

ATTACHMENT G
ZONING TABLE FORM

Village of Mamaroneck
Zoning Table Form



1025 Rushmore Avenue
Oriente Beach Club

Property Address(es)	1054 Walton Avenue. Mamaroneck. New York 10543			
Zoning District(s)	Marine Recreation			
Structure/Site Use(s)	Main Club House/Beach Club			
Floor Area By Use(s) NA	New 1193 sf rear roofed upper level terrace over existing open lower terrace. Results in 1193 sf increase in roofed structure and total net increase in impervious coverage of 692 sf			
Item	Required/Permitted	Existing	Proposed	Variance Requested
Floor Area Ratio	0.15 (max)	0.129+-	0.132+-	NONE
Building Height (stories)	3	3	1 Story Roofed Terrace	NONE
Building Height (feet)	40(max)	35+-	15	NONE
Building Length	20	200+-	200+-	NONE
Lot Coverage - Building (%)	10.20	10.7+-	10.9+-	NONE
Lot Coverage - Impervious Coverage	75	54.3+-	54.4+-	NONE
Lot Area (square feet)	43,560 (1 acre)	368,058 (8.47 acres)	368,058 (8.47 acres)	NONE
Lot Area per Dwelling Unit (square feet)	0	0	0	NONE
Number of Dwelling Units	0	0	0	NONE
Density (Dwelling Units per Acre)	0	0	0	NONE
Lot Width and Frontage - (feet)	150	524+- (Bloomdale)	524+-	NONE
Lot Width and Frontage - Secondary Front Yard (feet)	NONE	350+- (Rushmore)	350+-	NONE
Side Yard Setback - Lesser Yard (feet)	20	31.2 (Main Club House)	31.2	NONE
Side Yard Setback - Combined (feet)	40	191+- (Main Club House)	191+-	NONE
Rear Yard Setback (feet)	30	152+- (Main Club House)	140+- (Roofed Terrace)	NONE
Number of Off-Street Parking Spaces	Per Article VIII	Existing No Change	Existing No Change	NONE
Number of Off-Street Loading Spaces	Per Article VIII	Existing No Change	Existing No Change	NONE
* Note: Net increase in roofed area = 1193 sf - Net increase in impervious = 692 sf *				
Submitted By: Nunzio Pietrosanti, P.E.				
Date Submitted: 11/18/20				
Signature:				

