

Z O N I N G T A B L E					
PROPERTY LOCATION : 1 MYRTLE AVENUE TAX ID No 3.120-112-4					
OWNER : ADAM OSTROW , KENDALL OSTROW 1 MYRTLE AVENUE DOBBS FERRY, NY 10522					
ZONING DISTRICT	OF - 2				
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE REQUESTED
MINIMUM NET LOT AREA	SQ.FT.	20,000	74,965.11	UNCHANGED	
MINIMUM LOT WIDTH	FEET	125	314.21	UNCHANGED	
MINIMUM LOT DEPTH	FEET	125	250	UNCHANGED	
MAX. LOT COVERAGE BY BUILDINGS	%	18	3.37 (2,633)	5.44 (4,082)	NO
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	40	13.09	17.24	NO
MINIMUM FRONT YARD SETBACK	FEET	30	125	115	
MAXIMUM FRONT YARD SETBACK	FEET	N / A			
MINIMUM REAR YARD SETBACK	FEET	25	39.1	UNCHANGED	
MINIMUM SIDE YARD SETBACK EACH	FEET	20	80	31.92	NO
MINIMUM SIDE YARD SETBACK BOTH	FEET	50	270	221.92	NO
STORIES	NUMBER	2.5	2	UNCHANGED	
MAXIMUM HEIGHT (ROOF PITCH 0.25 TO 0.30)	FEET	33	21	UNCHANGED	
OFF STREET PARKING	NUMBER	2	2	UNCHANGED	

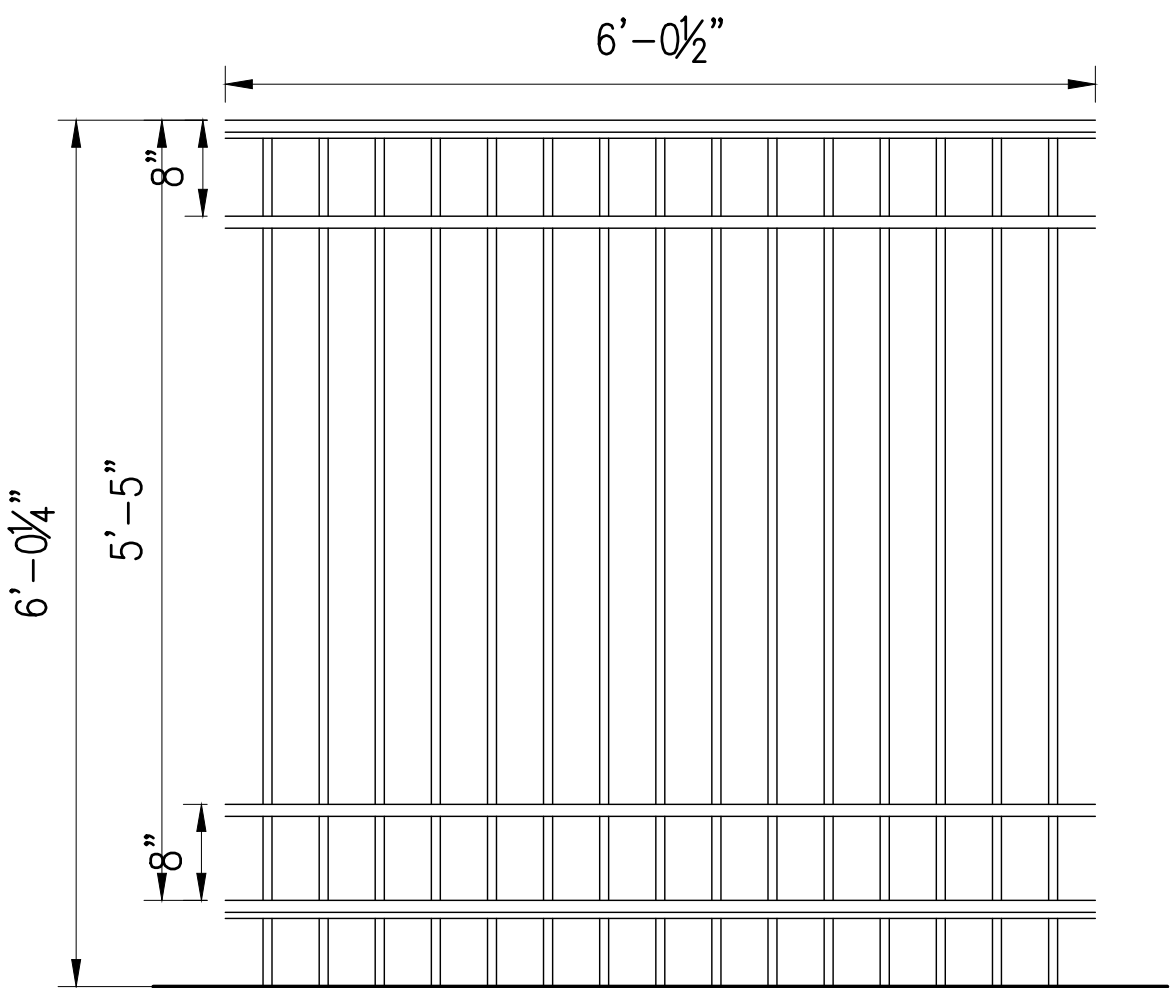
BUILDING COVERAGE TABLE			
	UNITS	EXISTING	PROPOSED
HOUSE	SQ.FT.	2,531	
PORCH	SQ.FT.	102	
SUBTOTAL A		EXISTING 2,633	
TOTAL EXISTING BUILDING COVERAGE 2,633 / 74,965.11 = 3.51 %			
PROPOSED TWO STORY GARAGE ADDITION	SQ.FT.		1,231
PROPOSED ONE STORY ADDITION AT FAM ENTRY	SQ.FT.		50
PROPOSED FIRST FLOOR DECK ADDITION	SQ.FT.		168
SUBTOTAL B			1,449
TOTAL PROPOSED BUILDING COVERAGE SUBTOTAL A 2,633 PLUS SUBTOTAL B 1,449 = 4,082 / 74,965.11 = 5.44 %			

IMPERVIOUS COVERAGE TABLE			
	UNITS	EXISTING	PROPOSED
HOUSE	SQ.FT.	2,531	
PORCH	SQ.FT.	102	
FRONT WALK	SQ.FT.	35	
FRONT STEP	SQ.FT.	21	
EAST PATIO	SQ.FT.	277	
WALK FROM DRIVEWAY TO BRIDGE PLATFORM	SQ.FT.	158	
NORTH WALK AND STEPS	SQ.FT.	184	
REAR PATIO	SQ.FT.	685	
WALK & STEPS FROM REAR PATIO TO POOL PATIO	SQ.FT.	185	
POOL PATIO	SQ.FT.	336	
IN - GROUND SWIMMING POOL	SQ.FT.	838	
POOL EQUIPMENT PLATFORM	SQ.FT.	49	
WALK & STEPS FROM POOL AREA TO WEST YARD	SQ.FT.	116	
HV AC EQUIPMENT PLATFORMS	SQ.FT.	52	
MACADAM DRIVEWAY	SQ.FT.	4,203	
SUBTOTAL A		EXISTING 9,812	
TOTAL EXISTING IMPERVIOUS COVERAGE 9,812 / 74,965.11 = 13.09 %			
PROPOSED TWO STORY GARAGE ADDITION	SQ.FT.		1,231
PROPOSED ONE STORY ADDITION AT FAMILY ENTRY	SQ.FT.		50
PROPOSED FIRST FLOOR DECK	SQ.FT.		168
PROPOSED BLUESTONE TERRACE	SQ.FT.		214
PROPOSED BLUESTONE TERRACE	SQ.FT.		328
PROPOSED CONCRETE RETAINING WALL	SQ.FT.		26
PROPOSED CONCRETE RETAINING WALL	SQ.FT.		12
PROPOSED STEPS	SQ.FT.		75
PROPOSED NEW MACADAM AT GARAGE	SQ.FT.		842
PROPOSED RETAINING WALL AT DRIVEWAY	SQ.FT.		73
PROPOSED WALL BTWN EXIST HOUSE AND POOL	SQ.FT.		96
SUBTOTAL B			3,115
TOTAL PROPOSED IMPERVIOUS COVERAGE SUBTOTAL A 9,812 PLUS SUBTOTAL B 3,115 = 12,927 / 74,965.11 = 17.24 %			

F L O O R A R E A S T A B L E				
STORY	EXISTING AREA	EXISTING HABITABLE AREA	AREA OF RENOVATION	NEW AREA
EXISTING FIRST FLOOR	2,471	2,471	160	
PROPOSED FIRST FLOOR				50
EXISTING SECOND FLOOR	2,145	2,145	176	
PROPOSED SECOND FLOOR				1,231
PROPOSED GARAGE				898

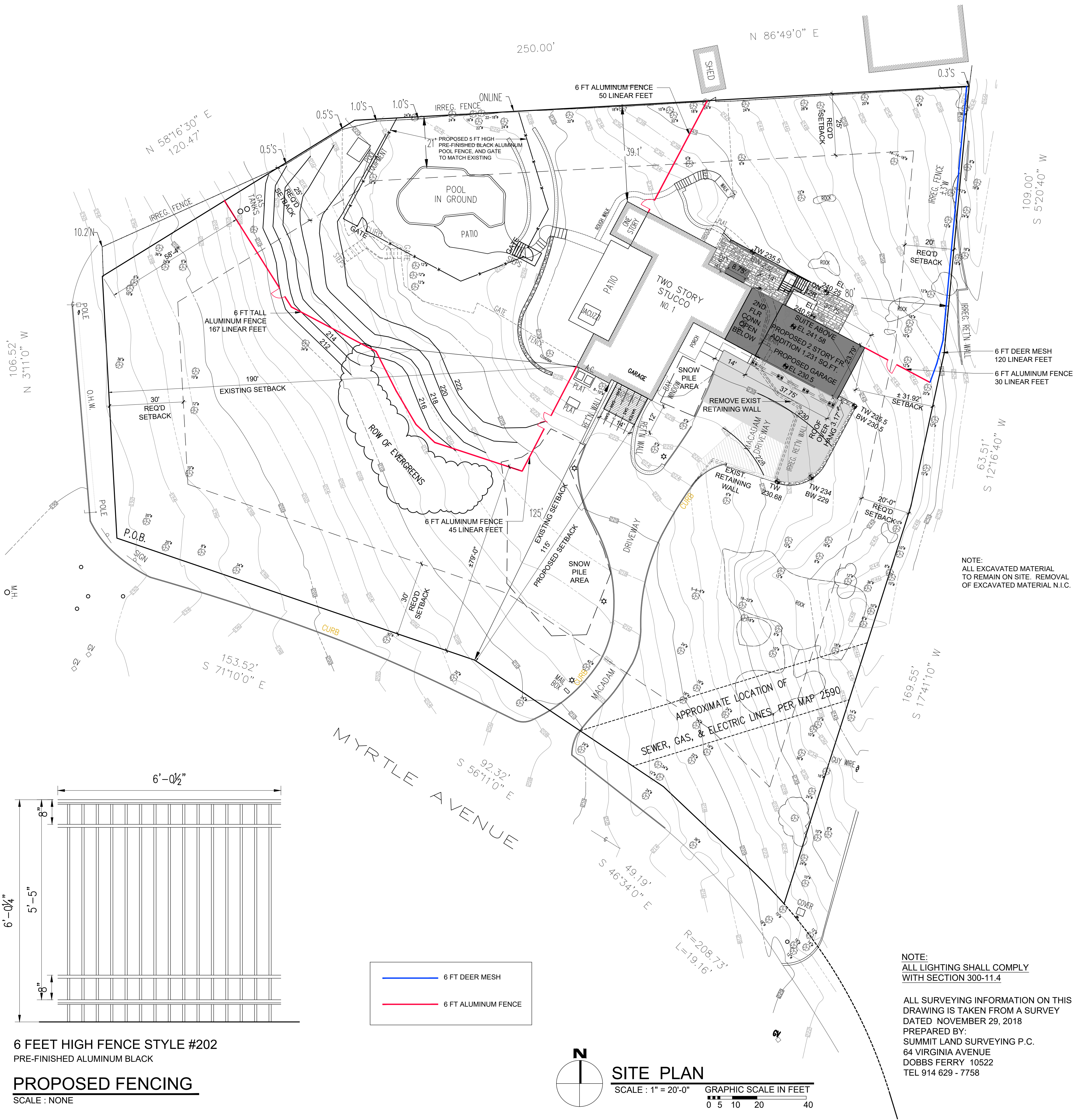
WASHINGTON AVENUE

106.52' N 3°11'0" W



6 FEET HIGH FENCE STYLE #202
PRE-FINISHED ALUMINUM BLACK

PROPOSED FENCING
SCALE : NONE



LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
TEL: 914 693 6165
N.Y.S STATE LICENSE
No. 27038

PROJECT TITLE:
ADAM AND KENDALL OSTROW
1 MYRTLE AVENUE
DOBBS FERRY, NEW YORK 10522
PROJECT NO.: **1807**

GOTHAM DESIGN
AND COMMUNITY DEVELOPMENT LTD.

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS

REVISED 09-15-2020

1. CONTOUR 230 IN FRONT OF PROPOSED GARAGE

2. DRIVEWAY PATCH (SEE SHEET A-1.4 STORM DRAINAGE PLAN)

3. EXTENDED TERRACE BEHIND PROPOSED GARAGE OVER TO PROPOSED STAIRS (33 SQ.FT. INCREASE) TERRACE BEFORE 181 SQ.FT. NOW 214 SQ.FT.

4. PROPOSED IMPERVIOUS COVERAGE CHANGED TO 17.24 % FROM 17.20 % .

AS-BUILT 01-28-2021

REVISED 12-13-2023

ADDED 6 FT FENCE AND DEER FENCE TO SITE PLAN.

SHEET TITLE:
SITE PLAN WITH PROPOSED FENCE

DATE: **02-14-19** DRAWN BY: **MB**

SCALE: **AS NOTED** CHECKED BY: **PRS**

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