

**253 Judson Ave  
Dobbs Ferry, NY 10522**

Shumita Basu and Michael Marfione

Application Number: A2021-0356

**Evans Architect**  
Matt Evans

**Hudson Engineering & Consulting**  
Abdulazeez Yusuf

**Aspect 120 - Landscape Architect**  
Susan Jainchill





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# ZONING WORKSHEET



Address	SBL	Zone	
253 Judson Avenue	3.70-151-18	OF4	One Family Residential

**Table 1: Floor Areas**

Story	Existing Area	Existing Habitable Area	Area of Renovation	New Area
1				2,076
2				1,830
Art Studio				403
Garage				4,314
Basement				2,091

**Table 2: Building Dimensions**

	Existing	Proposed	Minimum Allowable
Lot Area (ft. <sup>2</sup> )	18,991.0	18,991.0	10,000
Lot Width (ft.)	120.5	120.5	100
Lot Depth (ft.)	152.7	152.7	100
Coverage by Building (%)	6.5%	16.5%	22.0%
Coverage by Impervious Surfaces (%)	24.1%	39.6%	40.0%
Front Yard Set Back (ft.)	66	44	25
Rear Yard Set Back (ft.)	56.5	44.6	25
Side Yard Set Back, Each (ft.)	31.3	12	12
Side Yard Set Back, Both (ft.)	80.4	54.1	30

**Table 3: Height**

	Existing	Proposed	Allowed
Number of Stories		2 1/2	
Grade to Ridge (OF+MDR-1)		29'	33'
Grade to Eave (OF+MDR-1)		19'-6"	28'
Grade to Mid-point of Roof (All Other)		25'-11"	