

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

**LEGAL NOTICE**

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, May 24, 2022, at 6:30 P.M. to give consideration to the following appeals/variances:

1. The request of the Vermette Residence, property located at **29 Ridgcroft Rd**, Bronxville, New York, from a notice by the Building Inspector, for the following Section: The property building coverage is pre-existing non-conforming @ 28.60%; proposed building coverage 32.70%; Maximum allowed building coverage – 22.5%; Required variance for building coverage 10.20%
2. The request of the Favaro Residence, property located at **11 Fordal Rd**, Bronxville, New York, from a notice by the Building Inspector, for the following Variance Section 310-9 AA - 22.5% Allowed; 31.4% Existing; 33.2% proposed; Variance required - 10.7% Building Coverage. Referral to the Village of Bronxville Zoning Board of Appeals required for area variance for building coverage 10.7%.
3. The request of the Barnes Residence, property located at **13 Hawthorne Rd**, Bronxville, New York, from a notice by the Building Inspector, for the following Section: Section 310-25 C. - 2nd floor addition - existing 1st floor pre-existing non-conforming is proposed to have a 2nd floor addition built above the existing footprint. The proposed does not comply with Village of Bronxville Municipal Code – 310-25 C. Referral to the Village of Bronxville Zoning Board of Appeals is required for an area variance to 310-25 C. 1) FAR - Existing FAR appears to be pre-existing non-conforming 4043.50 sf (.456 FAR), proposed 2nd floor addition, front porch/ foyer addition appears to add 396sf. Proposed FAR – 4439.7.6 sf (.501 FAR); Increase in FAR = .045. The proposed does not comply with the Village of Bronxville Zoning Code section 310-25 C. Referral to the Village of Bronxville Zoning Board of Appeals is required for an area variance to 310-25 C. 2) Side Yard Setback – Existing 10-4-1/4” at the front of the house; 10-5” @ area of 2nd floor addition (pre-existing non-conforming); degree of non- conformity is being increased with the 2nd floor addition.

All applications and links to our meetings can be found on our webpage  
[www.villageofbronxville.com/zoning-board-of-appeals](http://www.villageofbronxville.com/zoning-board-of-appeals)

Note: PLEASE HAVE THIS NOTICE APPEAR IN THE **Friday, May 13, 2022** EDITION OF THE JOURNAL NEWS (SOUTHERN ZONE)