

# VILLAGE OF ARDSLEY

## ZONING WORK SHEET

JOB LOCATION: 9 CROSS ROAD, ARDSLEY, NY 10502

SECTION: R3 SUB-SECTION: 18-08B BLOCK: 00 LOT: P76

OWNER: MUSA ELJAMAL

ARCHITECT: FREDERIC ZONSIUS

LOT AREA:                      REQUIRED: 7,500 SQ MINIMUM  
EXISTING: 43,911 SQ FT (NET LOT AREA = 43,911 - 75% OF WETLANDS = 37,027 SQ FT)  
PROPOSED: 43,911 SQ FT (NET LOT AREA = 43,911 - 75% OF WETLANDS = 37,027 SQ FT)  
(NO CHANGE)

STREET FRONTAGE:            REQUIRED: 60'-0" MINIMUM  
EXISTING: 66'-1"  
PROPOSED: 79'-11" (COMPLIANT)

FRONT SETBACK:                REQUIRED: 20'-0" MINIMUM  
EXISTING: 126'-3"  
PROPOSED: 91'-8" (COMPLIANT)

SIDE SETBACK:  
LEFT SIDE                          REQUIRED: 15'-0" MINIMUM  
EXISTING: 14'-3 3/4" EXISTING NON-CONFORMING  
PROPOSED: 16'-0" (COMPLIANT)

SIDE SETBACK:  
RIGHT SIDE                        REQUIRED: 15'-0" MINIMUM  
EXISTING: 17'-2 3/4"  
PROPOSED: 17'-2 3/4" (NO CHANGE)

REAR SETBACK:                 REQUIRED: 20'-0" MINIMUM  
EXISTING: 122'-0"  
PROPOSED: 122'-0" (NO CHANGE)

BUILDING STORIES:              PERMITTED: TWO STORY MAXIMUM  
EXISTING: ONE STORY  
PROPOSED: ONE STORY (NO CHANGE)

BUILDING HEIGHT:                MAXIMUM: 30'-0" MAXIMUM  
EXISTING: 15'-8"  
PROPOSED: 15'-8" NO CHANGE  
ROOF SLOPE: 39% GRADE SLOPE / 21.3 DEGREE SLOPE

BUILDING COVERAGE:    MAXIMUM:    10,368.00 SQ FT  
   EXISTING:    3,770.00 SQ FT  
   PROPOSED:    4,603.00 SQ FT (COMPLIANT)

FLOOR AREA:                    BASIC PERMITTED: 6,000.00 SQ FT  
   MAXIMUM:    7,150.00 SQ FT  
   EXISTING:    3,770.00 SQ FT  
   PROPOSED:    4,603.00 SQ FT (COMPLIANT)

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

LAND COVERAGE:            BASIC PERMITTED: 6,900.00 SQ FT  
   MAXIMUM:    8,100.00 SQ FT  
   EXISTING:    11,740.00 SQ FT (EXISTING NON-CONFORMING)  
   PROPOSED:    12,283.00 SQ FT (NON-COMPLIANT)

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

PARKING:                            REQUIRED:    TWO MINIMUM  
   PROPOSED:    TWO

WETLANDS BUFFER:            MINIMUM:    25'-0" MINIMUM  
   EXISTING:    32'-9"  
   ALLOWED:    32'-9" (NO CHANGE)

STEEP SLOPES:                    EXISTING:    N/A  
   PROPOSED:    N/A

IS THE PROPERTY LOCATED IN A FLOODPLAIN?    YES

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

\_\_\_\_\_  
Date

