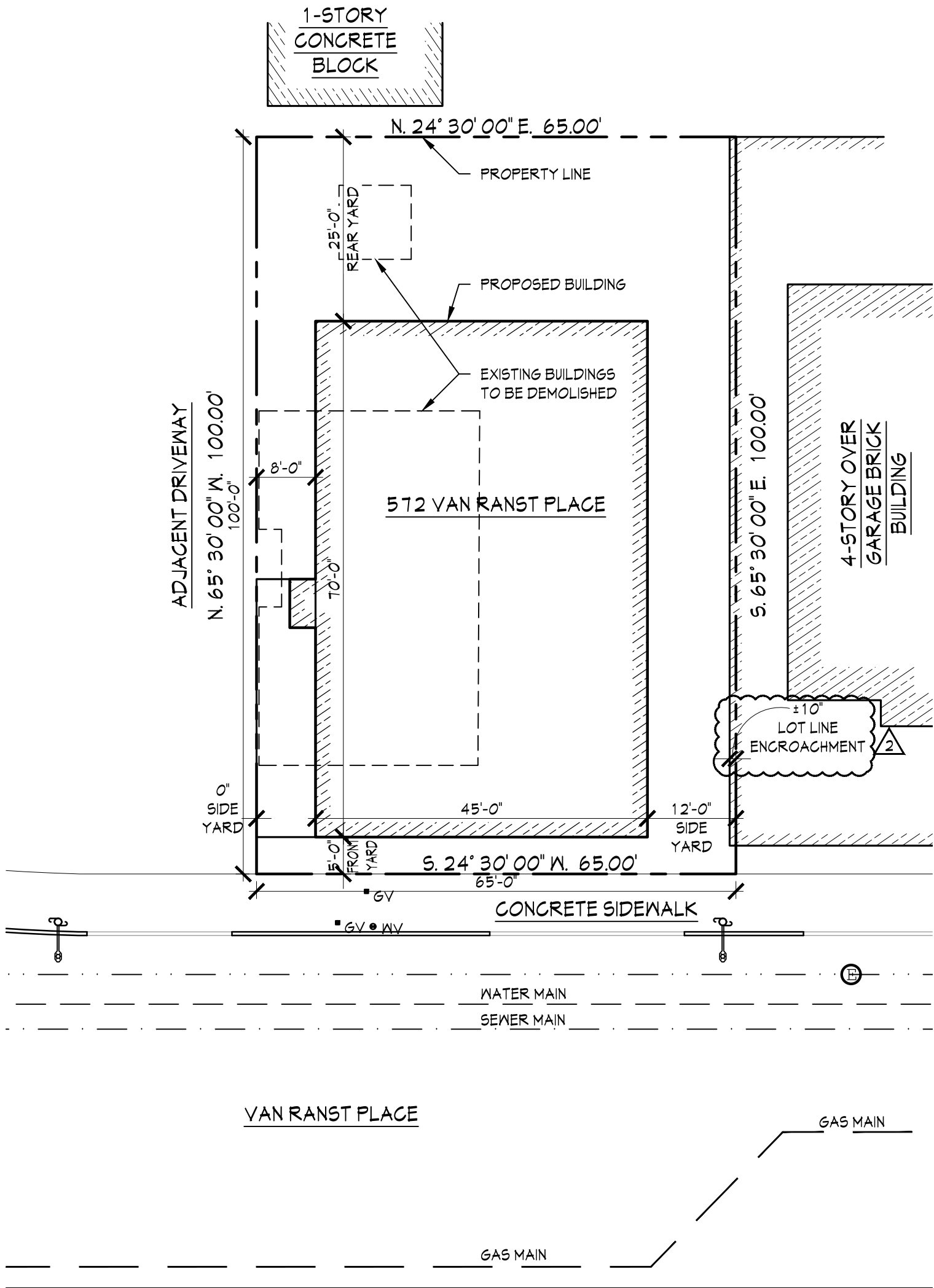


ZONING CHART			
PROPOSED MULTIFAMILY HOUSING - 512 VAN RANST PLACE, MAMARONECK, NY		SECTION 8, BLOCK 22, LOT 255	
ZONING DISTRICT: RM-3 MULTIPLE RESIDENCE			
	REQUIRED	PROPOSED	REMARKS
MINIMUM LOT AREA	7,500 SF, BUT NOT LESS THAN 800 SF PER DWELLING UNIT	6,500 SF EXISTING LOT (8,125 UNITS MAX, 10 UNITS PROPOSED *)	EXISTING LOT
MINIMUM LOT WIDTH AND FRONTAGE	100'	65' EXISTING WIDTH	EXISTING LOT
MINIMUM LOT DEPTH	100'	100' EXISTING DEPTH	
MINIMUM HABITABLE FLOOR AREA	-	-	
MAXIMUM HEIGHT OF PRINCIPAL BUILDING (STORIES / FEET)	4 STORIES / 50'	5 STORIES * / 49'	SEE NOTE 2
MINIMUM FRONT YARD	5'	5'	
MINIMUM LESSER SIDE YARD	8'	0' * SOUTH 12' NORTH	SEE NOTE 1
MINIMUM (2) SIDE YARDS COMBINED	20'	12' *	SEE NOTE 1
MINIMUM REAR YARD	25'	25'	
MAXIMUM COVERAGE, ALL BUILDINGS (% OF LOT AREA)	50% (3,250 SF)	51% (3,301 SF) *	SEE NOTE 3
MAXIMUM FLOOR AREA RATIO	1.2	1.2 *	10,115 SF BUILDING AREA (10,039 SF NEW + 82 SF ADJACENT ENCROACHMENT)
MINIMUM PARKING SPACES	1 SPACE PER DWELLING UNIT + 1/4 SPACE PER BEDROOM (14 SPACES MINIMUM)	14 SPACES	10 DWELLING UNITS + 14 TOTAL BEDROOMS
MINIMUM AREA OF USABLE OPEN SPACE	150 SF PER DWELLING UNIT (1,500 SF MINIMUM)	241 SF *	ENTRY COURT (131 SF) + 10% ROOF TERRACE (1094 x 0.1 = 110 SF) + 241 SF
MAXIMUM OVERALL BUILDING LENGTH	185'	70'	

\* - VARIANCE REQUIRED

1 ZONING DATA  
N.T.S.



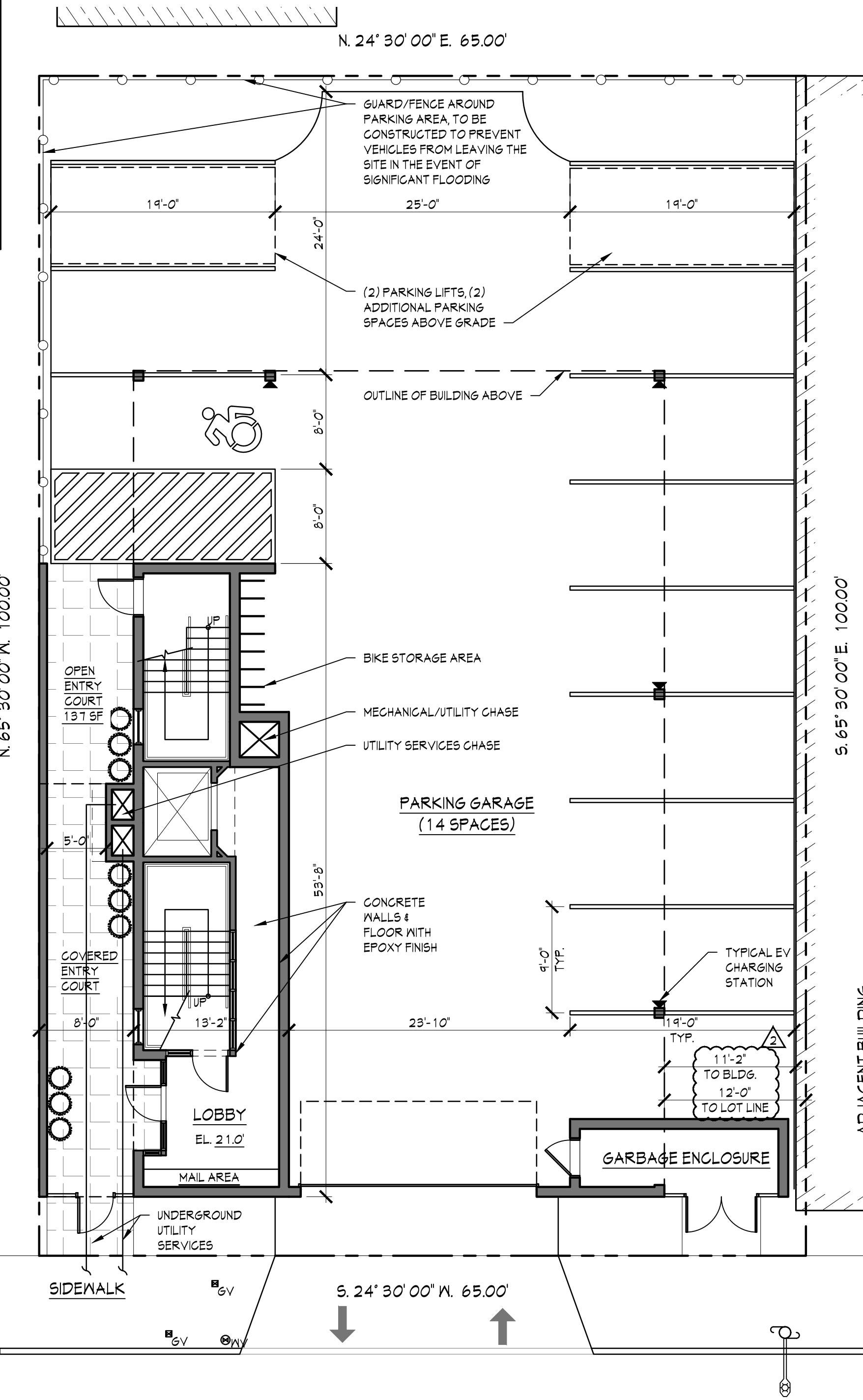
2 SITE PLAN  
1/16" = 1'-0"

NOTE: SURVEY INFORMATION TAKEN FROM DRAWING DATED: MARCH 15, 2021, AND PREPARED BY: RAMSAY LAND SURVEYING, P.C.

NOTE 1: THE VARIANCES FOR MINIMUM LESSER SIDE YARD & MINIMUM (2) SIDE YARDS COMBINED, ARE A RESULT OF THE EMERGENCY HOLDING PLATFORM ON THE SOUTH SIDE OF THE BUILDING. THE PLATFORM EXTENDS INTO THE SIDE YARD WHILE THE FACE OF THE BUILDING CONFORMS WITH THE LESSER SIDE YARD OF 8 FEET & THE COMBINED YARDS OF 20 FEET.

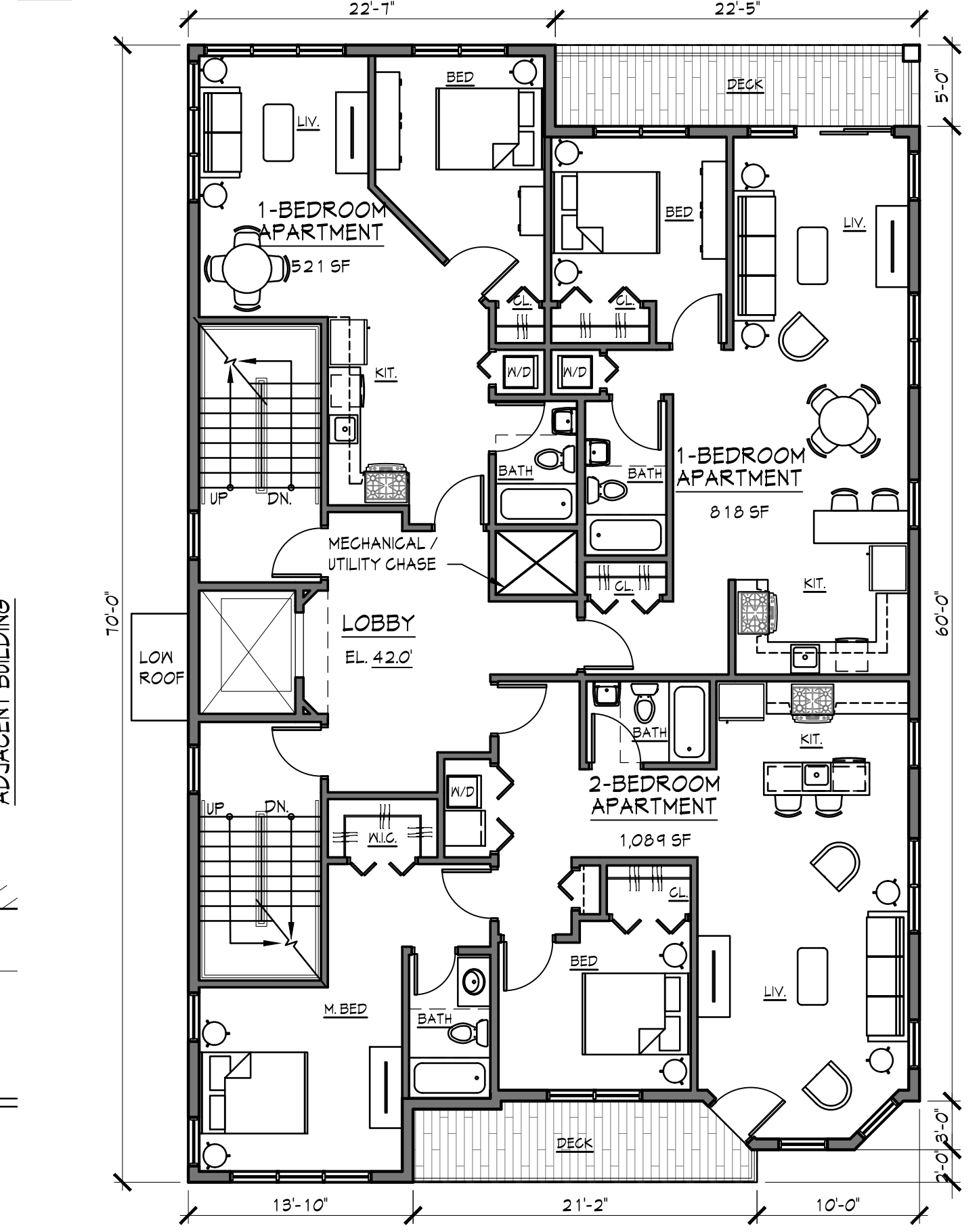
NOTE 2: THE VARIANCE FOR MAXIMUM NUMBER OF STORIES IS A RESULT OF RELOCATING THE UTILITY & MECHANICAL EQUIPMENT TO THE TOP-MOST LEVEL TO OFFSET THE COST OF CONSTRUCTION BY HAVING TO EXTEND THE STAIR & ELEVATOR SERVICE TO THIS LEVEL, AN ADDITIONAL DWELLING UNIT HAS BEEN ADDED, WHICH ALSO IMPROVES THE BUILDING'S FRONT/STREET ELEVATION.

NOTE 3: THE VARIANCE FOR MAXIMUM BUILDING COVERAGE IS REQUIRED AS A RESULT OF THE ADJACENT BUILDING'S ENCROACHMENT ON TO THIS LOT BY APPROXIMATELY 10 INCHES, RESULTING IN AN ADDITIONAL 82 SQUARE FEET (APPROXIMATELY) OF COVERAGE ON THIS LOT. THE VARIANCE FOR MAXIMUM FLOOR AREA RATIO HAS ALSO BEEN IMPACTED BY THE ADDITIONAL 82 SQUARE FEET OF COVERAGE.



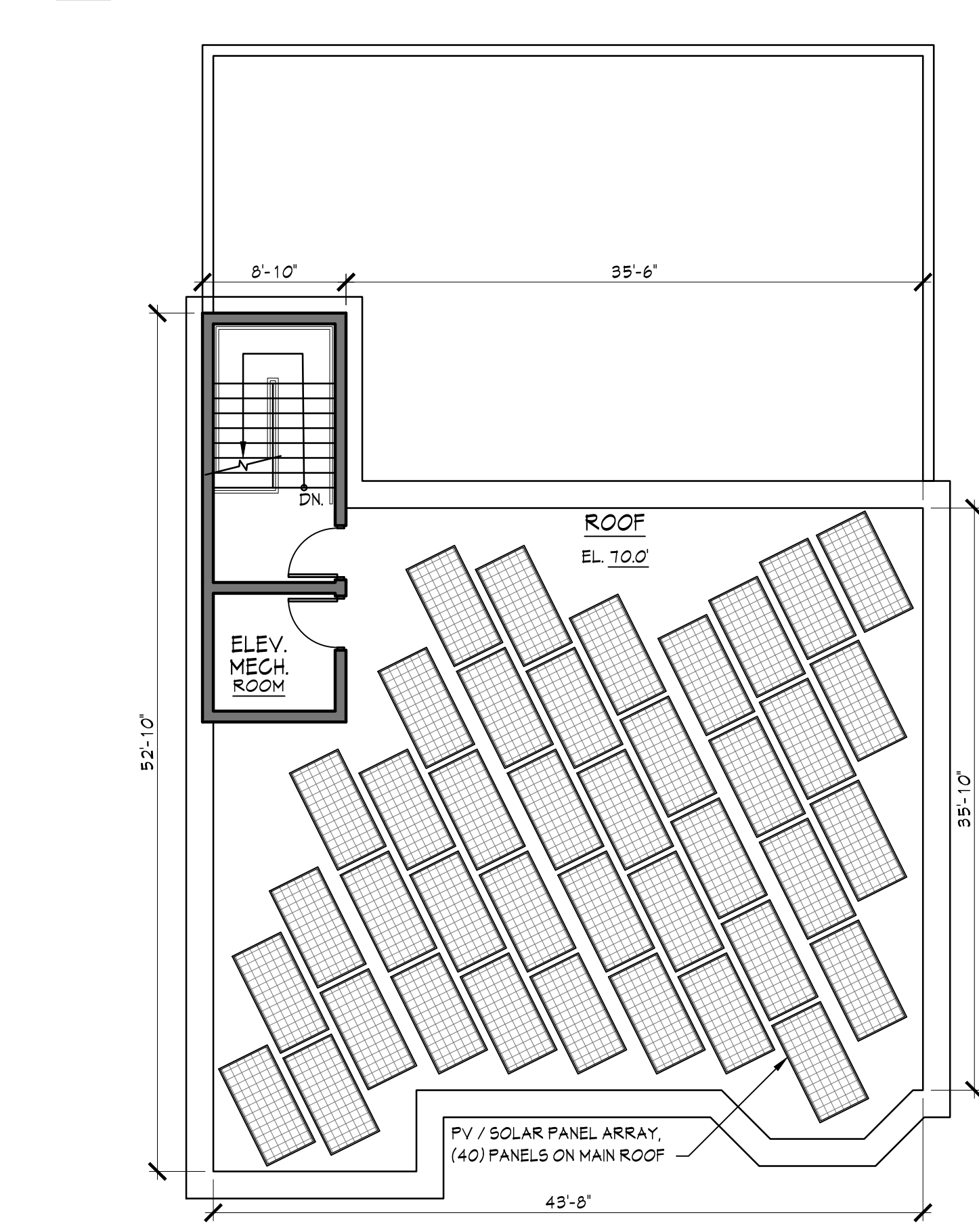
3 GROUND SITE / FLOOR PLAN  
1/8" = 1'-0"

4 SECOND FLOOR PLAN  
1/8" = 1'-0"



5 THIRD & FOURTH FLOOR PLANS  
1/8" = 1'-0"

6 FIFTH FLOOR & TERRACE PLAN  
1/8" = 1'-0"



7 ROOF PLAN  
1/8" = 1'-0"



1 FRONT ELEVATION  
1/8" = 1'-0"



2 LEFT SIDE ELEVATION  
1/8" = 1'-0"



3 REAR ELEVATION  
1/8" = 1'-0"



4 RIGHT SIDE ELEVATION  
1/8" = 1'-0"





1 STREET PERSPECTIVE  
NTS



2 STREET PERSPECTIVE  
NTS