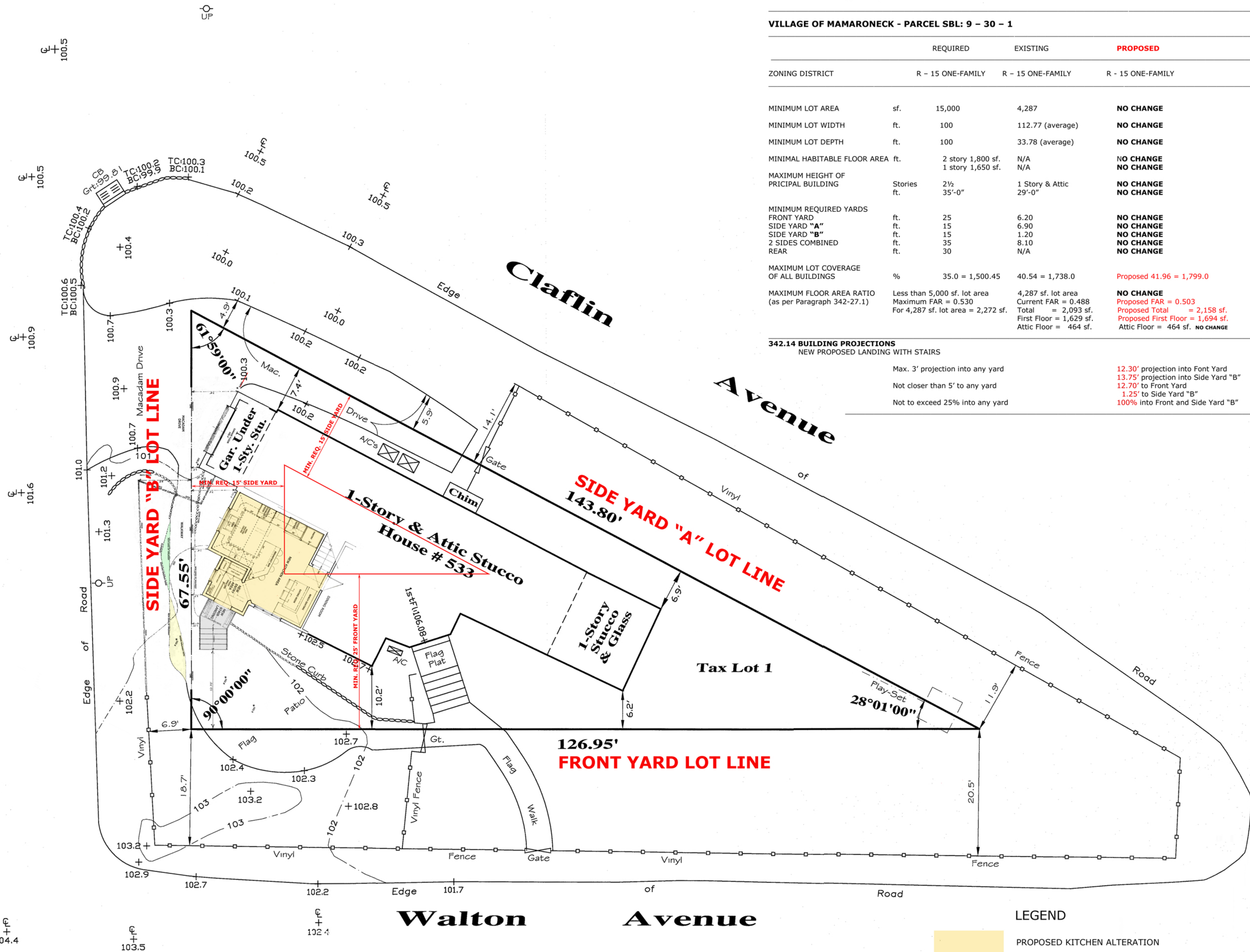


Stiles Avenue



1 PROPOSED SITE PLAN WITH YARD DESIGNATION

SCALE: 1/8" = 1'-0"

VILLAGE OF MAMARONECK - PARCEL SBL: 9 - 30 - 1

		REQUIRED		EXISTING	PROPOSED
ZONING DISTRICT		R - 15 ONE-FAMILY	R - 15 ONE-FAMILY		R - 15 ONE-FAMILY
MINIMUM LOT AREA	sf.	15,000	4,287		NO CHANGE
MINIMUM LOT WIDTH	ft.	100	112.77 (average)		NO CHANGE
MINIMUM LOT DEPTH	ft.	100	33.78 (average)		NO CHANGE
MINIMAL HABITABLE FLOOR AREA	ft.	2 story 1,800 sf. 1 story 1,650 sf.	N/A N/A		NO CHANGE NO CHANGE
MAXIMUM HEIGHT OF PRICIPAL BUILDING	Stories ft.	2½ 35'-0"	1 Story & Attic 29'-0"		NO CHANGE NO CHANGE
MINIMUM REQUIRED YARDS					
FRONT YARD	ft.	25	6.20		NO CHANGE
SIDE YARD "A"	ft.	15	6.90		NO CHANGE
SIDE YARD "B"	ft.	15	1.20		NO CHANGE
2 SIDES COMBINED	ft.	35	8.10		NO CHANGE
REAR	ft.	30	N/A		NO CHANGE
MAXIMUM LOT COVERAGE OF ALL BUILDINGS	%	35.0 = 1,500.45	40.54 = 1,738.0		Proposed 41.96 = 1,799.0
MAXIMUM FLOOR AREA RATIO (as per Paragraph 342-27.1)	Less than 5,000 sf. lot area Maximum FAR = 0.530 For 4,287 sf. lot area = 2,272 sf.		4,287 sf. lot area Current FAR = 0.488 Total = 2,093 sf. First Floor = 1,629 sf. Attic Floor = 464 sf.		NO CHANGE Proposed FAR = 0.503 Proposed Total = 2,158 sf. Proposed First Floor = 1,694 sf. Attic Floor = 464 sf. NO CHANGE

342.14 BUILDING PROJECTIONS

NEW PROPOSED LANDING WITH STAIRS

Max. 3' projection into any yard	12.30' projection into Front Yard
Not closer than 5' to any yard	13.75' projection into Side Yard "B"
Not to exceed 25% into any yard	12.70' to Front Yard
	1.25' to Side Yard "B"
	100% into Front and Side Yard "B"

PROPOSED SITE PLAN WITH YARD DESIGNATION

DATE: 11.05.2021

SCALE: 1/8" = 1'-0"

DRAWN: RRM

103

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103

DANZIS RESIDENCE  
PROPOSED KITCHEN ALTERATION  
533 WALTON AVENUE  
MAMARONECK NY 10543



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