

## **ZONING ANALYSIS**

OWNER	LEON SUTTON
LOCATION	100 MAIN STREET DOBBS FERRY, N.Y. 10522
TAX MAP	SECTION : 7      SHEET : 5      BLOCK : 410      LOTS : 1
EXISTING ZONING	DB BUSINESS
EXISTING USE	TWO RESIDENTIAL UNITS ABOVE RETAIL SPACE WITH AN ACCESSORY STRUCTURE PROVIDING STORAGE FOR THE TENANTS
PROPOSED USE	CONSTRUCTION OF AN ADDITION TO THE EXISTING BUILDING ADDING TWO APARTMENTS FOR A TOTAL OF FOUR RESIDENTIAL UNITS EXISTING ACCESSORY STRUCTURE TO BE RENOVATED TO PROVIDE FOUR GARAGE SPACES PLUS STORAGE

## **ZONING REQUIREMENTS**

SETBACKS	REQUIRED/ALLOWED DB ZONE - DOWNTOWN BUSINESS	EXISTING	PROPOSED
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FRONT(MIN.)	0 FEET	0.1 FEET	0.1 FEET
SIDE ONE ( MIN. )	0 FEET	0.0 FEET	0.0 FEET
SIDE TWO( TOTAL MIN.)	0 FEET	0.0 FEET	0.0 FEET
REAR(MIN.)	0 FEET	0.0 FEET	0.0 FEET
AQUEDUCT *	10 FEET	0.0 FEET	0.0 FEET

## **HEIGHT**

STORIES(MIN.)	2		
STORIES(MAX.)	3 **		
FRONT BUILDING ADDITION		3.5	4***
FEET (MIN.)	24 FEET		
FEET(MAX.)	40 FEET **	39.33 FEET	45 FEET ***
HEIGHT FROM SIDEWALK TO PROPOSED FLAT ROOF DECK			30 FEET

## **LOT COVERAGE**

LOT WIDTH	N/A	48.2 FEET	
LOT DEPTH		108.66 SQ.FT.	
LOT AREA	N/A	5,297 SQ.FT.	
MAXIMUM LOT COVERAGE BY BUILDINGS	80%	58.63%	72.91%
PERCENTAGE OF LOT		( 1950+1156=3106/5297 )	(1536+1156+1170 = 3862/5297)
THIRD FLOOR BUILDING COVERAGE	80% LOT	1,556 SQ.FT. (29.3%)	2,448 SQ.FT. (46.2%)
FOURTH FLOOR BUILDING COVERAGE *****	50% /3RD. FL.	0%	1,711 SQ.FT. (69.9% OF 3RD.FL.)
MAXIMUM LOT COVERAGE BY IMPERVIOUS COVER	100%	100%	100%

## **PARKING**

REQ. RETAIL ( 1,945/500 )	0 SPACES	0 SPACES
1 SPACE/ 500 SQ.FT. FL.AREA		
REQ. RESIDENTIAL ****	2 UNITS = 2 SPACES	4 UNITS = 4 SPACES
1 SPACE/UNIT + 0.25/BEDROOM	4 BDRMS = 1 SPACE	8 BDRMS = 2 SPACES
TOTAL REQUIRED	3 SPACES	6 SPACES
PROVIDED ON SITE	3 SPACES	4 SPACES
PROVIDED AT CURB (EXISTING)		3 SPACES

\* SETBACK TO AQUEDUCT ADDED BY CHANGE TO VILLAGE CODE 08-22-2018

\*\* PERMITTED HEIGHT OF BUILDING IN VILLAGE CODE CHANGED 08-22-2018

\*\*\* FOUR STORIES AND 45 FEET PERMITTED AT THE DISCRETION OF THE BOARD OF TRUSTEES

\*\*\*\* REQUIRED PARKING INCREASED FROM FOUR TO SIX SPACES PER VILLAGE CODE CHANGED 08-22-2018

\*\*\*\*\* FOURTH FLOORS ARE LIMITED TO 50% OF THE THIRD FLOOR.  
WITH A THIRD FLOOR OF 2,448 SQ.FT., THE FOURTH FLOOR IS LIMITED TO 1,224 SQ.FT.