

VILLAGE OF ARDSLEY

ZONING WORK SHEET

JOB LOCATION: 38 Heatherdell Road

SECTION: 6.5 SUB-SECTION: _____ BLOCK: 20 LOT: 3 & 15

OWNER: Shea Gallante

ARCHITECT: Dimovski Architecture PLLC

LOT AREA: REQUIRED: 7,500 sf
EXISTING: 9,500 sf
PROPOSED: No Change

STREET FRONTAGE: REQUIRED: 60'
EXISTING: 50'
PROPOSED: No Change

FRONT SETBACK: REQUIRED: 20'
EXISTING: 24.78'
PROPOSED: No Change

SIDE SETBACK: REQUIRED: 15'
EXISTING: 8.57'
PROPOSED: 8.57'

SIDE SETBACK: REQUIRED: 15'
EXISTING: 4.51'
PROPOSED: 4.51'

REAR SETBACK: REQUIRED: 20'
EXISTING: +/- 120.7'
PROPOSED: 102'

BUILDING STORIES: PERMITTED: 2 Stories
EXISTING: 2 Stories
PROPOSED: 2 Stories

BUILDING HEIGHT: MAXIMUM: 30'
EXISTING: +/- 28'
PROPOSED: 28' 7"
ROOF SLOPE: 7.5/12

<u>BUILDING COVERAGE:</u>	MAXIMUM:	28% / 4,060 sf
	EXISTING:	11.9% / 1,129 sf
	PROPOSED:	16.7% / 1,591 sf

<u>FLOOR AREA:</u>	BASIC PERMITTED:	3,480 sf
	MAXIMUM:	4,010 sf
	EXISTING:	1,828 sf
	PROPOSED:	2,950 sf

NOTE: Attach a breakdown of the existing & proposed floor area

<u>LAND COVERAGE:</u>	BASIC PERMITTED:	3,328 sf
	MAXIMUM:	3,918 sf
	EXISTING:	3,308 sf
	PROPOSED:	3,476 sf

NOTE: Attach a breakdown of the existing & proposed land coverage

<u>PARKING:</u>	REQUIRED:	2
	PROPOSED:	No Change

<u>WETLANDS BUFFER:</u>	MINIMUM:	N/A
	EXISTING:	N/A
	ALLOWED:	N/A

<u>STEEP SLOPES:</u>	EXISTING:	N/A
	PROPOSED:	N/A

IS THE PROPERTY LOCATED IN A FLOODLAIN? No

CERTIFICATION STATEMENT

All dimensions and calculations as set forth on these plans and in this application are certified to be correct.

Pauletta Dimovski
Signature and seal of registered professional

10/25/21
Date

