

ITEM	FRONT YARD (BEACH)		SIDE-FRONT YARD		SIDE YARD		REAR YARD	
	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED	ALLOWED	PROPOSED
SWIMMING POOL	N/A	N/A	N/A	N/A	10'-0"	11'-3"	30'-0"	54'-11"
GAZEBO	N/A	N/A	N/A	N/A	5'-0"	5'-6"	5'-0"	42'-2"
POOL EQUIP.	N/A	N/A	N/A	N/A	10'-0"	10'-6"	30'-0"	23'-4"

NOTE: Variance requested for pool equipment to be installed at "LOCATION A", adjacent to existing garage.  
 NOTE: Variance requested to install equipment on grade, rather than below grade as indicated in Village Code 831-55 C (7)  
 NOTE: Both Variances granted at Zoning Meeting on 12.1.2021.

**Noncommercial Swimming Pool (from Village Code Online) Responses (831-55 C)**

- The noncommercial swimming pool will be restricted for the personal use of the family resident on premises.
- The use will only be permitted in conjunction with one of the permitted principal uses in one-family residence districts.
- Lighting will be low wattage, and aimed towards ground/residence to not create a nuisance to any adjoining property owners.
- Suitable screening shall be provided and maintained between the pool and the adjoining property or streets.
- A safety barricade will be erected as shown, around the pool to prevent the entrance of young children. The barricade will have self-closing, self-latching gates.
- The pool will have water re-circulation equipment and all water conservation measures will be adhered to.
- Pool equipment will be installed on an equipment pad with solid screen fence and access gates in order to be noiseless in operation so that no nuisance is created.
- The pool will be properly maintained so that it does not present a health or comfort nuisance to any adjoining property owners or the Village at large. It is understood a failure to do so shall subject the permit to revocation.
- The pool is not situated closer to the side street than the side of the principal structure or closer to the front street than the front of the principal structure, nor is it situated within the required setbacks or within 10 feet of any property line.
- The water level is 39.0 and will not be above the existing average surrounding grade.
- All pumps, filters and associated equipment shall be located below grade at an equipment pad adjacent to the garage, screened by access gates and plantings.
- The entire pool enclosure shall be surrounded by existing evergreen hedge and proposed evergreen plantings, as shown, of at least four feet in height.
- The proposed pool is an in-ground pool, not a temporary/above-ground pool.
- A Soil movement permit will be obtained for removal of more than 25 cubic yards for pool excavation. Approximately 60 cubic yards to be removed.

**Corner Lot Definition (from Village Code Online)**

- CORNER LOT**  
 A lot at the junction of and having lot lines on two or more intersecting streets whose right-of-way lines meet and form an interior angle of 135° or less. The front yard on a corner lot containing a one-family residential dwelling shall be that yard to which the home has its primary orientation as of August 8, 2005. The primary orientation is that side of the house facing the street whereon the dwelling has its main entrance, characterized by such features as a front door or entryway leading into a formal entrance lobby and/or living room areas. On a corner lot, the yard opposite the front yard shall be the rear yard; the other yard fronting a street shall be the side-front yard; and the yard opposite the side-front yard shall be a side yard. The above determination of yards for corner lots shall apply in all cases, including but not limited to applications for the alteration, expansion, rehabilitation or renovation of existing homes, and to the demolition or tear-down and reconstruction or redevelopment of a one-family residential dwelling. In those cases where a one-family residential dwelling is proposed on a corner lot which does not, or did not contain an existing one-family residential dwelling as of August 8, 2005, the homeowner shall choose which yard shall be the front yard. In such cases, the front door and primary orientation of such new one-family residential dwelling shall be toward the front yard.  
 [Amended 8-8-2005 by L.L. No. 3-2005]

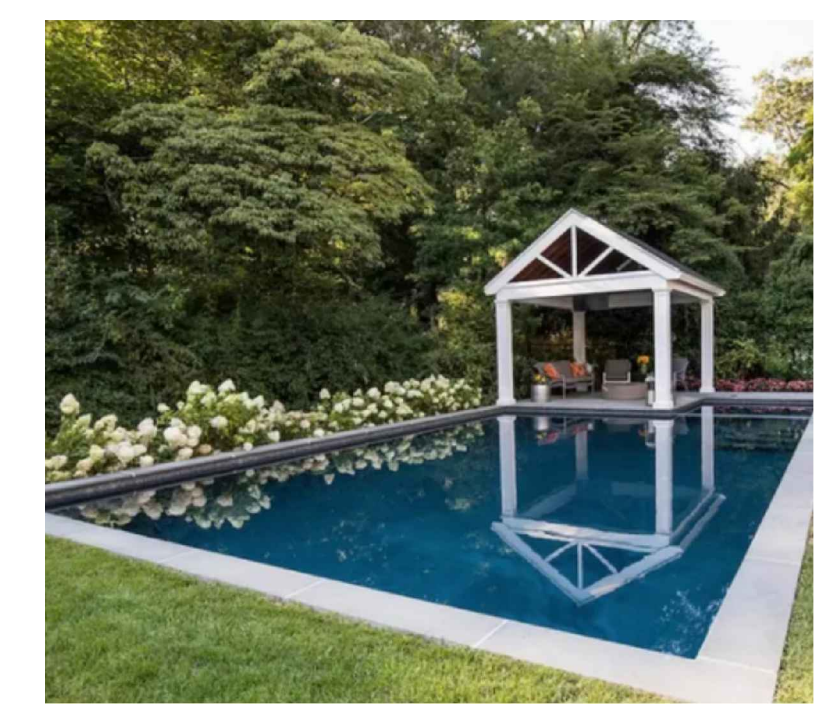
LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EXISTING FENCE TO REMAIN
	PROPOSED POOL BARRIER (CODE-COMPLIANT)
	EVERGREEN SCREEN PLANTINGS

LOT COVERAGE	
LOT:	18,749.94 S.F.
MAX. ALLOWED LOT COVERAGE:	41%
EXISTING COVERAGE:	7,041 S.F.
+ NET ADDITIONS:	758 S.F.
PROPOSED COVERAGE (S.F.):	7,799 S.F.
PROPOSED COVERAGE (%):	41%

Proposed coverage calculations include entire site, existing and proposed.



**A** Pool Equipment Location  
 Variance Granted 12.1.2022



**2** Proposed Gazebo  
 Precedent Image

NOTE: SEE UPDATED GAZEBO/CABANA DETAILS ON A101

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 SEAN JANCSKI LANDSCAPE ARCHITECTS

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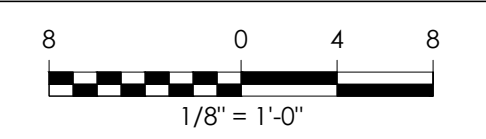
No.	Date	Revision Information
1	6/24/21	PLANNING BOARD SUBMISSION (7/1/21 MITG)
2	7/16/21	PRE-CONSULTANT MEETING (7/16/21 MITG)
3	7/26/21	PRE-SUBMISSION CONFERENCE (7/21 MITG)
4	8/30/21	PLANNING BOARD (10/19/21 MITG)
5	11/11/21	ZONING BOARD SUBMISSION (12/1/21 MITG)
6	12/1/21	ZONING BOARD APPROVAL
7	12/14/21	PLANNING BOARD APPROVAL
8	1/10/22	ARB SUBMISSION (1/28/22 MITG)
9	3/14/22	ARB SUBMISSION (3/20/22 MITG)

SITE PLAN FOR IN-GROUND POOL AND PATIO  
 for  
**Loebel**  
**18 Beach**  
**Larchmont, NY 10538**

Drawn By: JH/CD

**LS-1**

Scale: As Noted Issue Date: 3/14/2022



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**A** Existing Pool Fence/Evergreen Hedge at Front Yard Looking NW from Beach Ave

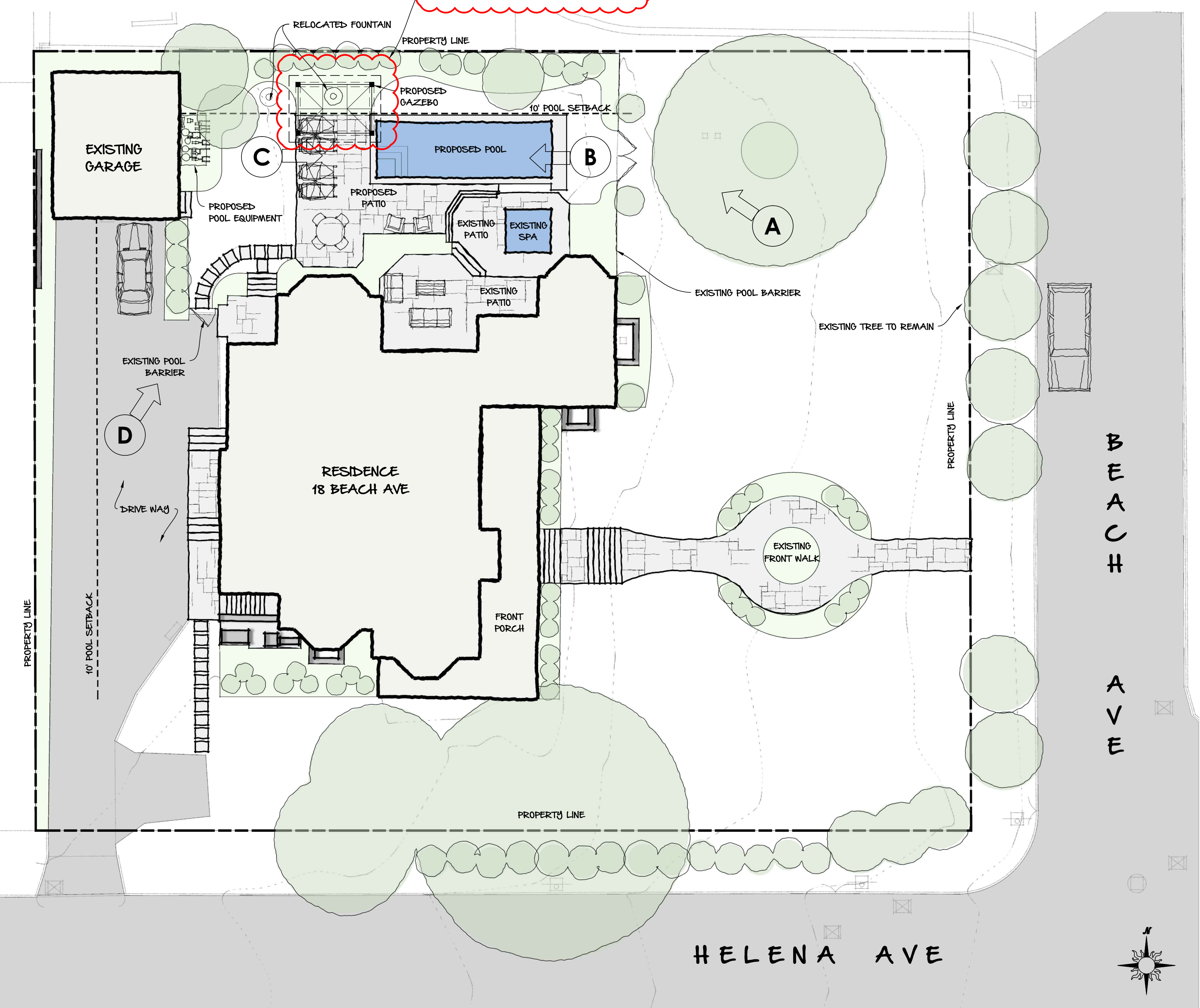
**B** Proposed Pool Location - Looking West  
NOTE: Fountain to be relocated

**C** Proposed Pool Location - Looking East  
NOTE: Existing Hedge Along Length of Pool to Remain and Protect

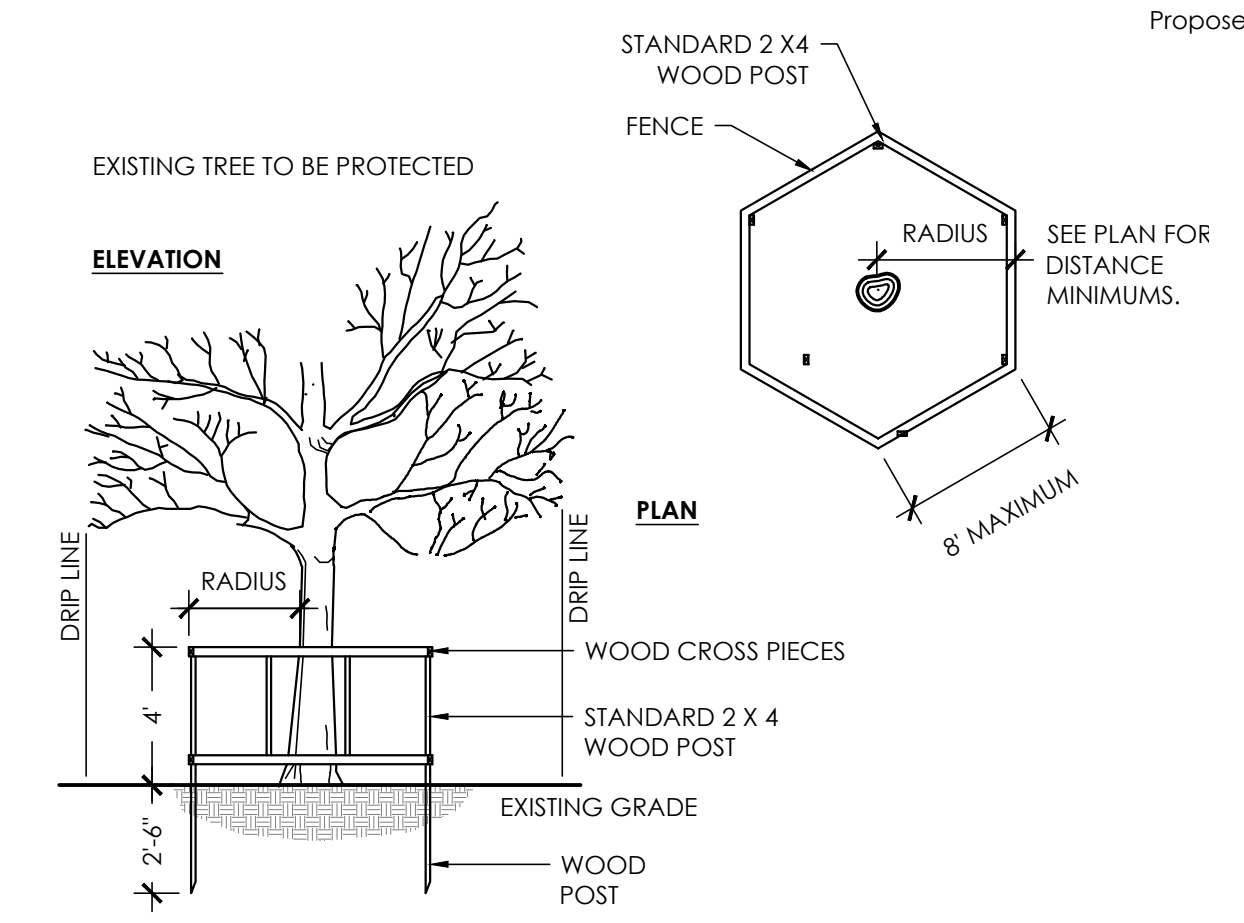
**D** Existing Pool Fence/Evergreen Hedge at Driveway Looking NE from Driveway off Helena Ave  
NOTE: Gate to be replaced/relocated to meet pool barrier code requirements. Proposed fence style to match existing.

NOTE: Fence to be made pool-code compliant as required (e.g. self-closing/self-latching gates). Proposed fence style to match existing.

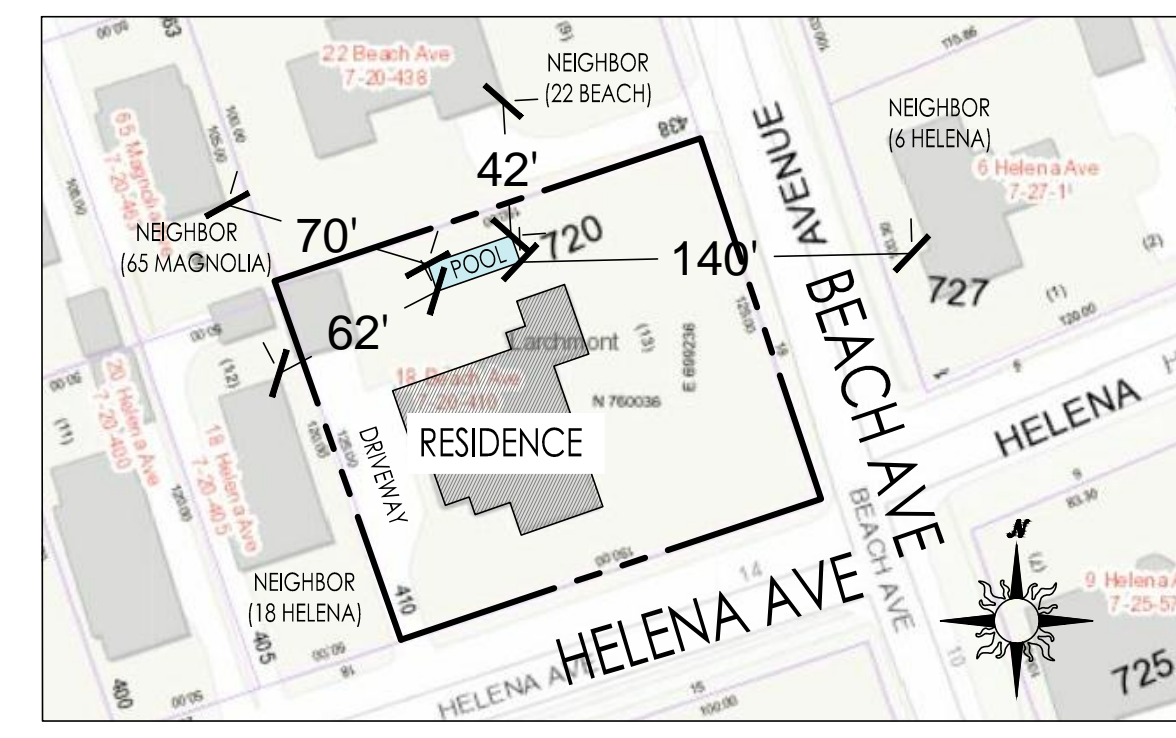
REVISED GAZEBO/CABANA. SEE A101 PLANS BY REGISTERED ARCHITECT.



**1** SCHEMATIC DESIGN  
1/16" = 1'-0"



**2** Tree Protection Detail



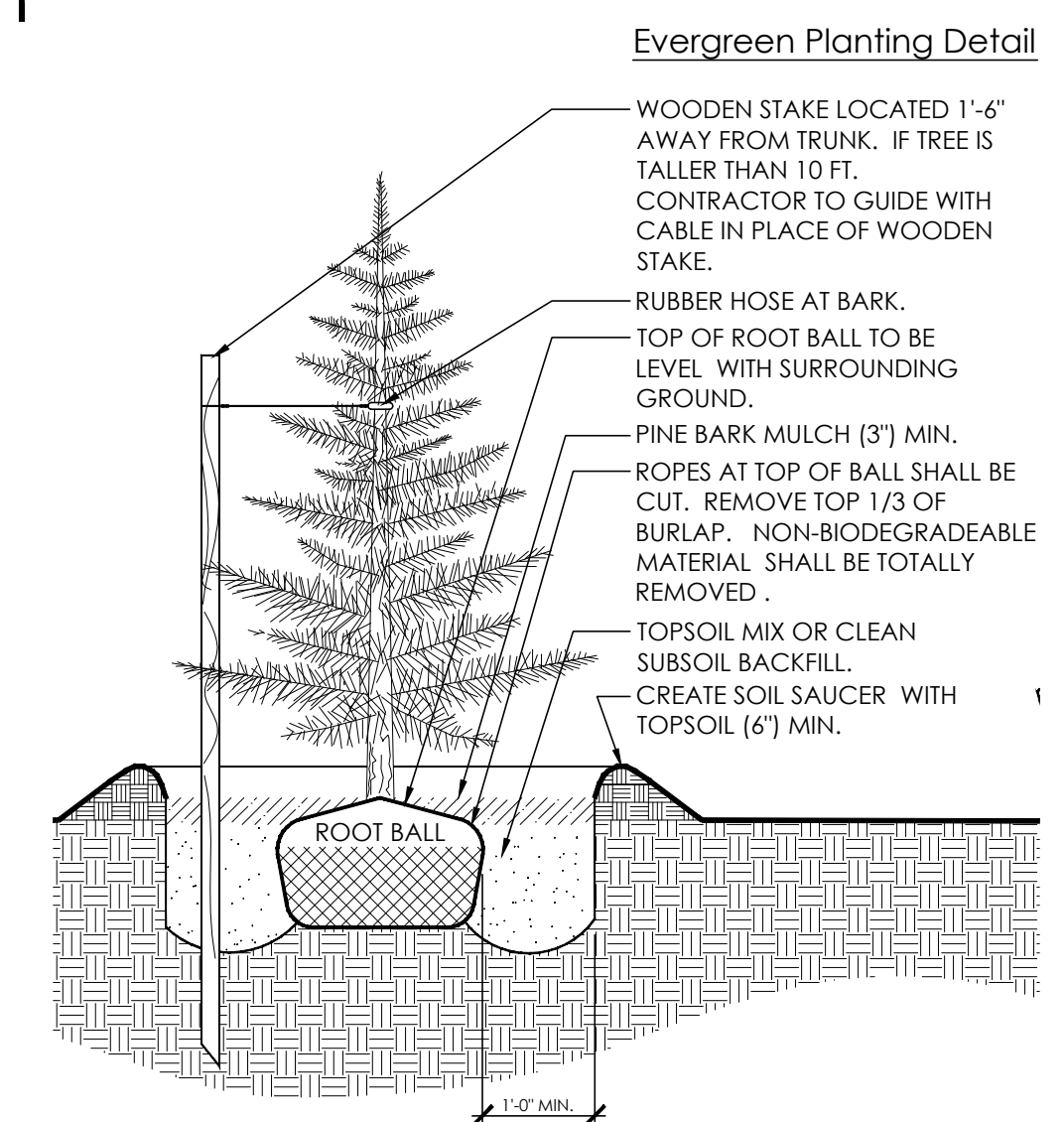
**4** Westchester GIS Map  
1 - 1/2" = 100'



**6** Westchester GIS Aerial Map  
NTS



**3** Plant Screening  
Proposed Screening to enhance/replace existing as req.



**5** Tree Planting Detail



**7** Flood Plain Map (Not Applicable)  
NTS



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**SITE DEVELOPMENT DETAILS FOR IN-GROUND POOL AND PATIO**  
  
for  
**Loebel**  
**18 Beach**  
**Larchmont, NY 10538**

Drawn By: JH/CD

**LS-2**

