

VILLAGE OF ARDSLEY

ZONING WORK SHEET

JOB LOCATION: 38 WESTERN DRIVE

SECTION: 6.50 SUB-SECTION: _____ BLOCK: 31 LOT: 7

OWNER: ROSS AND AMANDA FIRSENBAUM

ARCHITECT: SUSAN JAINCHILL, RLA

LOT AREA: REQUIRED: 40,000 SF
EXISTING: 22,216 SF
PROPOSED: 22,216 SF

STREET FRONTAGE: REQUIRED: 100'
EXISTING: 186.2'
PROPOSED: 186.2'

FRONT SETBACK: REQUIRED: 40'
EXISTING: 26.8'
PROPOSED: 22.5'

SIDE SETBACK: REQUIRED: 30'
EXISTING: 56.9'
PROPOSED: 56.9'

SIDE SETBACK: REQUIRED: 30'
EXISTING: 41.67'
PROPOSED: 30.83'

REAR SETBACK: REQUIRED: 40'
EXISTING: 36.8'
PROPOSED: 29'

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

BUILDING HEIGHT: MAXIMUM: 30'
EXISTING: 29.18'
PROPOSED: 29.18'
ROOF SLOPE: NA

BUILDING COVERAGE: MAXIMUM: 12% (2665.92 SF)
 EXISTING: 11.4% (2529.5 SF)
 PROPOSED: 14% 3065.50

FLOOR AREA: BASIC PERMITTED: 4577.28 SF
 MAXIMUM: 5127.28 SF
 EXISTING: 4078 SF
 PROPOSED: 4078 SF

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

LAND COVERAGE: BASIC PERMITTED: 4765.92 SF
 MAXIMUM: 5610.24 SF
 EXISTING: 4924 SF
 PROPOSED: 6068 SF

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

PARKING: REQUIRED: NA
 PROPOSED: NA

WETLANDS BUFFER: MINIMUM: NA
 EXISTING: NA
 ALLOWED: NA

STEEP SLOPES: EXISTING: NA
 PROPOSED: NA

IS THE PROPERTY LOCATED IN A FLOODLAIN? I DID NOT KNOW THIS!

CERTIFICATION STATEMENT

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

Signature and seal of registered professional



2/20/2022

Date