

ZONING BOARD OF APPEALS APPLICATION

Project Name, If Applicable: FRONT FOYER ADDITION

Project Street Address: 2 NORTHWAY, VILLAGE OF BRONXVILLE, NY

Section: _____ Block: 2 Lot(s): 2, 4 & 5 Zone: AA

Applicant: Arthur Lange, Inc.

Address: PO Box 993

City: Bronxville State: NY Zip: 10708

Phone #: 914-337-4422 Email: langeartc@aol.com

Owner: Carla Gallo

Address: 2 Northway

City: Bronxville State: NY Zip: 10708

Phone #: 914-337-4422 Email: langeartc@aol.com

Application is for:

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

X Area variance(s) F.A.R.
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: PROJECT IS AN ADDITION /EXTENSION OF A SMALL 225 S.F. TWO STORY COVERED FOYER WITH ADJECTENT PORCH. OWNERS ARE SEEKING TO IMPROVE THEIR LIVING QUALITY THROUGH CREATING EXTENDED WEATHER BUFFER THAT WILL SHELTER OCCUPANTS FROM HARSH WEATHER CONDITIONS. THE FRONT DOOR IS CURRENTLY LOCATED IN AN INDENT IN THE FACADE. THIS CAUSES THE FOYER TO RUN DEEP THROUGH THE CENTER OF THE HOUSE, WHICH IS UNCOMFORTABLE AND AWKWARD DURING THE WINER MONTHS.

When did present owner acquire title? _____

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) **NO**

If so, from which ordinance, from which provision thereof and to what extent? **NOT APPLICABLE**

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?

NO

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? **NO**

Owners Signature: C. Gallo Date: 7/8/21

Zoning Compliance Analysis

Property Address: 2 NORTHWAY, VILLAGE OF BRONXVILLE, NEW YORK

Zoning District: AA

Flood Zone: Yes: No: X

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	<i>SINGLE FAMILY</i>	<i>SINGLE FAMILY</i>	<i>SINGLE FAMILY</i>	
LOT AREA	<i>15,000 S.F</i>	<i>28,565.96 S.F</i>	<i>28,565.96 S.F.</i>	
LOT WIDTH	<i>100'</i>	<i>135'</i>	<i>135'</i>	
LOT DEPTH	<i>120</i>	<i>200'</i>	<i>200'</i>	
FRONT YARD	<i>35'</i>	<i>70.4'</i>	<i>70.4'</i>	
SIDE YARD #1	<i>30'/15'</i>	<i>40.1'</i>	<i>40.1'</i>	
SIDE YARD #2				
REAR YARD	<i>32'</i>	<i>41.5'</i>	<i>41.5'</i>	
HEIGHT (Feet & Stories)	<i>30' / 2.5 STORIES</i>	<i>22' / 2 STORIES</i>	<i>22' / 2 STORIES</i>	
BUILDING COVERAGE	<i>22.5%</i>	<i>22.25%</i>	<i>22.33 %</i>	
USABLE OPEN SPACE	<i>55%</i>	<i>68.36%</i>	<i>65.41%</i>	
F.A.R.	<i>0.2275</i>	<i>0.2434</i>	<i>0.2587</i>	
PARKING				

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): DARIUSZ P. KULINSKI - ARCHITECT

Signature: Dariusz P. Kulinski



Zoning F.A.R. Calculation

	EXISTING	PROPOSED	SUB TOTAL
BASEMENT ^(b)	<i>1,180.55</i>	<i>1,180.55</i>	<i>0.0</i>
1 ST FLOOR	<i>3,635.81</i>	<i>3,857.06</i>	<i>3,857.06</i>
2 ND FLOOR	<i>3,316.91</i>	<i>3,535.12</i>	<i>3,535.12</i>
3 RD FLOOR ^(d)	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
ATTIC ^(d)	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
GARAGE ^(c)	<i>490.2</i>	<i>490.2</i>	<i>90.2</i>
ACTUAL TOTAL BUILDING FLOOR AREA =			<i>7,392.18</i>
ACTUAL LOT AREA =			<i>28,565.96</i>
PERMITTED F.A.R. (From Table, interpolate if necessary) =			<i>0.2275</i>
MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R.) =			<i>6,498.75</i>

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): DARIUSZ P. KULINSKI - ARCHITECT

Signature: *Dariusz P. Kulinski*



Zoning F.A.R. Calculation

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ATTIC ^(d)	n / a	n / a	n / a
GARAGE ^(c)	490.2	490.2	90.2
ACTUAL TOTAL BUILDING FLOOR AREA =			7,392.18
		ACTUAL LOT AREA =	28,565.96
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		MAXIMUM PERMITTED BUILDING FLOOR AREA (ACTUAL LOT AREA X PERMITTED F.A.R). =	6,498.75

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

Zoning Compliance Worksheet – District ‘AA’

Bronxville District 'AA'	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
Bronxville District 'AA' Description of Bulk Requirements	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%
310-09 Code Section- https://ecode360.com/9450530		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
Property Address:	2 NORTHWAY, BRONXVILLE , NY																		
Allowed	AA	30'	2.5 stories	15000 sf	100'	120'	35'	15'/ 35'	27'/ 42'	30'/ 15'	30'/ 27'		32'			22.5%	2 cars	0.2275	55%
Existing	AA	22'	2.0	28,565	135'	+/- 200'	70.4			40.1			41.5			22.25 %		0.2434	68.36%
Proposed	AA	22'	2.0	28,565	135'	+/- 200'	70.4			40.1			41.5			22.33 %		0.2587	65.41%
Variance required = (proposed - allowed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A			N/A			N/A			N/A		0.0312 13.7 %	N/A

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

PLAN REVIEW COMMENTS

APPLICATION NUMB: ALT 093-21
DATE RECEIVED: May 17, 2021
LOCATION: 2 Northway
SBL: 7.A/2/4
APPLICANT NAME: Arthur Lange Inc.
APPLICANT ADDRESS: P.O. Box 993
Bronxville, NY 10708
DESCRIPTION OF WORK : Foyer addition.

DISAPPROVED July 16, 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)

Plan Review - ALT 093-21

Zoning -

- 1) Lot Size 28566 sf/ .66 acre
- 2) FAR Allowed -.2275/ (6540 sf); Existing FAR - .2464/ 7041sf; Proposed FAR - .2589/ 7392 sf; Increase in FAR - +351 sf/ .0125/ 5%;
- 3) Variance Required - .0125/ 893 sf

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

Plan Review to be performed upon approval of Variance Request.



Paul Taft
Building Inspector

CC: Gallo, Richard

**AFFIDAVIT OF MAILING
LEGAL NOTICE**

I hereby swear that the following notice was given by certified mail or registered mail to the property owners listed below, at least ten (10) days prior to the hearing date:

Notice is hereby given that the Zoning Board of appeals of the Village of Bronxville will hold a public hearing at the Bronxville Village Hall, 200 Pondfield Road, Bronxville, N.Y., on Tuesday evening, September 28, 2021 at 6:30 P.M. to give consideration to the following appeals/variances:

The request of the Gallo Residence, property located at **2 Northway**, Bronxville, New York, from a notice by the Building Inspector, for the following Section: **Section 310-9(G)** and **310-22 (E)** - .00314/ 852 sf, Lot Size 28566 sf/ .66 acre, FAR Allowed -.2275/ (6540 sf); Existing FAR - .2464/ 7041sf; Proposed FAR - .2589/ 7392 sf; Increase in FAR - +351 sf/ .0125/ 5%.

All Zoning Applications can be found on our website www.villageofbronxville.com/zoning-board-of-appeals one week prior to the meeting.

Arthur C. Lange

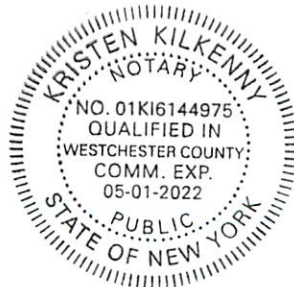
(Applicant Signature)

Arthur C. Lange

(Applicant Print Name)

Sworn before me this 13th day of September 20 21

Kristen Kilkenny
Notary Public



Summary Project Statement

Building Permits for exterior alterations/construction require a summary project statement.

Project Street Address: 2 NORTHWAY, BRONXVILLE, NY

Name: Carla Gallo

Address: 2 Northway, Bronxville NY

Telephone Number: 914-337-4422

Email of Applicant/Representative: langeartc@aol.com, darkconn95@live.com

Brief Summary of Work: _____

TWO STORIES FRONT FOYER ADDITION/ EXTENSION WITH NEW ROOF
(18.0' WIDE AND 12.5' DEEP) AND NEW ADJECENT COVERED COLONNADE /
PORCH (5.0' WIDE). NEW ADDITION FOOTPRINT IS 225 S.F AND NEW
COVERED PORCH FOOTPRINT IS 400 S.F. NEW ADDITION NOT TO
EXCEED EXISTING HEIGHT OF THE HOUSE.

Attention: Publicly filed plans and relevant materials are available for inspection by prior appointment at the Building Department.

Directions to obtaining a list of neighbors within 100' radius of your property can be found on the Village of Bronxville's Building Department Page. Please visit www.villageofbronxville.com/building. In the left-hand column please click on Summary Project Statement and follow directions.

Please submit a copy of this form to the building department once completed. The applicant shall be required to provide a copy of the summary project statement to any property owner within 100 feet of the subject property by certified mail or registered mail within ten (10) days of submitting said building permit application or proposed plans for construction or demolition.

Arthur C. Lange
(Applicant Signature)

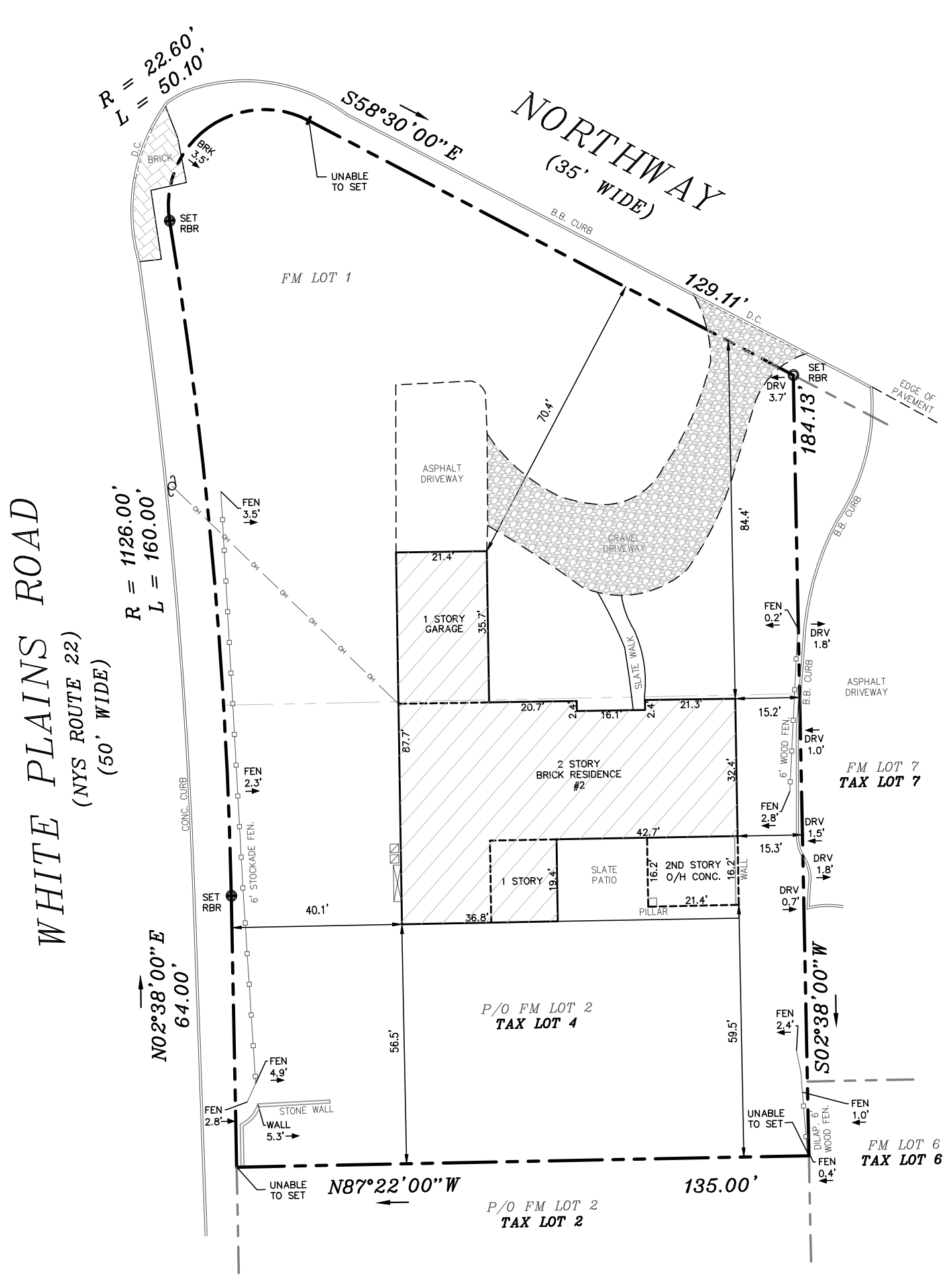
Arthur C. Lange
(Applicant Print Name)

Sworn before me this 5th day of July 2021

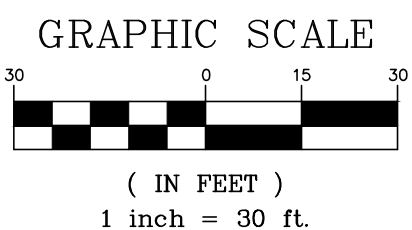
Kristen Kilkenny
Notary Public



SYMBOL LEGEND			
	MONUMENT FND		FIRE HYDRANT
	I.P. / I.B. FND		MANHOLE
	I.P. / I.B. SET		"A"-INLET
	SPOT ELEVATIONS		"B"-INLET
	TRAFFIC SIGNAL POLE		"E"-INLET
	UTILITY POLE		YARD INLET
	GUY WIRE		YARD INLET
	UTILITY POLE W/LIGHT		CABLE TV BOX
	LIGHT POLE		A/C UNIT
	SIGN		ELECTRIC METER
	GAS METER		WATER METER
	GAS VALVE		WATER VALVE
	TEST HOLE		TREE
	SHRUB		BOLLARD
	WETLAND FLAG		CANT. CANTILEVER
	FE. FENCE		MAS. MASONRY
	PLAT. PLATFORM		W.W. WINDOW WELL
	B/W BAY WINDOW		C/E CELLAR ENTRANCE
	O/H OVERHANG		R/O ROOF OVER
	L.S.A. LANDSCAPED AREA		D.C. DEPRESSED CURB



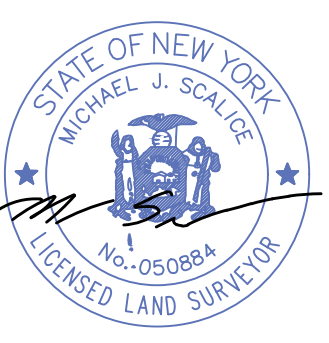
LOT AREA
30,590.96 S.F.
0.70 AC.



NOTE:
PROPERTY DEPICTED AS PER PROPOSED RE-SUBDIVISION OF TAX LOTS 2, 4, AND 5, IN BLOCK 2 VILLAGE OF BRONXVILLE, TOWN OF EASTCHESTER WESTCHESTER COUNTY N.Y.

GUARANTEED TO:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TRINITY ABSTRACT LLC.
PLEASE ADVISE ITS SUCCESSORS AND OR ASSIGNS
RICHARD J. GALLO AND CARLOTA GALLO
VENERUSO, CURTO, SCHWARTZ & CURTO LLP.

REV	DATE	DESCRIPTION	JH	MJS
2	01/26/2021	OFFSETS ADDED	JH	MJS
1	12/28/2020	STAKE OUT	MC	MJS
			BY	CHK



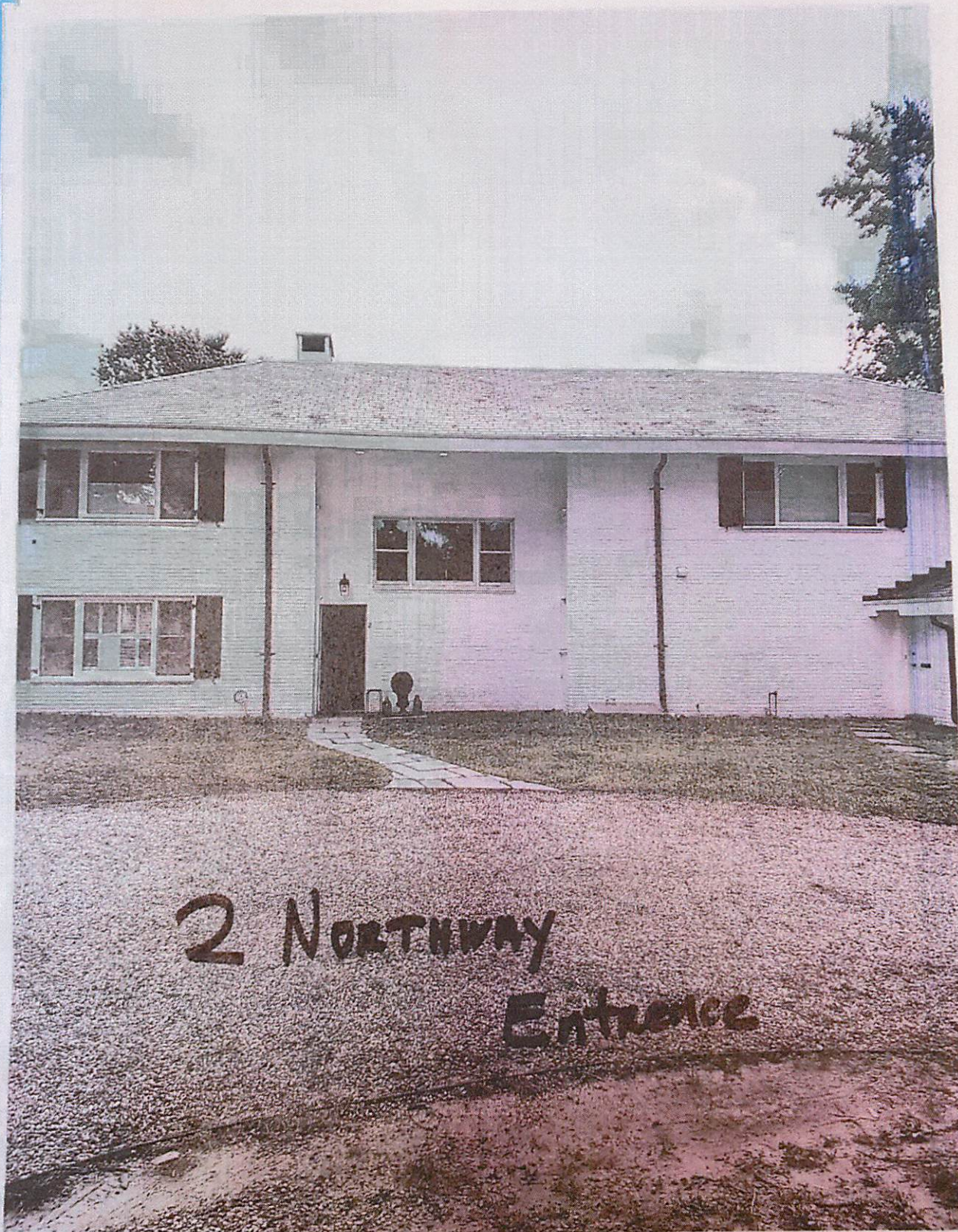
SCALICE
land surveying
mjslandsurvey.com P: 631-957-2400

SURVEY OF PROPERTY
LOT 1 AND P/O LOT 2, BLOCK 1
MAP OF
PONDFIELD CROSSWAYS
FILE DATE: 02/05/1918 MAP NO. 2170
SITUATE
VILLAGE OF BRONXVILLE
TOWN OF EASTCHESTER
WESTCHETSER COUNTY, NEW YORK

DR.:MC	CREW.:JM	SCALE: 1" = 30'	WESTCHETSER TAX MAP NO.
DATE SURVEYED: 02/24/2020	JOB No. W20-0332		7A-02-04

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) 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. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN NOT ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (8) THIS SURVEY WAS PERFORMED WITH A SPECTRA FOCUS 30 ROBOTIC TOTAL STATION. (9) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

3400
9731
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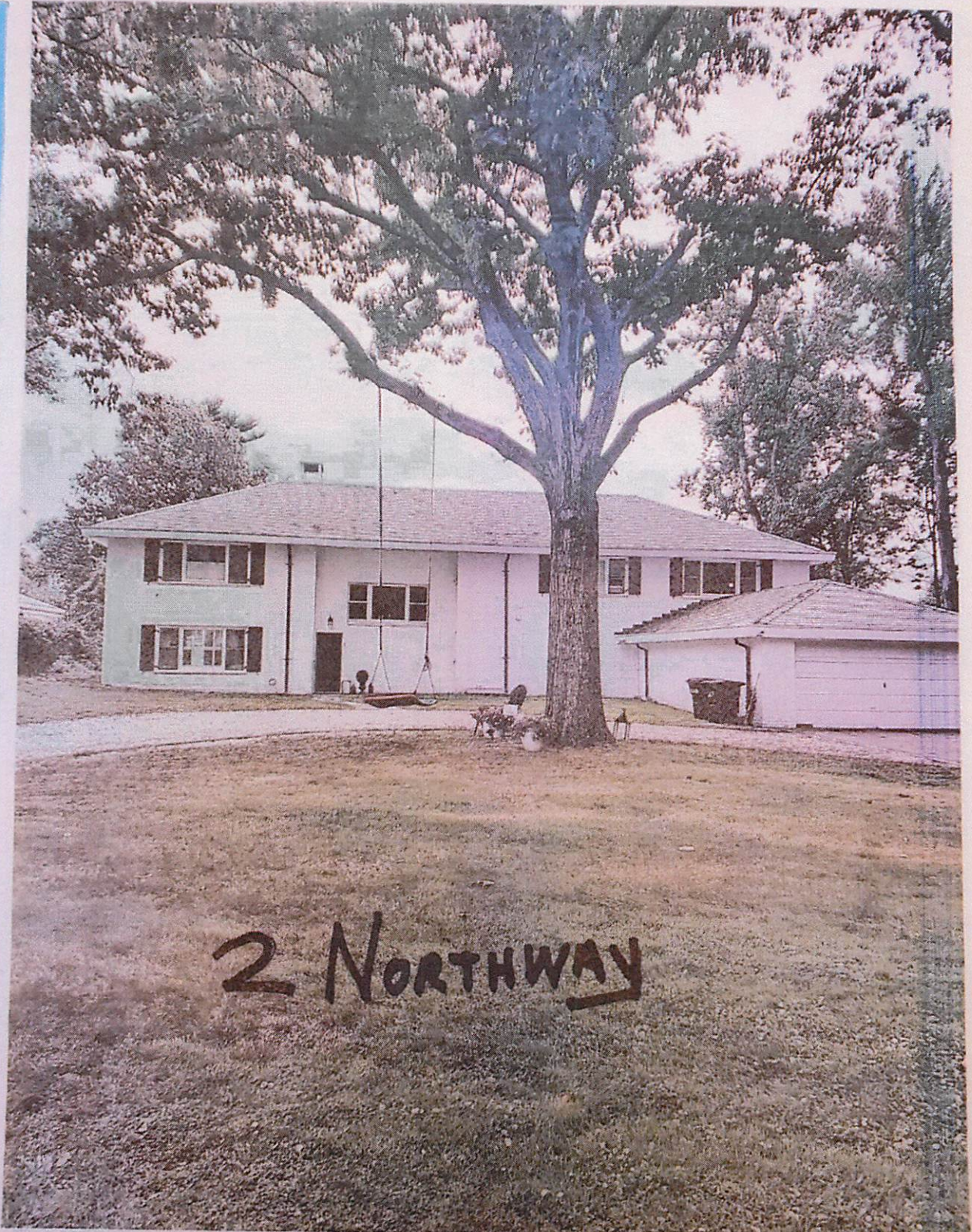


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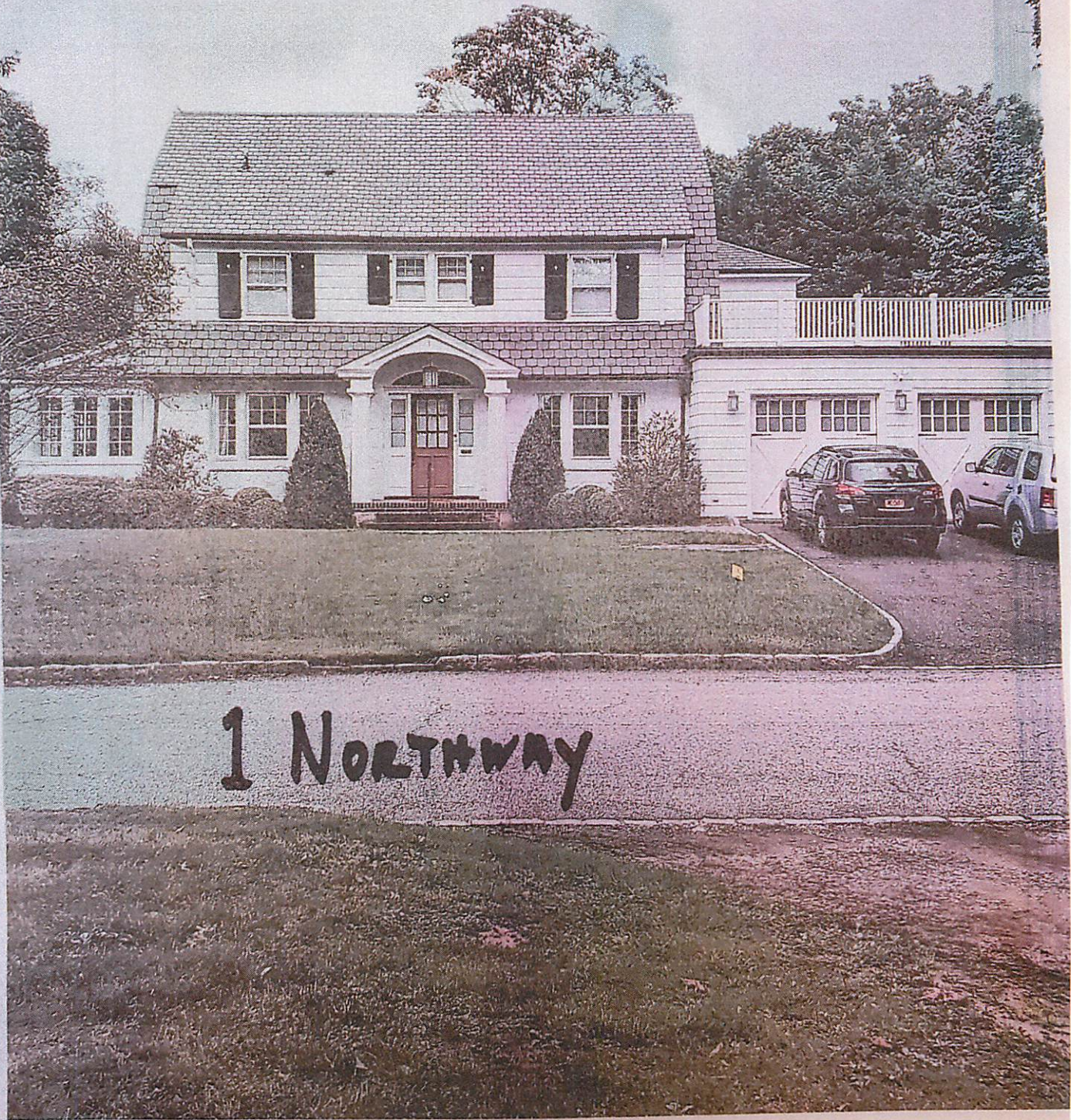
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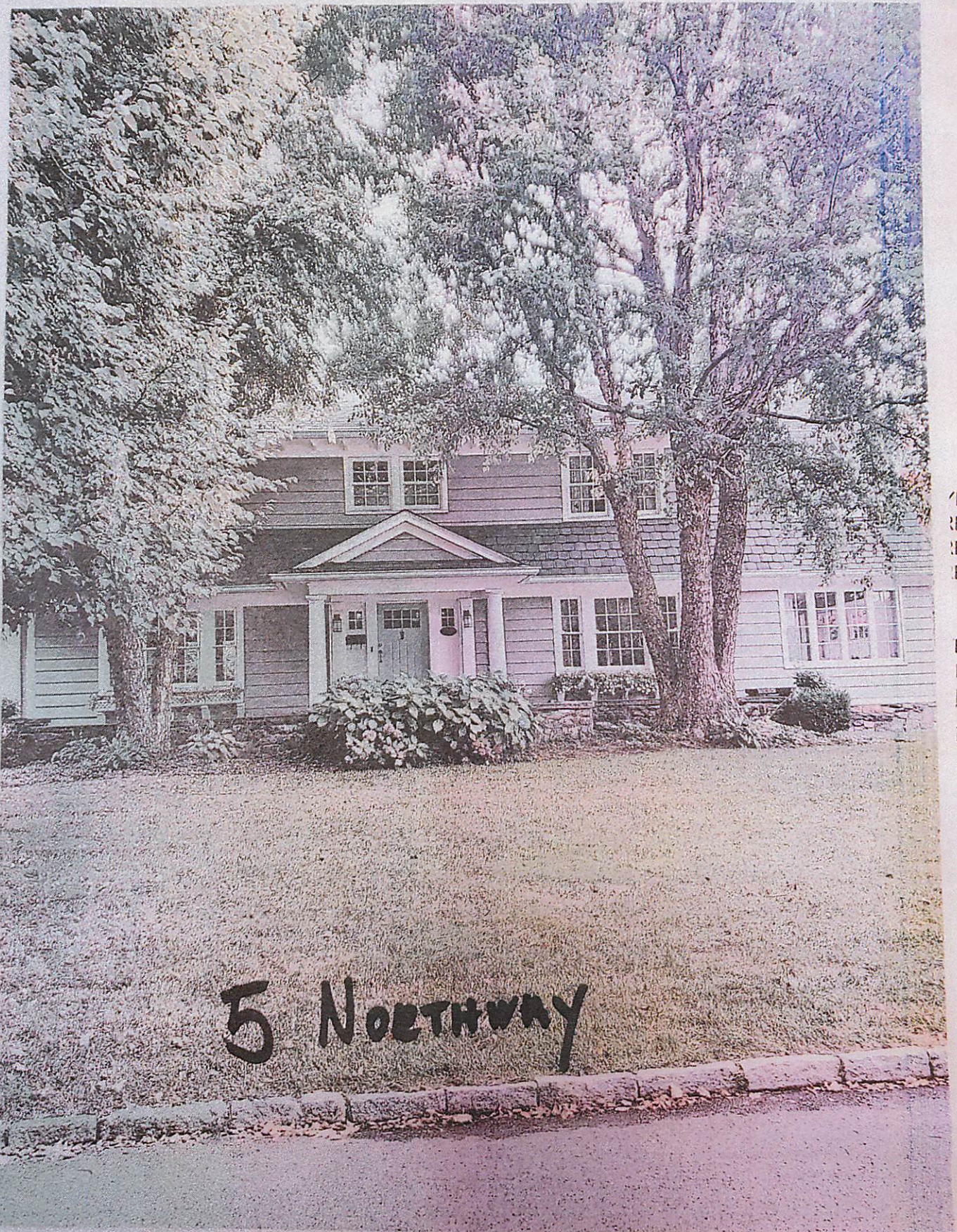
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AFFIDAVIT OF MAILING
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All Zoning Applications can be found on our website www.villageofbronxville.com/zoning-board-of-appeals one week prior to the meeting.

Arthur C. Lange

(Applicant Signature)

Arthur C. Lange

(Applicant Print Name)

Sworn before me this 13th day of September 2021

Kristen Kilkenny
Notary Public



Village of Bronxville
200 Pondfield Road
Bronxville, N.Y. (914) 337-7338

LEGAL NOTICE

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1. The request of the Gonda & Keating Residence, property located at **21 Sunset Ave**, Bronxville, New York, from a notice by the Building Inspector, for the following Section: Section 310-9 D(1) and 310-9 D(3) the following variance is required - Front Yard Required - 35'; 25' existing; 17.5' proposed; 17.5' Variance requested and rear Yard Required - 32'; 29.8' Existing; 20' proposed; 12' variance requested.
2. The request of the Gallo Residence, property located at **2 Northway**, Bronxville, New York, from a notice by the Building Inspector, for the following Section: **Section 310-9(G) and 310-22 (E)** - .00314/ 852 sf, Lot Size 28566 sf/ .66 acre, FAR Allowed - .2275/ (6540 sf); Existing FAR - .2464/ 7041sf; Proposed FAR - .2589/ 7392 sf; Increase in FAR - +351 sf/ .0125/ 5%.
3. The request of the Weber Residence, property located at **33 Elm Rock Rd**, Bronxville, New York, from a notice by the Building Inspector, for the following Section: **Section 310-22 (A)** Obstruction to vision at street intersections. At all street intersections in all residence districts, no obstructions to vision (other than an existing building, post, column or tree) exceeding 30 inches in height above street level shall be erected or maintained on any lot within the triangle formed by the street lines of such lot and a line drawn between points along such street lines 50 feet distant from their point of intersection.

All applications and links to our meetings can be found on our webpage
www.villageofbronxville.com/zoning-board-of-appeals

Note: PLEASE HAVE THIS NOTICE APPEAR IN THE **Friday, September 17, 2021**
EDITION OF THE JOURNAL NEWS (SOUTHERN ZONE)

FRONT FOYER ADDITION TO

2 Northway, BRONXVILLE, NY

DARIUSZ P. KULINSKI
ARCHITECT

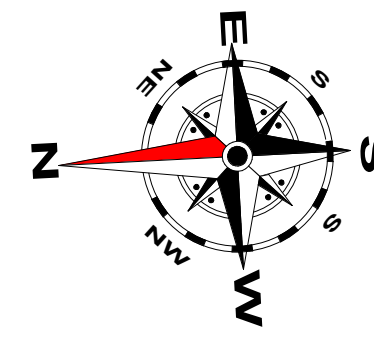
1 BATES COURT, UNIT 401
NORWALK, CT 06854
T: 203 952 2037
E: DARKCONN95@LIVE.COM

CONNECTICUT - NEW YORK - CALIFORNIA

STRUCTURAL ENGINEER **CARL E. RUSPINI, M.S., P.E.**
414 PEPPER STREET
MORRISSE, CT 06868
T: 203 410 9482

Zoning F.A.R. Calculation			
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3/32" = 1'-0"
Site Plan ①



NORTHWAY

GRAVEL DRIVEWAY

COVERED PORCH

STONE WALKWAY

2 STORY RESIDENCE

2 nd STORY OVERHANG

SLATE PATIO

1 STORY

1 STORY GARAGE

AC PLATFORM

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

Zoning Compliance Worksheet – District 'AA'

Bronxville District 'AA'	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
Bronxville District 'AA' Description of Bulk Requirements	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 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%
310-09 Code Section- https://ecode360.com/9450530		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
Property Address:	2 NORTHWAY, BRONXVILLE, NY																		
Allowed	AA	30'	2.5 stories	15000 sF	100'	120'	35'	15' 35'	27' 42'	30' 15'	30' 27'		32'			22.5%	2 cars	0.2275	55%
Existing	AA	22'	2.0	28,565	135'	110'	70.4									22.25 %		0.2434	68.36%
Proposed	AA	22'	2.0	28,565	135'	110'	70.4									22.33 %		0.2587	65.41%
Variance required = (proposed - allowed)	N/A	N/A	N/A	N/A	N/A	N/A	N/A									N/A		0.0312	13.2 %

WHITE PLAINS ROAD

EXISTING BUILDING FOOTPRINT

- A-1 698.75
- A-2 480.0 S.F.
- A-3 172.25 S.F.
- A-4 1915.11 S.F.
- A-5 279.5 S.F.
- A-6 490.2 S.F.
- A-7 349 S.F.

TOTAL EXISTING BUILDING FOOTPRINT: 4,384.8 S.F.

PROPOSED BUILDING FOOTPRINT:

- A-1 669.5 S.F.
- A-2 534.0 S.F.
- A-3 146.25 S.F.
- A-4 1915.11 S.F.
- A-5 279.5 S.F.
- A-6 490.2 S.F.
- A-7 349 S.F.
- A-8 222.5 S.F.

TOTAL BUILDING FOOTPRINT: 4,606.56 S.F.

BUILDING COVERAGE CALCULATIONS:

- RESIDENCE: 4,823.3 S.F.
- 2nd STORY OVERHANG: 563.3 S.F.
- SLATE PATIO: 540 S.F.
- COVERED PORCH: 405 S.F.
- WALKWAY: 33 S.F.
- AC PLATFORM: 15 S.F.

TOTAL: 6,379.6 S.F.

BUILDING COVERAGE REQ. 22.5 %

BUILDING COVERAGE PROPOSED: 22.33 %

OPEN SPACE CALCULATIONS:

- RESIDENCE: 4,823.3 S.F.
- 2nd STORY OVERHANG: 563.3 S.F.
- SLATE PATIO: 540 S.F.
- COVERED PORCH: 405 S.F.
- WALKWAY: 33 S.F.
- AC PLATFORM: 15 S.F.
- DRIVEWAY: 3,500.0 S.F.

TOTAL: 9,932.6 S.F.

OPEN SPACE REQ. 55%

OPEN SPACE PROPOSED: 65.41%

REV DATE ISSUE

KEY PLAN

PERMIT ISSUE

SEAL



Dariusz P. Kulinski
eSign: 7/16/2021 1:03:00

PROJECT ISSUE DATE: 08/15/21
SCALE: 3/2" = 1'-0"
SHEET ISSUE: 08/15/21
FORMAT: ARCH D

OPEN SPACE & BUILDING COVERAGE CALCULATIONS

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SHEET NO