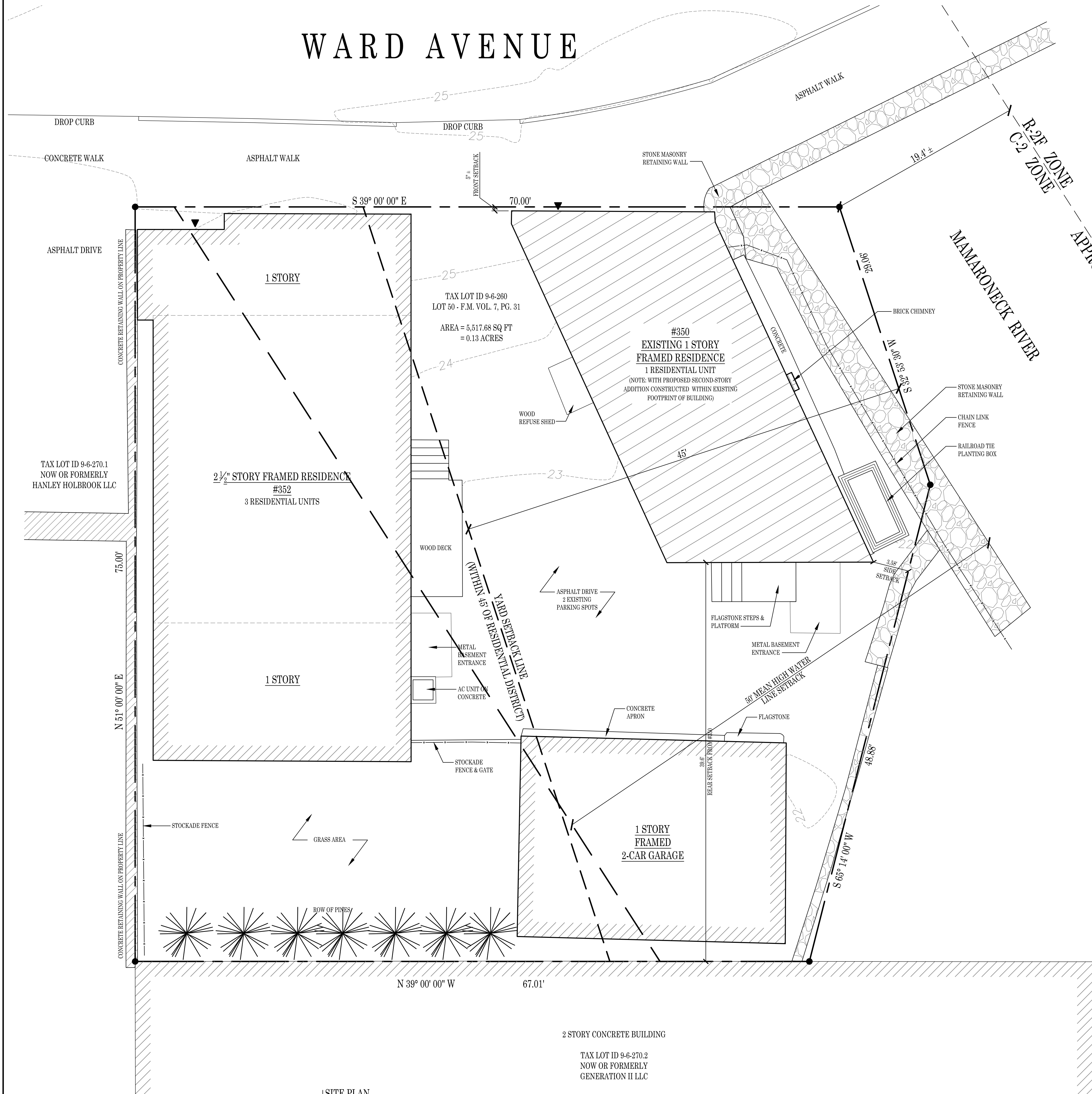
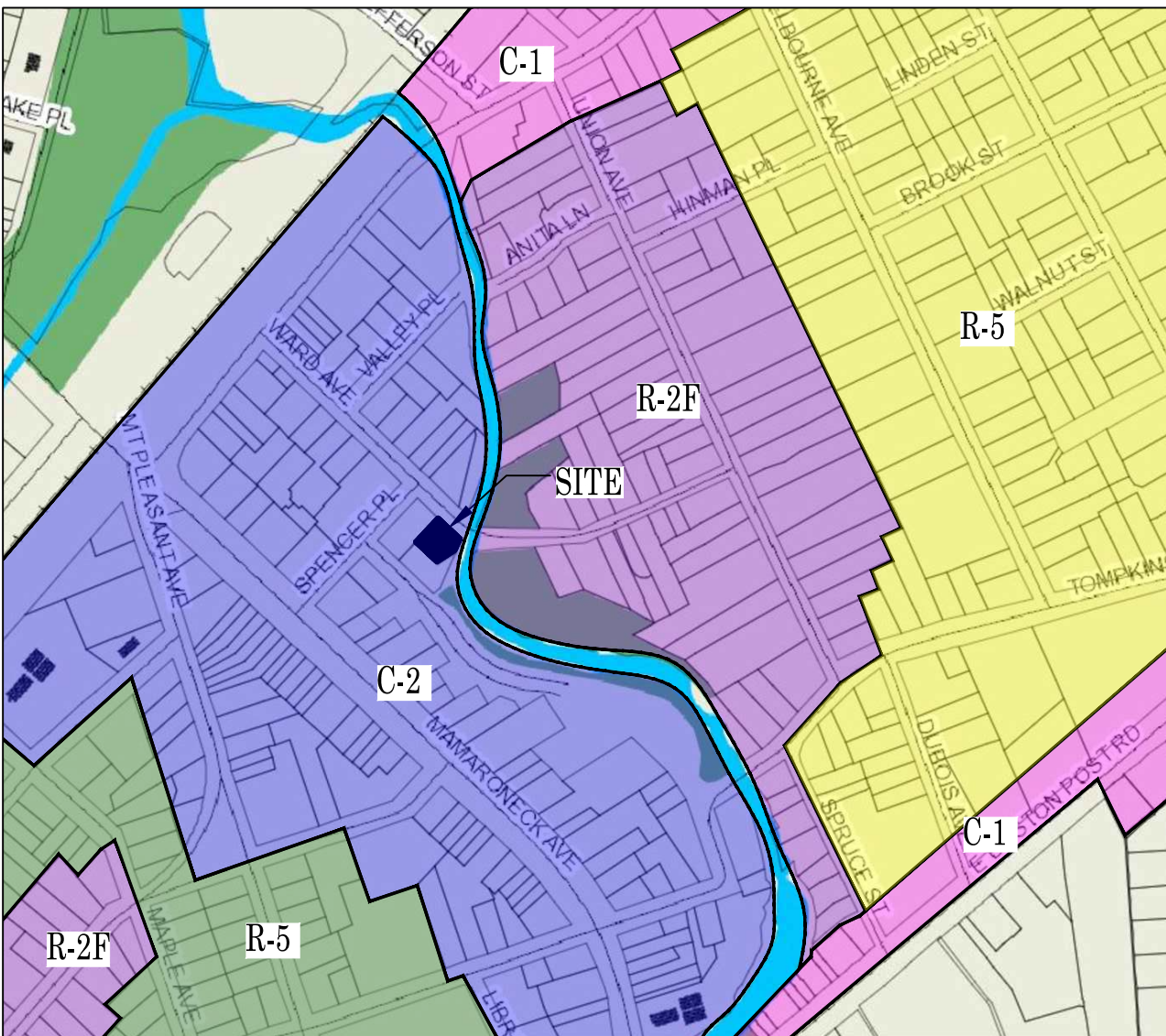


3/7/2023 2:33 PM, C:\USERS\ACICCO\A\ONE\DRIVE - JANTILE INC\DESKTOP\J GROUP DESIGNS\ABLE\ABLE SITE PLAN.DWG

# WARD AVENUE



SITE PLAN  
SCALE: 1" = 5'



LOCATION MAP		SCALE: 1" = 400'	
<u>SITE DATA:</u>		<u>RECORD OWNER / APPLICANT:</u>	
TAX MAP ID NO.	9 - 6 - 260	CHRIS & DANIELLE ABELE	
ZONE	C-2	350 WARD AVENUE	
TOTAL ACREAGE	0.1266 ± ACRES	MAMARONECK, NY 10543	
USE	RESIDENTIAL		

C-2 CENTRAL COMMERCIAL	REQUIRED/PERMITTED	EXISTING	PROVIDED
LOT AREA	40,000 SF MAX <sup>1</sup>	5,518 SF	5,518 SF
MIN. LOT WIDTH & FRONTAGE	---	70'	70'
MAX. BUILDING COVERAGE	---	47.5%	47.5%
MAX. FLOOR AREA RATIO	2.0 <sup>1</sup>	0.62	0.87
MAX HEIGHT: STORIES	4	1 <sup>5</sup>	2 <sup>5</sup>
MAX HEIGHT: FEET	40' <sup>1</sup>	16' ± <sup>5</sup>	24' ± <sup>5</sup>
FRONT SETBACK	45' <sup>3</sup>	0.41' <sup>5</sup>	0' <sup>5</sup>
SIDE SETBACK	NONE	3.58' <sup>2, 5</sup>	3.58' <sup>3, 5</sup>
REAR SETBACK	NONE	39.6' <sup>5</sup>	39.6' <sup>5</sup>
RESIDENTIAL UNIT COUNT	5 UNITS MIN <sup>1</sup>	4 UNITS <sup>2</sup>	4 UNITS <sup>2</sup>
SITE PARKING	7 <sup>4</sup>	4 <sup>4</sup>	4 <sup>4</sup>

<sup>1</sup> REQUIRED/PERMITTED ADJUSTED PER SECTION 342-50F FOR RESIDENTIAL USES IN THE COMMERCIAL DISTRICT.  
<sup>2</sup> PRE-EXISTING, NON-CONFORMING  
<sup>3</sup> WHERE LOT LINE COINCIDES WITH OR IS WITHIN 45' OF THE BOUNDARY OF A RESIDENCE DISTRICT, THE REQUIRED YARD SHALL BE 45'. CONDITION PRE-EXISTING, NON-CONFORMING. VARIANCE NEEDED FOR INCREASED VOLUME OF ENCROACHMENT. **ZBA GRANTED VARIANCE MARCH 2ND 2023**  
<sup>4</sup> MULTIFAMILY DWELLING IN C-2 DISTRICT REQUIRES 1 SPACE PER DWELLING UNIT, PLUS 1/2 SPACE PER BEDROOM IN EXCESS OF 1. (4) SPACES ON SITE (2 IN GARAGE, 2 IN DRIVEWAY) ACCOUNT FOR PARTIAL REQUIRED PARKING. NOTE TENANTS OF #352 WARD AVENUE LEASE STREET PARKING FROM VILLAGE OF MAMARONECK.  
UNIT 1 > 3 BED = 2 PARKING SPACES  
UNIT 2 > 1 BED = 1 PARKING SPACES  
UNIT 3 > 2 BED = 1.5 PARKING SPACES  
UNIT 4 > 3 BED = 2 PARKING SPACES  
6.5 PARKING SPACES  
ROUND UP 7 OFF-STREET PARKING SPACES. VARIANCE REQUIRED (1 PARKING SPACE)  
**ZBA GRANTED VARIANCE MARCH 2ND, 2023**  
<sup>5</sup> FOR 350 WARD AVENUE BUILDING

NOTE:  
A. ALL PROPOSED CONSTRUCTION SHALL BE WITHIN EXISTING FOOTPRINT OF BUILDING #350.  
B. THE DEVELOPMENT MAY NOT CONTAIN A BUILDING, STRUCTURE OR PARKING AREA WITHIN 50' FROM THE MEAN HIGH-WATER LINE OF LONG ISLAND SOUND. PER CODE 342-50.B(5). EXISTING SITE DEVELOPMENT IS PRE-EXISTING, NON-CONFORMING.

SURVEY REFERENCE: INFORMATION TAKEN FROM "TOPOGRAPHY OF PROPERTY PREPARED FOR CHRISTOPHER AND DANIELLE ABLE SITUATED IN THE TOWN OF MAMARONECK," BY TC MERRITTS LAND SURVEYORS, PLEASANTVILLE, NY, DATED JANUARY 14TH, 2022.

LEGEND
▼ DWELLING ENTRANCE

SUGGESTED GREEN BUILDING ELEMENTS:
· RECYCLED PLYWOOD · ENGINEERED WOOD FLOORING · ENERGY STAR ANDERSEN WINDOWS (OR SIMILAR) · HIGH EFFICIENCY HEATING AND COOLING SYSTEM
NOTE: BUILDING TO MEET OR EXCEED ENERGY EFFICIENCY REQUIREMENTS

CURT M. JOHNSON, R.A.  
NEW YORK LICENSE NO. 028457

NO.	DATE	DESCRIPTION	BY
1	02/08/2022	SUBMISSION	AC
2	07/22/2022	REVISIONS	AC
3	08/16/2022	REVISIONS	AC
4	10/07/2022	ZBA SUBMISSION	AC
5	11/10/22	ZBA SUBMISSION	AC
6	03/07/2023	PB SUBMISSION	AC

PROJECT NAME:  
**Able Residence**  
350 Ward Avenue  
Mamaroneck, NY 10543

3/7/2023  
DRAWING NAME:  
**SITE PLAN**

DRAWING NUMBER: