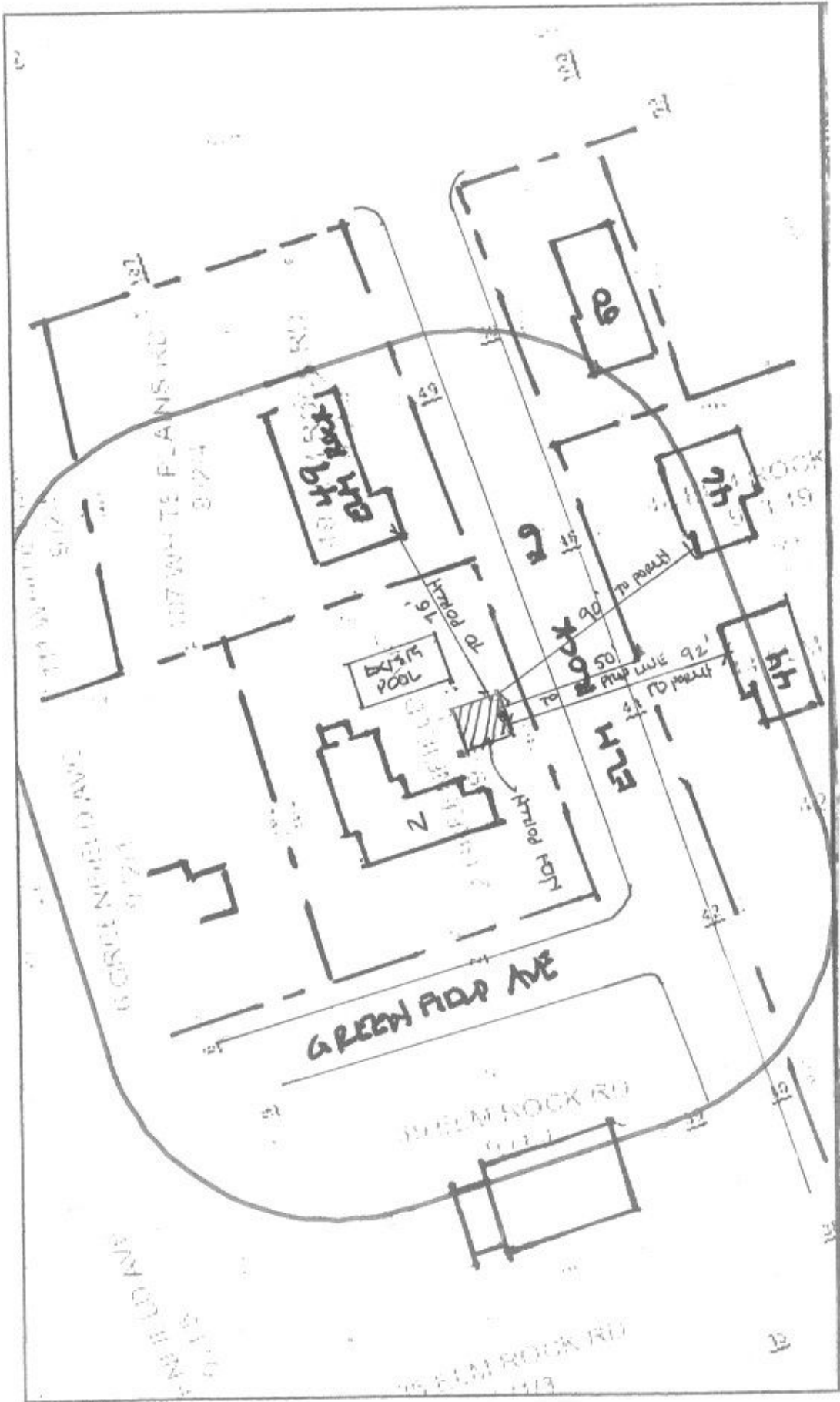
CC: Melchionni, Katherine

## **2 Greenfield Avenue site notes:**

- 1. The existing side yard fence along Elm Rock Road was installed by the previous owners. This fence is over the property line in the Village right of way. This is an existing condition to remain until the fence is replaced.**
  
- 2. The proposed outdoor brick fireplace will be a gas fireplace, not a wood burning fireplace. It will be a minimum of 75 feet to the nearest neighbor's residence and is 50 feet to the nearest neighbor's property line. Therefore there should be no smoke nuisance to neighbor's properties.**
  
- 3. New drywells will be installed for the additional impervious surface added for on site drainage.**
  
- 4. See lighting plan in package by landscape designer for light locations and see cut sheets of lights to be used. (no 3d panels with lights).**
  
- 5. The new structure will be a covered porch.**
  
- 6. There is an existing in ground swimming pool in the rear yard. The rear yard is currently completely fenced in and there is an electronic pool cover that is only opened when people are swimming. The existing pool barriers all conform to the NY State Building Code for pools.**

7-6-4

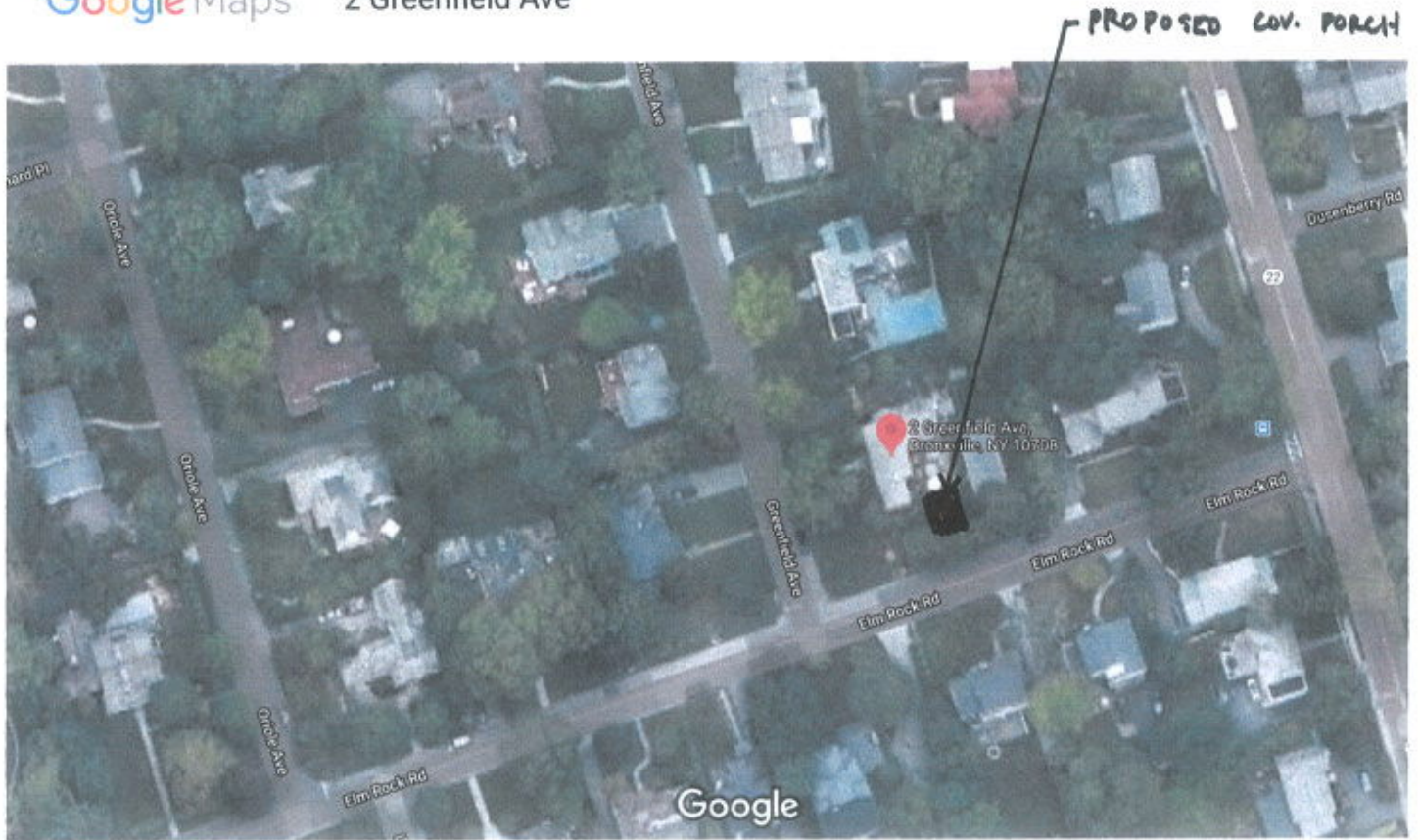
DISTANCE FROM PORCH (FIREPLACE)  
TO NEIGHBOR'S HOUSE/  
PROP. LINE



3/5/2021

2 Greenfield Ave - Google Maps

Google Maps 2 Greenfield Ave





VIEW OF AREA OF PROPOSED COVERED PORCH  
BEHIND FENCE (FROM ELM ROCK ROAD)  
(Photo taken November 19)





VIEW OF YARD FROM ELM ROCK ROAD (REAR)  
(Photo taken Nov. 19)

**Bronxville Tax Parcel Viewer (Data: 2019)**

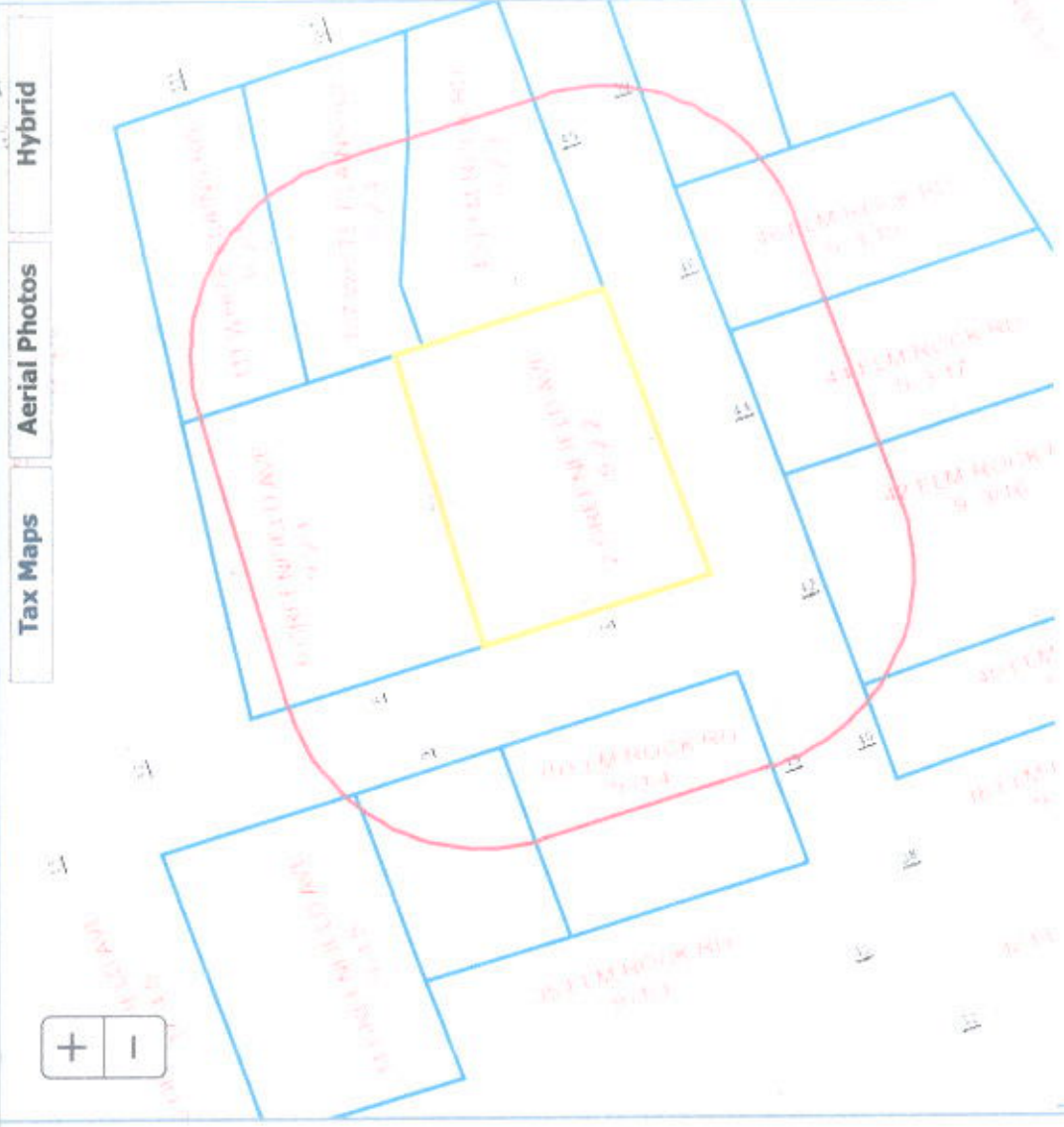
Search by owner's name

2 GREENFIELD AVE

**Search**

**13 parcels found. Click row for map.** [Clear](#)

Owner	Prop Address	Printkey
MELCHIONI, DREW	2 GREENFIELD AVE	9./2/2
SMITH BRIAN -	46 ELM ROCK RD	9./3/19
SILVA DARLA M -	50 ELM ROCK RD	9./3/21.A
LOFT DUANE L -	40 ELM ROCK RD	9./3/15
MAXEINER J & A -	111 WHITE PLAINS RD	9./2/5
MORSER CHRISTOPHER J -	107 WHITE PLAINS RD	9./2/4
44 ELM ROCK LLC -	44 ELM ROCK RD	9./3/17
WORTEL, LIANA -	6 GREENFIELD AVE	9./2/1
BACIGALUPO, SCOTT S -	42 ELM ROCK RD	9./3/16
MORATO SIMONI P -	11 GREENFIELD AVE	9./1/5
PALMERI MARTIN V -	5 GREENFIELD AVE	9./1/4.A
AEB ARROW, LLC -	39 ELM ROCK RD	9./1/4
HENNESSY J & M -	49 ELM ROCK RD	9./2/3



Tax Maps | Aerial Photos | Hybrid



# Tax Parcel Maps

Address: 46 ELM ROCK RD

Print Key: 9/3/19

SBL: 0090000003019000000



**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.

Zoning Board

Village of Bronxville

200 Pondfield Road

Bronxville, New York 10708

Dear Zoning Board,

I am writing to you today to state that I have no objections to the Melchionni's building a covered porch in their yard. I have reviewed the plans with Drew Melchionni and I support the project.

Sincerely,

A handwritten signature in cursive script, appearing to read "S. Bacigalupo".

Scott Bacigalupo

42 Elm Rock Road

Bronxville, NY 10708

Zoning Board

Village of Bronxville

200 Pondfield Road

Bronxville, New York 10708

Dear Zoning Board,

I am writing to you today to state that I have no objections to the Melchionni's building a covered porch in their yard. I have reviewed the plans with Drew Melchionni and I support the project.

Sincerely,

A handwritten signature in cursive script that reads "James Hennessy".

James Hennessy

49 Elm Rock Road

Bronxville, NY 10708

LIGHTING CUT SHEETS  
MELCHIONNI JOB

UNDER COUNTER LIGHTS (AKA UNDER STONE LID)  
TOTAL IS (5) DOWNWARD LIGHTS



## (2) DOWNWARD SCONCE ON 2 COLUMNS

**BRAND**

Kichler

**DESCRIPTION**

The Cylinder LED Downlight Wall Sconce features a downlight only cylinder used to highlight architectural surfaces. Made of cast aluminum with powder coat Textured Architectural Bronze or Textured Black finish. UL listed. Suitable for wet locations. Dark Sky Compliant. Title 24 Compliant.

**SHADE COLOR**

N/A

**BODY FINISH**

Textured Architectural Bronze

**WATTAGE**

10W

**DIMMER**

Not Dimmable

**DIMENSIONS**

5"W x 7"H x 6.5"D

**LAMP**

1 x LED/10W/120V LED

*Technical Information:***LAMP COLOR**

3000 K

**COLOR RENDERING**

85 CRI

**ITEM NUMBER**

KHR349587

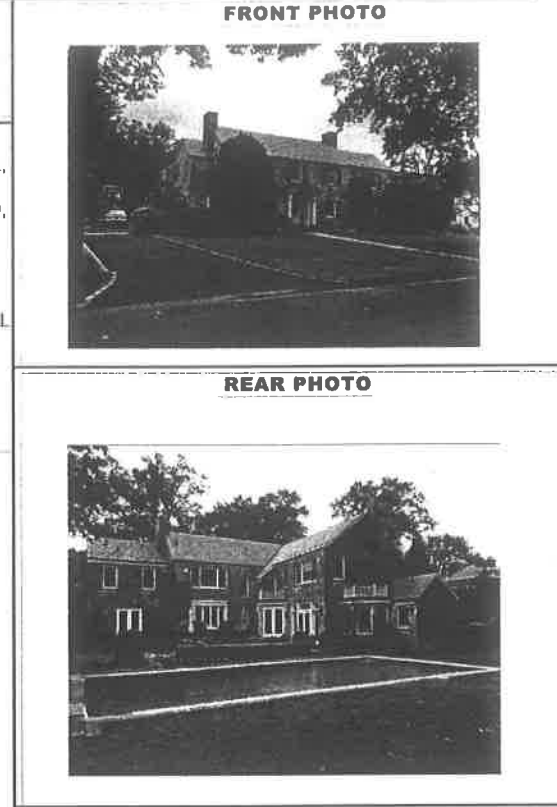
**LEGEND**

G GAS VALVE  
 CL CLEAR  
 PARKING METER  
 L.A. LOW AREA  
 TRAFFIC SIGN  
 W.W. WINDOW WELL  
 HYDRANT HYD  
 C.D. CELLAR DOOR  
 TREE  
 R.C. RIGID CONCRETE  
 LIGHT POST  
 CATCH BASIN  
 UTILITY POLE  
 PHONE TEL  
 S.G.H. SAFETY GATE & HOUSING  
 W.W. WATER VALVE  
 F.E. FIRE ESCAPE  
 D.W.S. WATER  
 TEL. MANHOLE  
 ENT. UNDER  
 SEWER MANHOLE  
 A. AREAWAY  
 ELECTRIC MANHOLE  
 RT. RIGHT  
 MAIL BOX  
 ELECTRIC VAULT  
 METAL CANY  
 TRAIN COLUMN (typ)  
 E. ELECTRIC BRK  
 EL=68.28'  
 TC=67.88'  
 BC=67.60'  
 CL=68.13'  
 [LG=68.10']

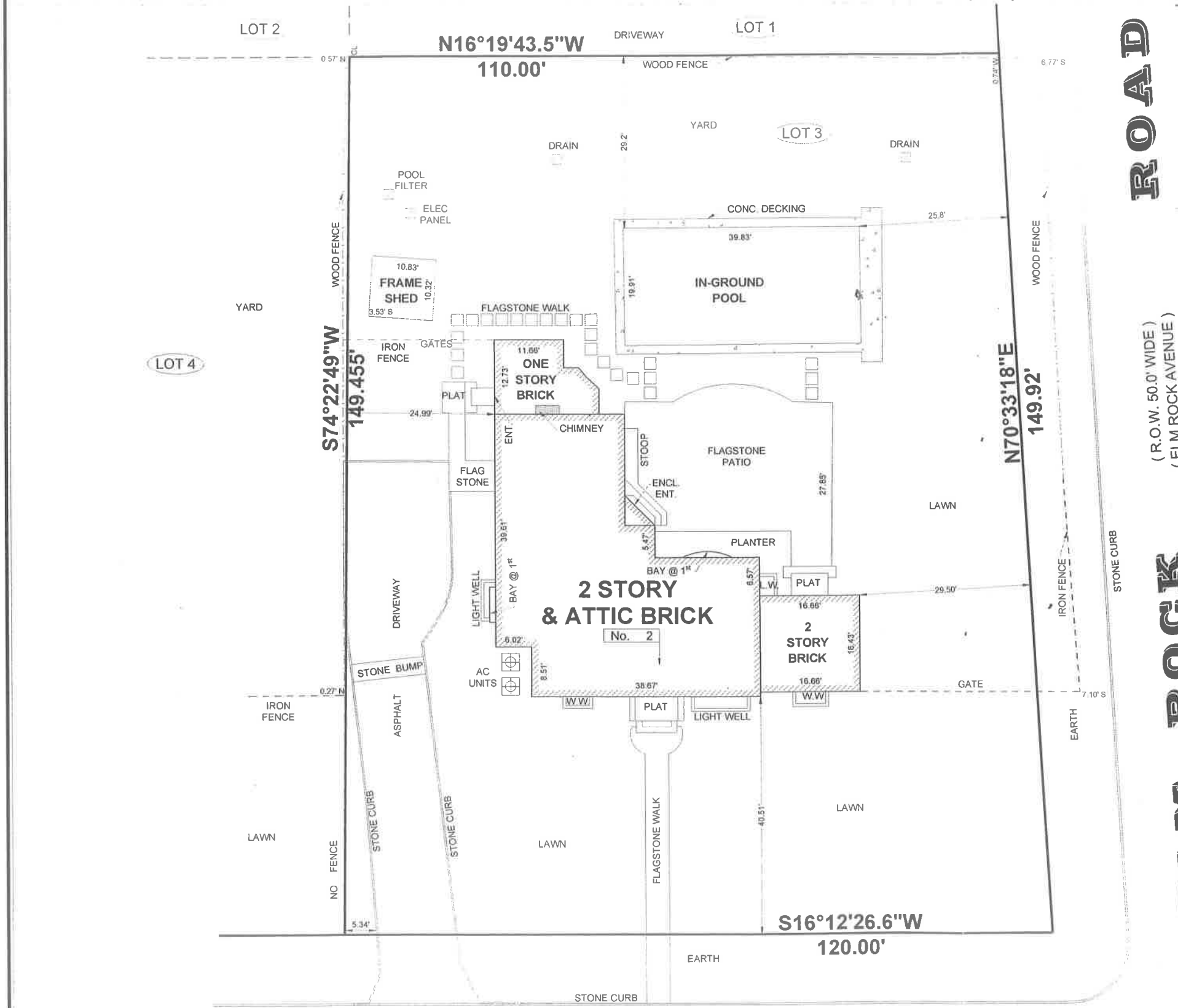
SPOT GROUND ELEVATION  
 TOP OF CURB ELEVATION  
 BOTTOM OF CURB ELEVATION  
 CENTER LINE OF ROAD ELEVATION  
 LEGAL GRADE

NOT FOR TITLE PURPOSES-  
**SURVEYED: 07-28-2018**  
**UPDATED: 12-13-2018**  
**UPDATED:**

JOB No. 2W2R477



**NOTE:**  
 -BEING IN THE VILLAGE OF BRONXVILLE, TOWN OF EASTCHESTER, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING SHOWN AND DESIGNATED AS LOT 3 ON A CERTAIN MAP ENTITLED, "MAP OF TANGLEWYLDE PROPERTY, BOUNDED BY WHITE PLAINS ROAD, TANGLEWYLDE AVENUE, ROCKWELL AVENUE AND ELM ROCK AVENUE, SITUATED AT BRONXVILLE, WESTCHESTER COUNTY, NEW YORK, DATED JULY 16, 1914 OWNED BY TANGLEWYLDE COMPANY AND OTHERS", MADE BY EARL B. LOVELL ENGINEERS AND SURVEYORS, NEW YORK, AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON AUG 1, 1914 AS MAP No. 2069.  
**LOT 3** LOT NUMBER AS PER FILED MAP.



OSIRIS J. RAMIREZ, PLS. Pres.

**TITLE SURVEY**

**CERTIFIED ONLY TO:**

- Stewart Title Insurance Company
- Lincoln Land Service, LLC
- Drew Melchionni and Katherine Melchionni
- First Republic Bank

**SURVEYED ONLY FOR:**



**PROPERTY ADDRESS:**

**2 GREENFIELD AVENUE, BRONXVILLE, NY**

BLOCK: 2	LOT: 2
SECTION: 9	COUNTY: WESTCHESTER



**RAMPA**  
 LAND SURVEYING P.C.

Boundary • Topographic • Construction

**SURVEYOR'S NOTES**

1) ©2018. RAMPA LAND SURVEYING P.C. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED. 2) UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. 3) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S INKED SEAL OR EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. 4) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. 5) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. 6) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE. 7) NO PROPERTY CORNER'S MONUMENTS WERE SET AS PART OF THIS SURVEY.

ILMS

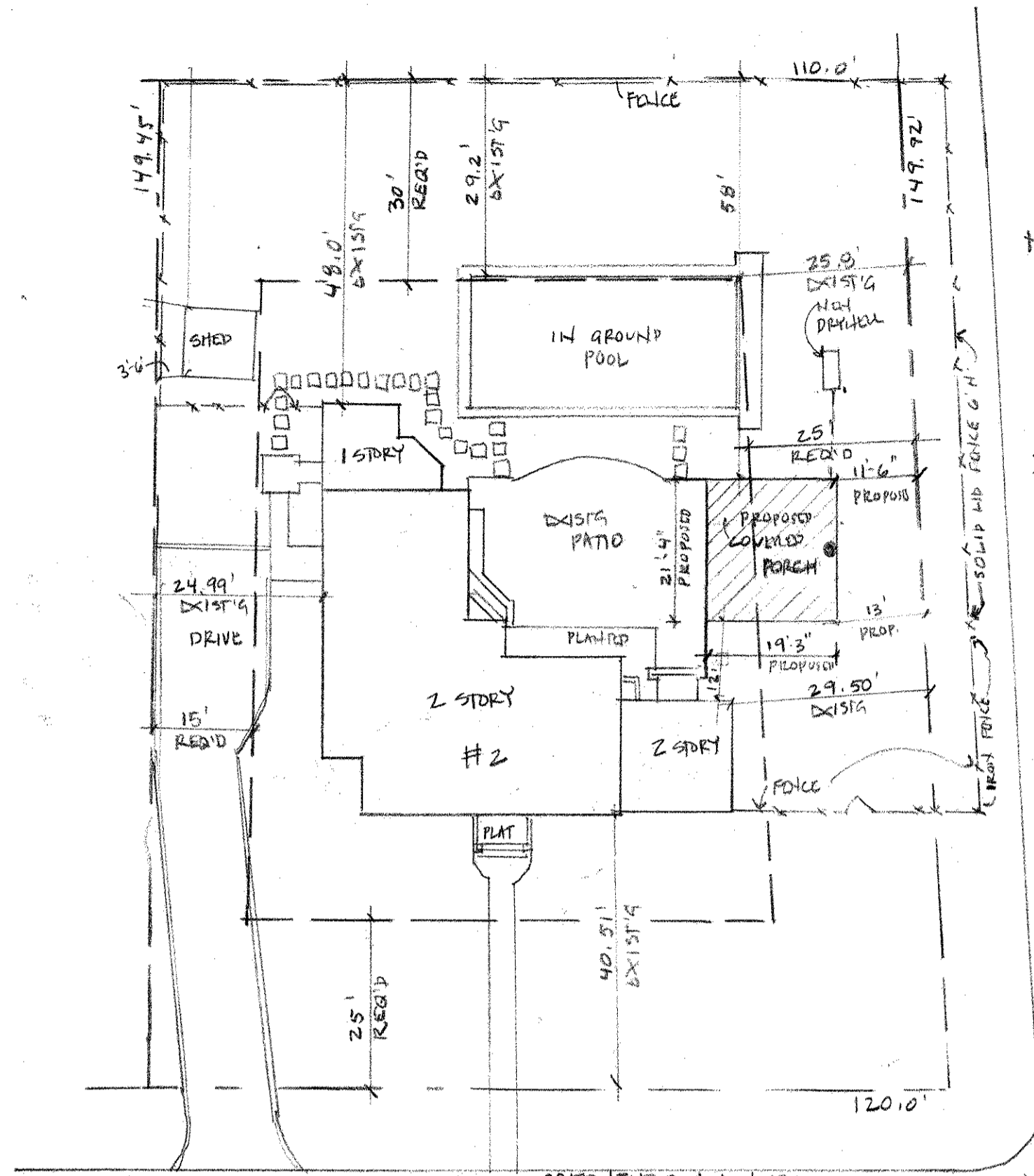
GRAPHIC SCALE

SCALE: 1"=20'



**Sedimentation and Erosion Control and General Notes**

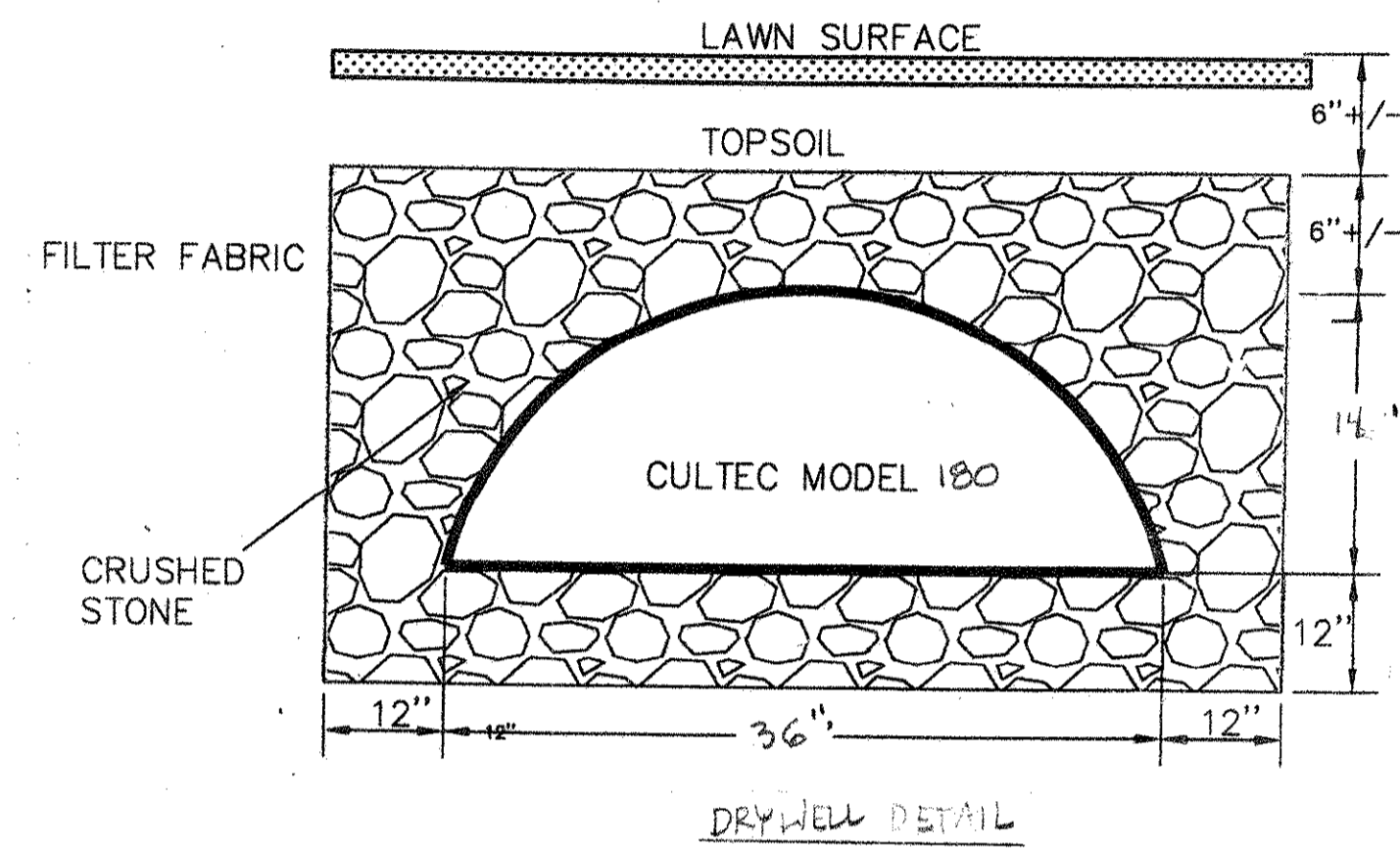
- All work and material shall conform to the local laws of the Village of Bronxville and the 2020 Residential Code of NY.
- The contractor shall verify all dimensions and job conditions prior to starting work. He shall report any discrepancies to the Engineer or the Architect.
- At the very beginning 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.
- No encroachment beyond the property line is permitted.



ELM ROCK ROAD

19.25 x 21.3 = 410 SF  
ADDITIONAL IMPERVIOUS SURFACE  
410 x .234 = 95 CU FT  
USE CULTEC

Recharger™ 180	
Height	20.5"
Invert Height	14"
Width	36"
Length	7.33'
Lay-up Length	6.33'
Capacity	189.19 gal
Effective Leaching	6.3 ft <sup>3</sup> /ft



Existing Coverage Calculations:		Proposed Coverage Calculations:	
House:	2,044 sf	House:	2,044 sf
Driveway:	1,187 sf	Driveway:	1,187 sf
Front Walk:	204 sf	Front Walk:	204
Side walk:	101	Side Walk:	101
Step stones:	96	Step Stones:	96
Back Patio:	871	Back Patio:	871
Shed:	111	Pool Coping:	180
Pool:	800	Pool:	800
		Shed:	111
		Pergola/Patio:	410 sf
<b>Total:</b>	<b>5,594 sf</b>	<b>Total:</b>	<b>6,004 sf</b>
Lot Size: 17,185 sf	% Impervious Surface: 32.5%	Lot Size: 17,185 sf	% Impervious Surface: 34.9%
(67.5% Open)		(65.1% Open)	

**TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DATA**

Ground Snow Load	Wind Design				Seismic Design Category (f)	Subject to Damage From			Winter Design Temp (e)	Ice Barrier Underlay-ment	Flood Hazards (g)	Air Freezing Index	Mean Annual Temp
	Speed MPH (d)	Topographic effects (k)	Special wind region (l)	Wind-borne debris zone (m)		Weathering (a)	Frost line depth (b)	Termite (c)					
30 PSF	115	No	No	No	C	Severe	42"	Mod. to Heavy	15° F	Yes	a) 3/11/96 b) 9/28/07 Flood Insurance study c) Panel #s and dates of current FIRMS & FRBM's, Amendments 36119C0329F - 9/28/07 36119C0337F - 9/28/07	618	52.2

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(3). The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.

b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.

d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

e. The outdoor design dry-bulb temperature shall be selected from the columns of 97/1/2-percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.

f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

g. To establish flood hazard areas, each community regulated under Title 19, Part 1203 of the Official Compilation of Codes, Rules and Regulations of the State of New York (NYCRR) shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, special flood hazard areas as identified by the Federal Emergency Management Agency in the Flood Insurance Study for the community, as amended or revised with:  
The accompanying Flood Insurance Rate Map (FIRM),  
Flood Boundary and Floodway Map (FBFM), and  
Related supporting data along with any revisions thereto.

The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."

i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."

j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

m. In accordance with Section R301.2.1.2.1, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

n. The ground snow loads to be used in determining the design snow loads for roofs are given in Figure R301.2(5) for sites at elevations up to 1000 feet. Sites at elevations above 1000 feet shall have their ground snow load increased from the mapped value by 2 psf for every 100 feet above 1000 feet.

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MELCHIONI RESIDENCE  
2 GREENFIELD AVENUE  
BRONXVILLE, NY

Project:  
REV-3-5-21  
9.10.20

Drawing#

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

*M.A. Marrone AIA*

**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.



**General Notes:**

1. Contractor to verify all dimensions and conditions on the job and report all discrepancies to the Architect and/or owner before proceeding with the work.
2. All work shall conform to local and state building codes and regulations of all other agencies having jurisdiction.
3. Contractor shall obtain and pay for all required permits.
4. All materials shall be new and of the best quality.
5. Contractors to be fully covered by Workmen's Compensation Insurance as may be required by law.
6. Contractors to remove all debris from premises as required.

**Site Work:**

1. All footings to bear on firm undisturbed soil - minimum bearing capacity of 12 tons per square foot. Bottom of footing min. 3'-6" below finish grade for frost proofing.
2. Trucks and heavy equipment shall not be permitted within 8' of foundation.
3. Backfill and compact equally on both sides of foundation wall.
4. Dispose of all excavated and demolished material in a legal manner.
5. Soil Bearing value: 2 ton.

**Concrete:**

1. No concrete shall be poured on frozen ground or subject to freezing conditions.
2. 28 Day compressive strength of all concrete shall be 3000 p.s.i., minimum as per 2020 Res. Code of NY.
3. Concrete footing to be formed to sizes shown on drawings.
4. All concrete work shall comply with the latest provisions of ACI 318.
5. Reinforcing bars shall be of new billet steel - conforming to ASTM A615, wire mesh to conform to ASTM 185.

**Masonry:**

6. No work shall be done subject to freezing conditions or using frozen materials. No antifreeze is permitted. Protect work subject to freezing.

**Wood:**

1. All framing to be done in accordance with 2015 NDS for Wood Framed Construction (AWD NDS-2015).
2. All lumber and wood shall be sound and kiln dried, free from rot, large loose knots and other imperfections, to be used at 19% moisture content.
3. Framing lumber shall be Douglas Fir/Larch No. 2 or better with Min. Fb = 1200 p.s.i. and E = 1,700,000 p.s.i. Provide full depth (or metal) bridging at midspan and at a maximum spacing of 8'-0" on center.
4. All framing lumber shall bear visible grade stamp.
5. Provide all needed ledgers, blocking, nailers, cats, grounds and framing hardware for a complete job.
6. Pressure Treated (PT) wood shall be ACQ treated southern yellow pine. Sawdust and wood scraps shall be contained and disposed of as recommended by mfg. Pressure treated wood shall not be burned.
7. All framing exposed to weather or in contact with masonry or concrete shall be pressure treated in accordance with the American Wood preservers Association specification and be No. 2 southern pine. Where possible, all cuts and holes should be complete before treatment, cuts and holes due to on-site fabrication shall be brushed with 2 coats of copper naphthenate solution containing a minimum of 2% metallic copper in solution.
8. The contractor shall carefully select lumber to be used in load bearing applications. The length of split on the wide face of 3" (nominal) and thicker lumber shall be limited to 1/2 of the narrow face dimensions.
9. Holes and notches drilled or cut into wood framing shall not exceed the requirements of the 2020 NYS Residential Code.
10. Contractors to provide all temporary shoring as needed

**Metals:**

1. Steel plates, shapes and bars shall conform to ASTM A 36
2. Fasteners: Unfinished bolts and nuts conforming to ASTM A 307, Grade A.
3. All steel design shall conform with the latest recommendations of AISC. The contractor shall be responsible for method and sequence of steel erection as well as correct positioning of structural steel.
4. Provide all necessary bearing plates, column bases and caps and fasteners necessary.
5. All plates, anchors, nails, bolts, nuts, washers, and other miscellaneous hardware shall be hot dipped galvanized.
6. Structural steel plate connectors shall conform to ASTM A-36 specifications and be 1/4" thick unless otherwise indicated. Bolts connecting wood members shall be per ASTM A-307 and be 3/4" diameter unless otherwise indicated. Provide washers for all bolt heads and nuts in contact with wood surfaces.
7. Bolt holes shall be carefully centered and drilled not more than 1/6" larger than the bolt diameter. Bolted connections shall be snugged tight but not to the extent of crushing wood under washers.

**Electrical:**

1. Electrical work, wiring and equipment shall conform to the National Electrical Code (NFPA) latest edition and all regulating agencies.
2. Electrical contractor to provide all required wiring, additional circuit breakers, conv. outlets and switches per code and as required by law.
3. Light fixtures and bulbs to be supplied and installed by electrician. Fixtures shall be selected and approved by the owner, with the exception of recessed down lights to be selected by the architect or contractor, if applicable.

**Mechanical:**

1. Plumbing to be executed by licensed plumber, to comply with all applicable building codes.

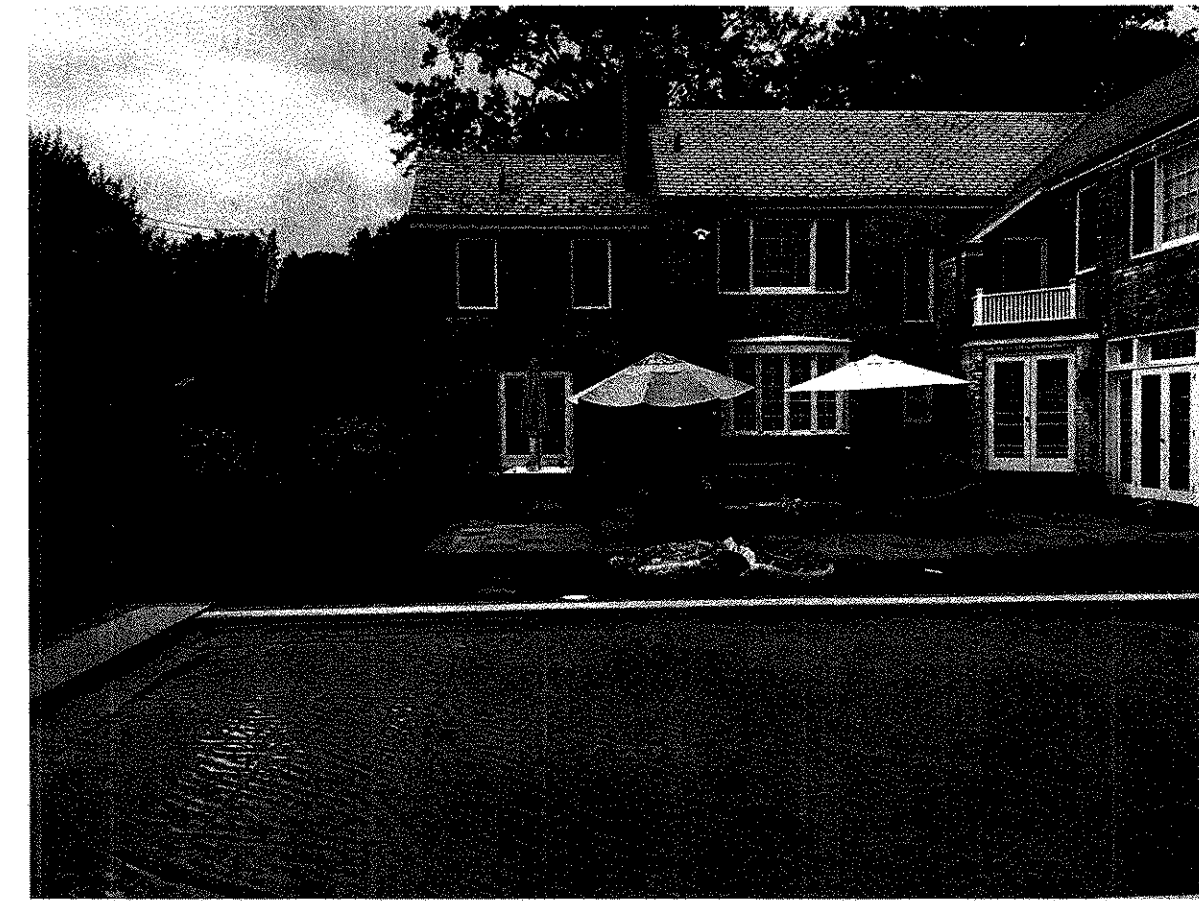
**Design Data:**

Assumed soil bearing: Two tons

**PROJECT NOTES:**

1. The existing side yard fence along Elm Rock Road was installed by the previous owners. This fence is over the property line in the Village right of way. This is an existing condition to remain until the fence is replaced.
2. The proposed outdoor brick fireplace will be a gas fireplace, not a wood burning fireplace. It will be a minimum of 75 feet to the nearest neighbor's residence and is 50 feet to the nearest neighbor's property line. Therefore there should be no smoke nuisance to neighbor's properties.
3. New drywells will be installed for the additional impervious surface added for on site drainage.
4. See lighting plan in package by landscape designer for light locations and see cut sheets of lights to be used. (no 3d panels with lights).
5. The new structure will be a covered porch.
6. There is an existing in ground swimming pool in the rear yard. The rear yard is currently completely fenced in and there is an electronic pool cover that is only opened when people are swimming. The existing pool barriers all conform to the NY State Building Code for pools.

**EXISTING CONDITIONS**



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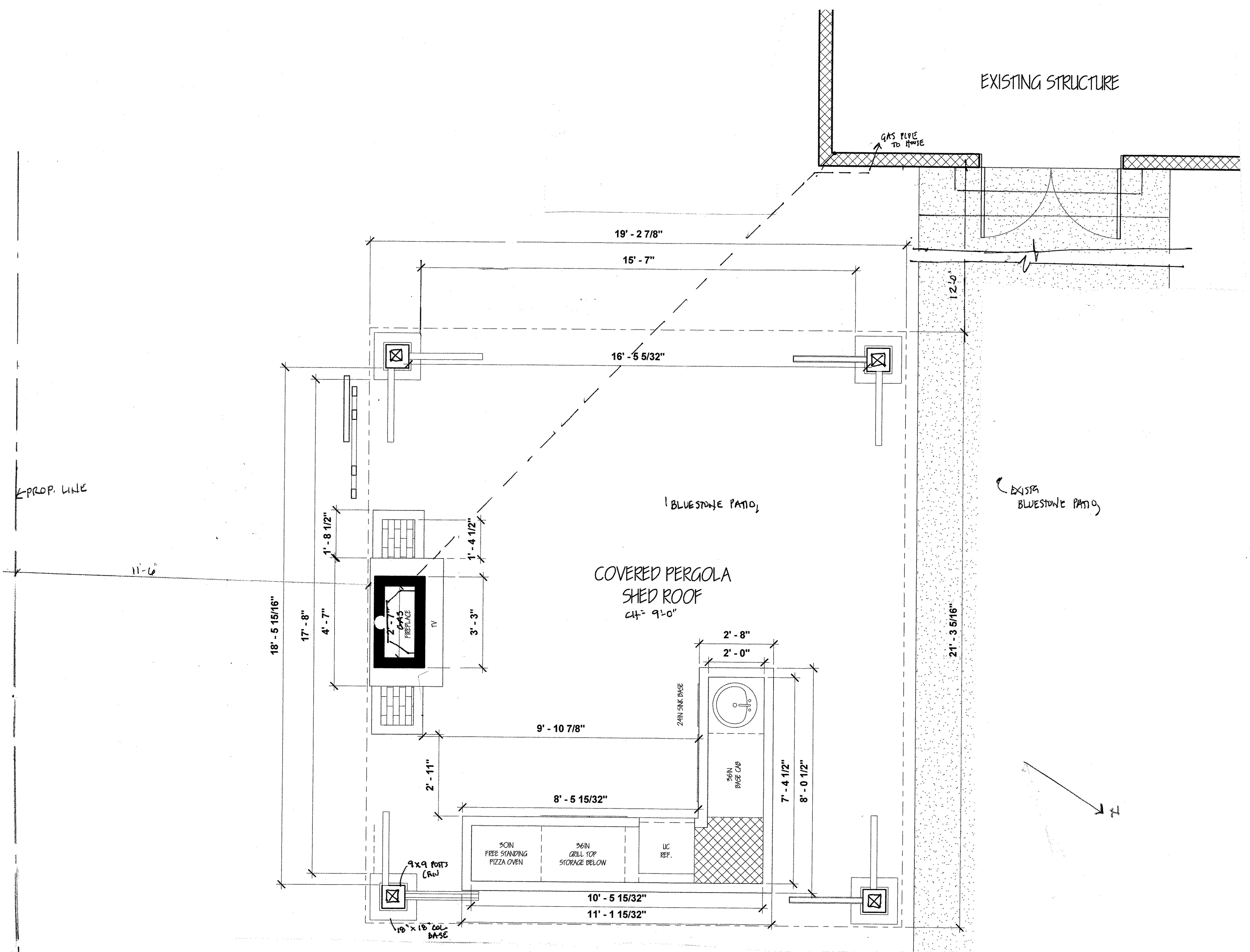
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 BRONXVILLE, NY

Project:

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9.10.20

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2



PROPOSED PATIO / COVERED PORCH PLAN  
1/2" = 1'-0"

EXISTING STRUCTURE

GAS PIPE TO HOUSE

← PROP. LINE

BLUESTONE PATIO

EXISTING BLUESTONE PATIO

COVERED PERGOLA  
SHED ROOF  
CH = 9'-0"

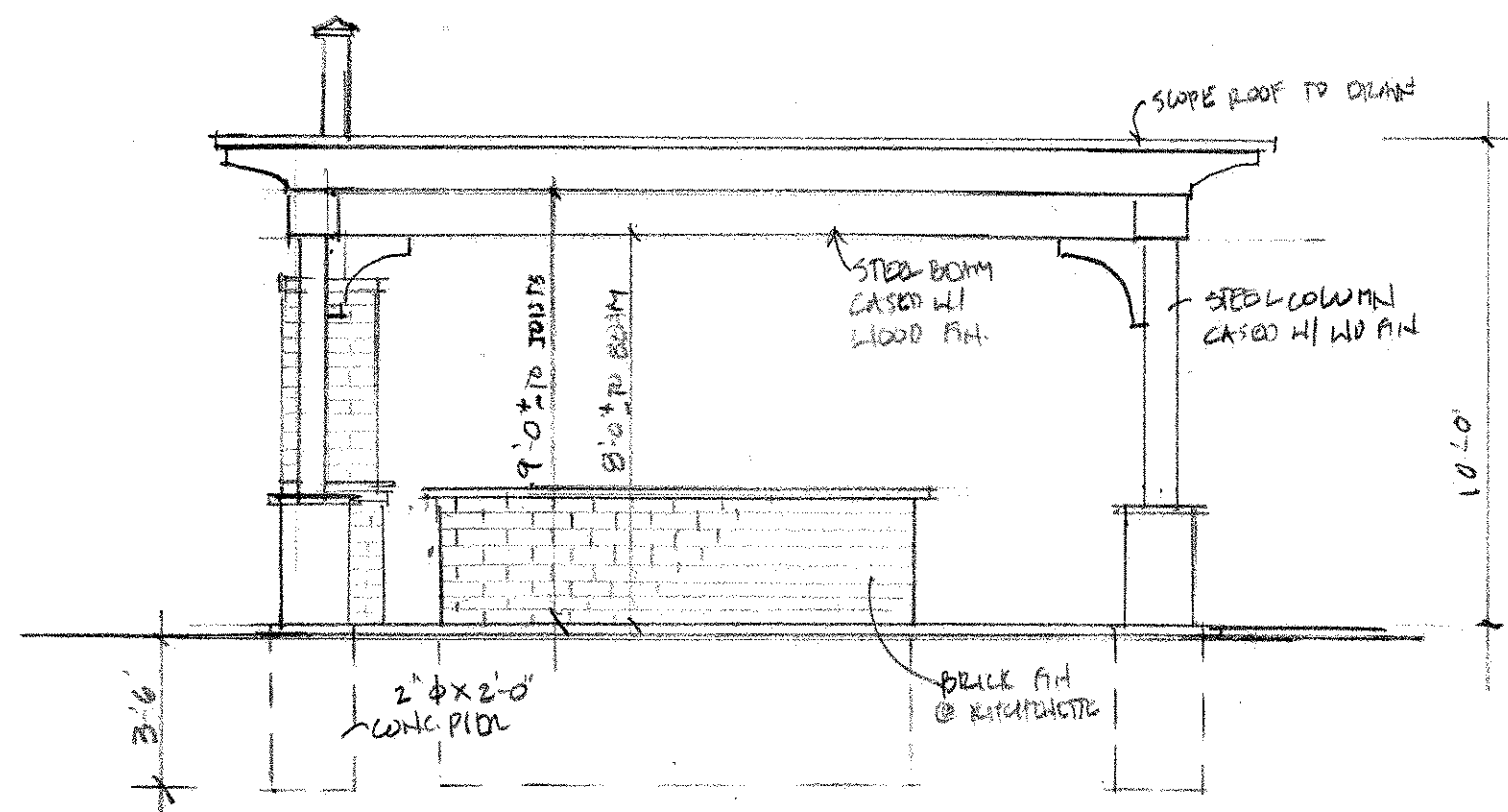
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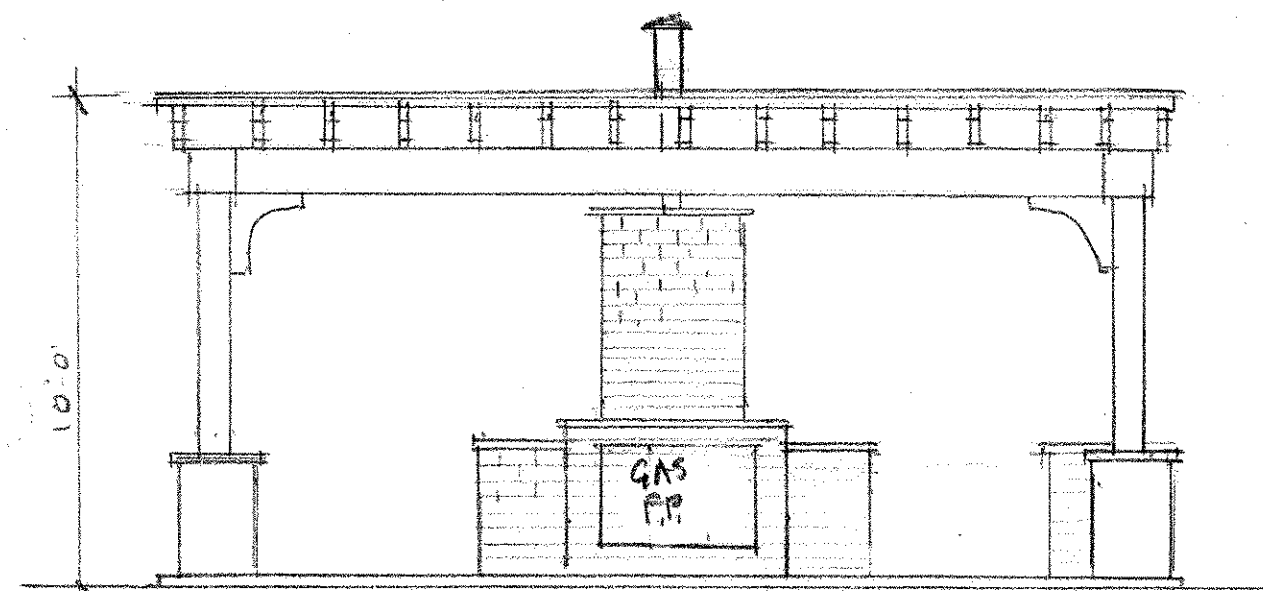
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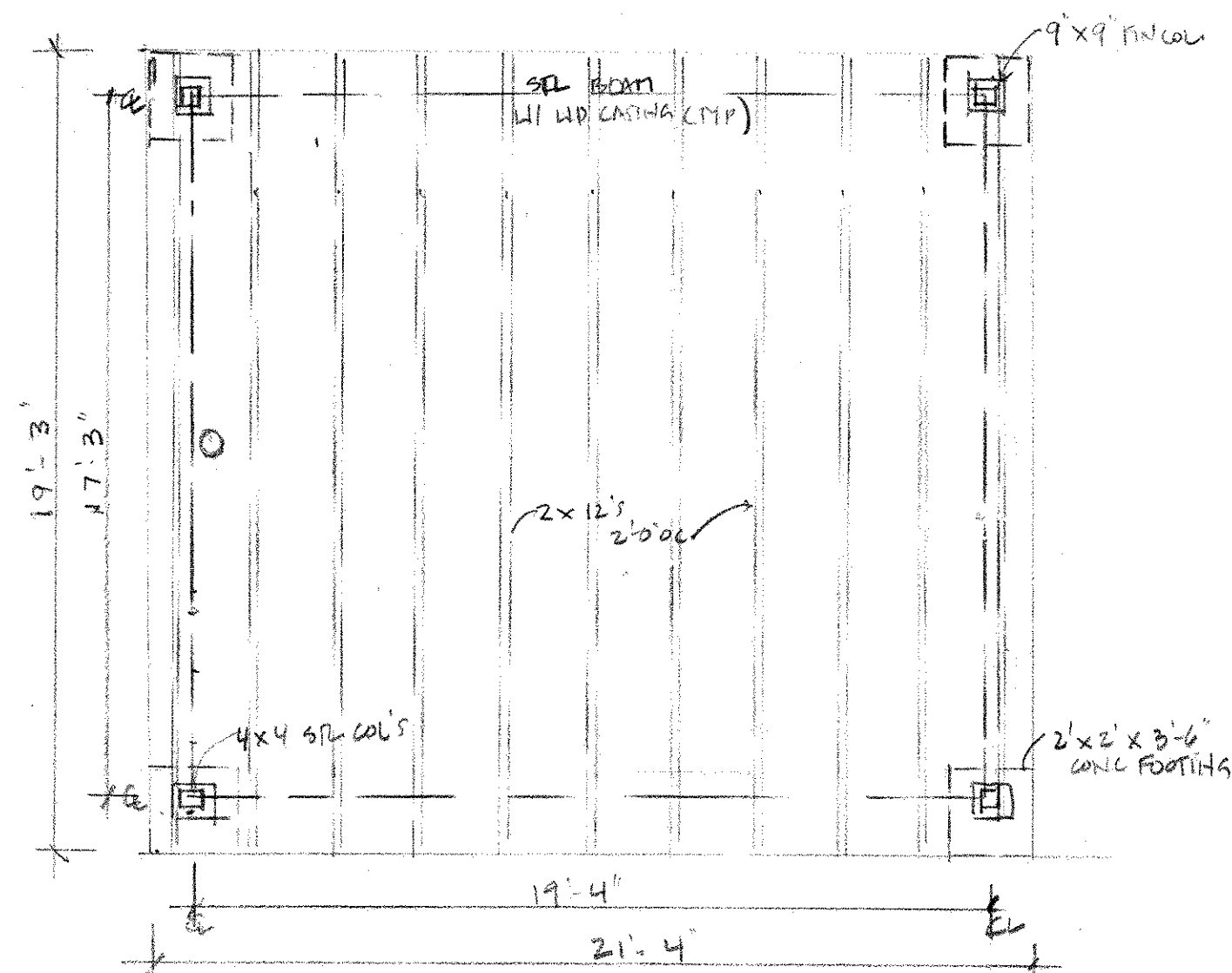
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COVERED PORCH ELEVATION  
1/4" = 1'-0"



COVERED PORCH ELEVATION FROM STREET  
1/4" = 1'-0"

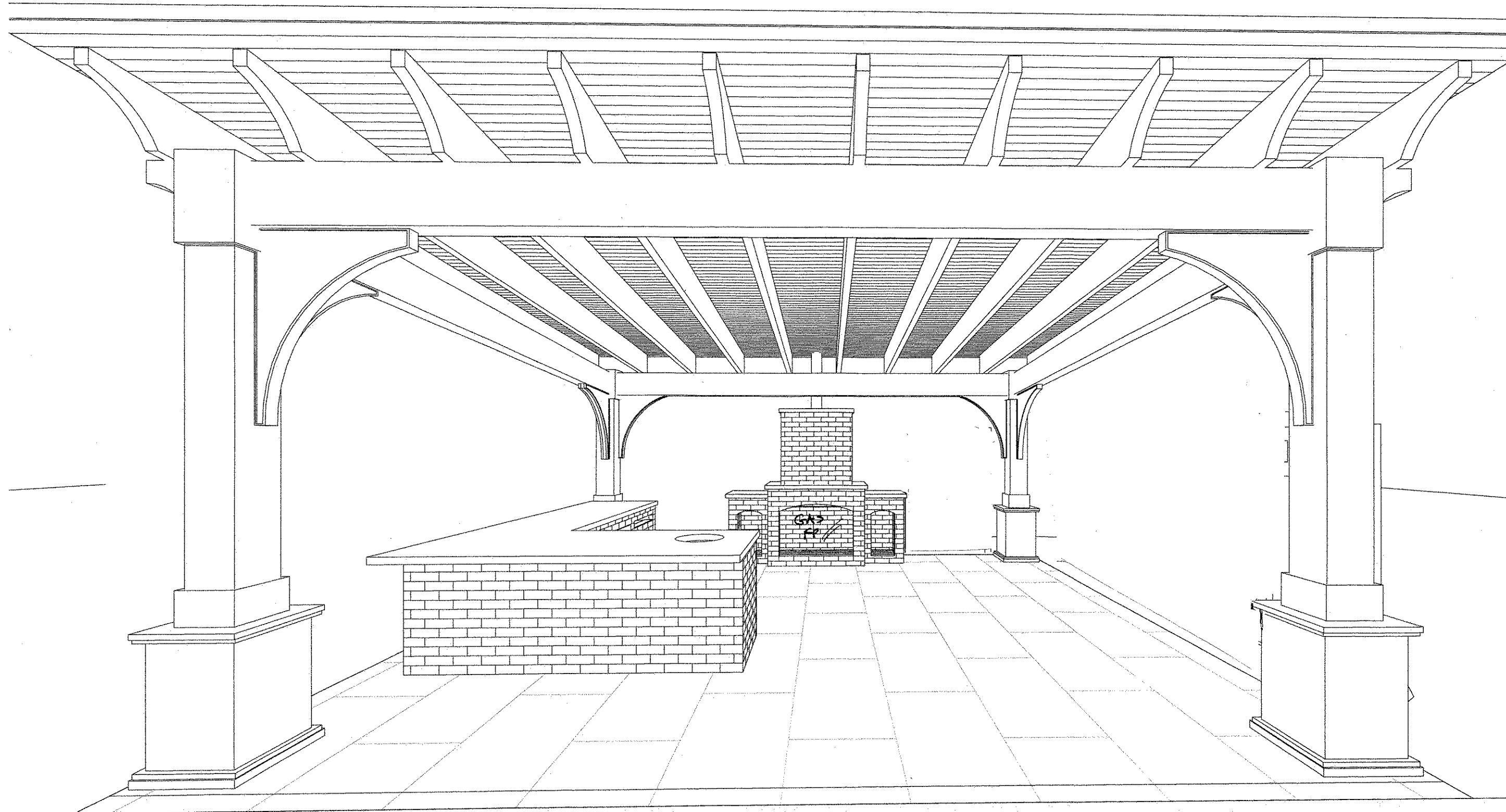


COVERED PORCH FRAMING PLAN  
1/4" = 1'-0"

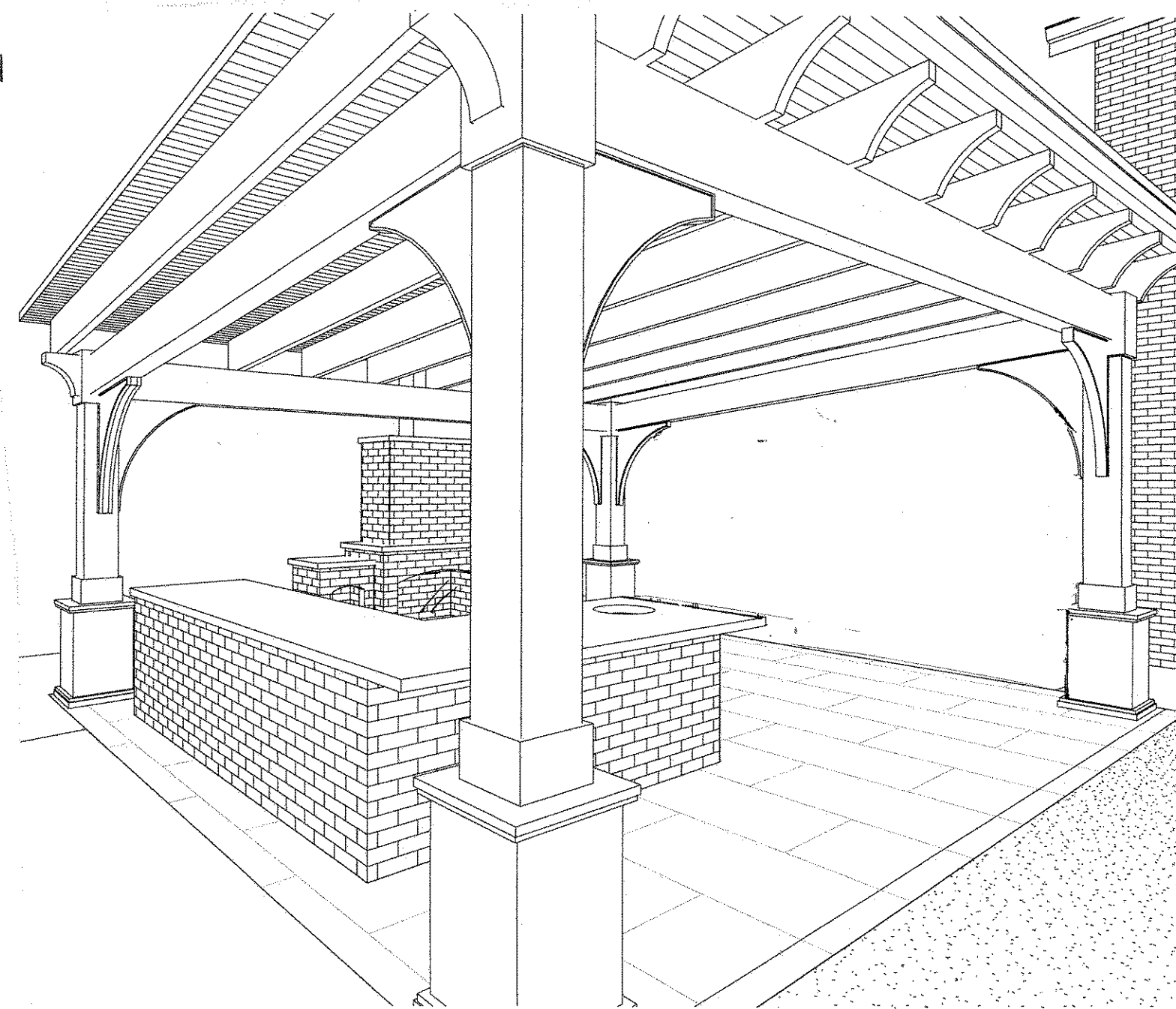
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SCHEMATIC VIEW OF PATIO / PERGOLA / PORCH



SCHEMATIC VIEW OF PERGOLA / PATIO / PORCH

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