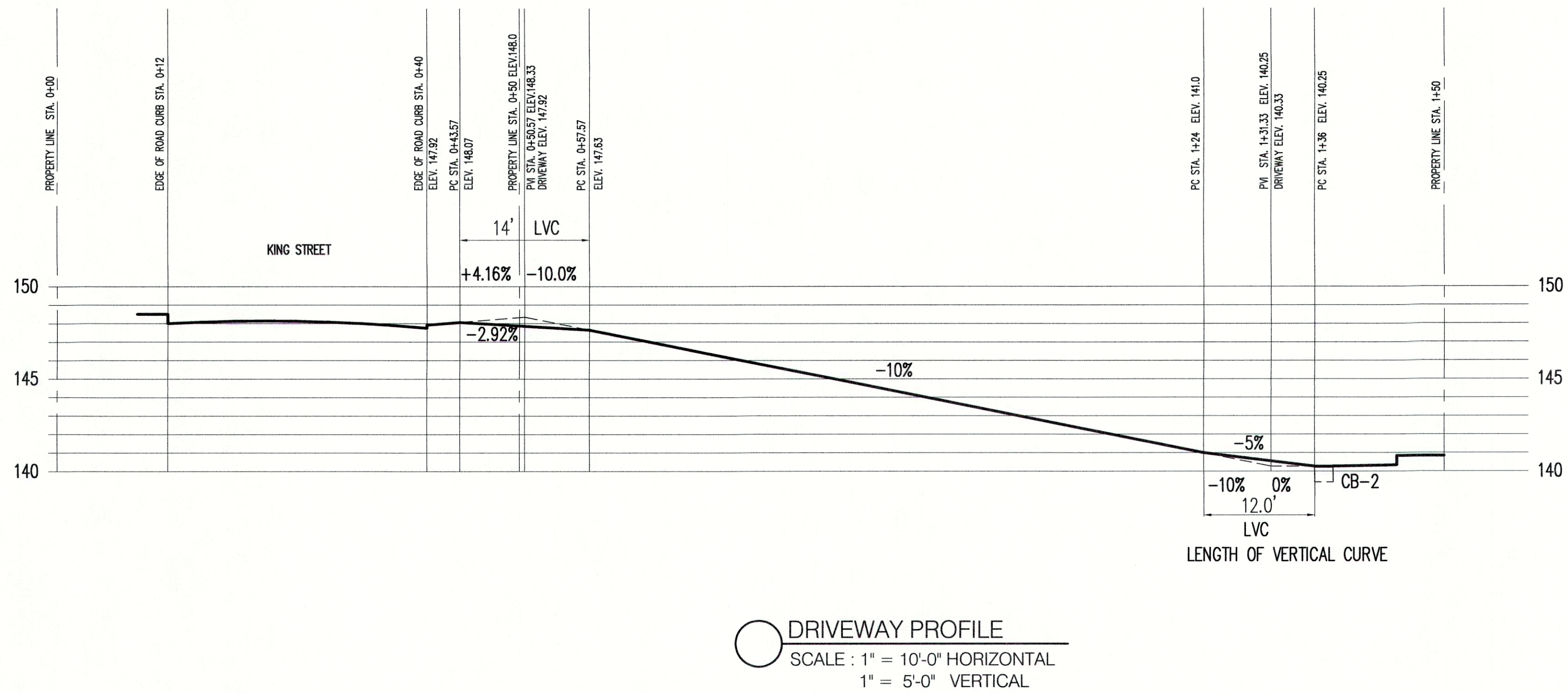
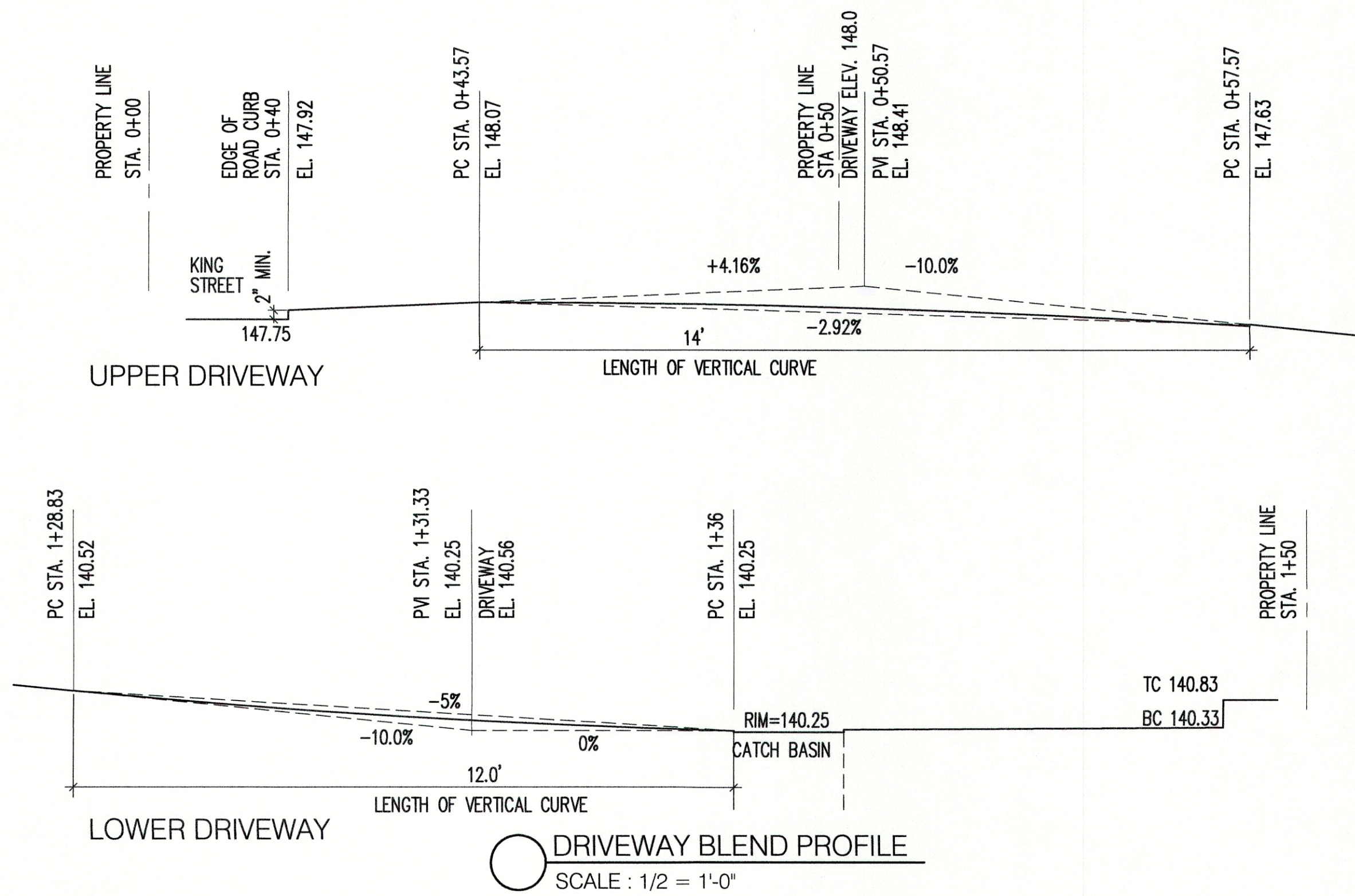
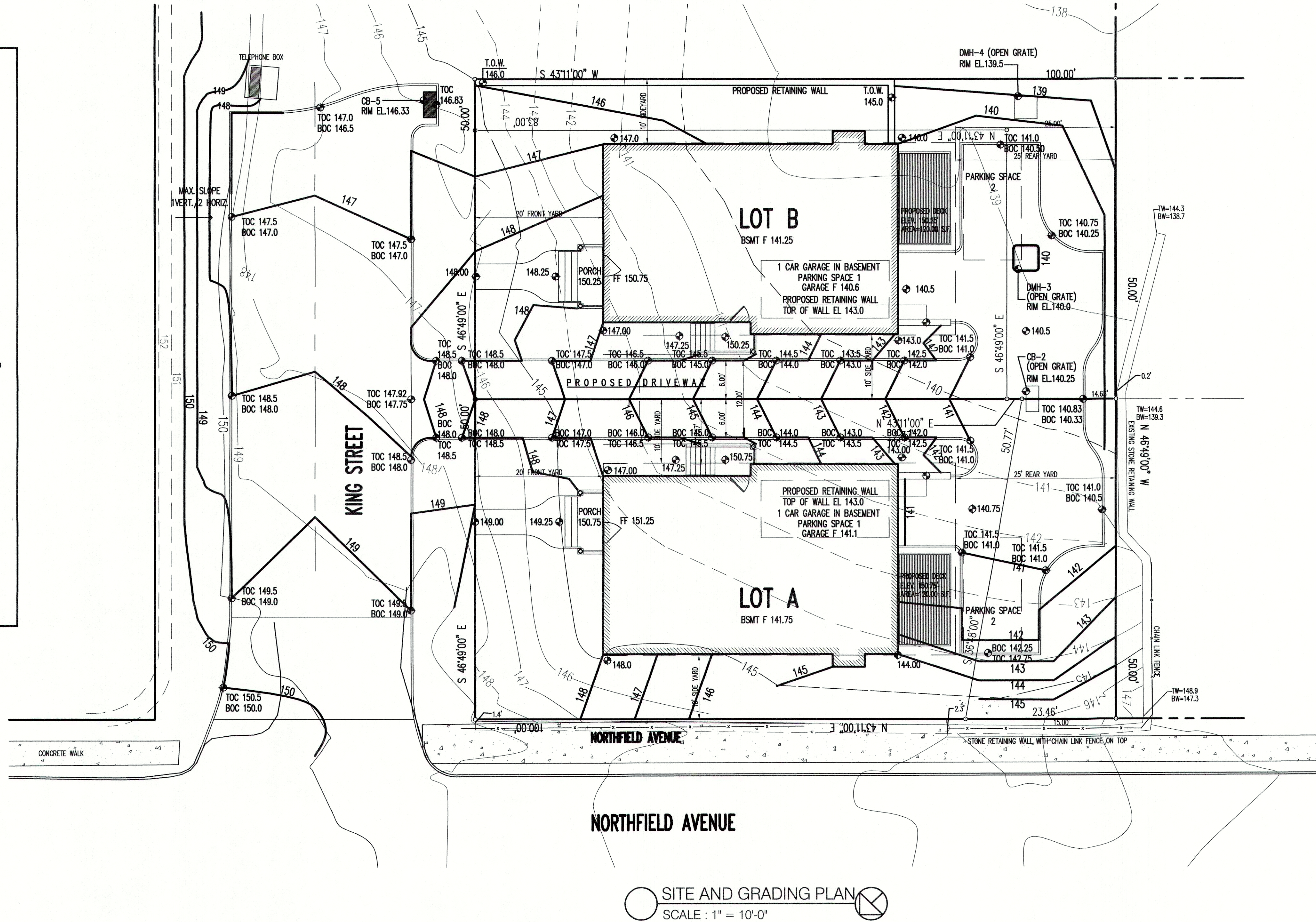




ZONING ANALYSIS					
OWNER	J.A.N. CONSTRUCTION CORPORATION				
LOCATION	1 AND 3 KING STREET DOBBS FERRY, N.Y. 10522				
TAX MAP	SECTION : 8	SHEET : 21	BLOCK : 472	LOTS : 1,10,11,12	
EXISTING ZONING	OF 6 - ONE FAMILY RESIDENCE				
EXISTING USE	N/A				
PROPOSED USE	ONE FAMILY RESIDENCE				
ZONING REQUIREMENTS					
SETBACKS	REQUIRED / ALLOWED		PROPOSED		
	OF 6		1 KING ST. LOT A		3 KING ST. LOT B
			VARIANCE REQUIRED		VARIANCE REQUIRED
FRONT(MIN.)	20 FEET		20.00 FEET	NO	20.00 FEET
SIDE ONE (MIN.)	10 FEET		10.16 FEET	NO	10.16 FEET
SIDE TWO(TOTAL MIN.)	20 FEET		20.33 FEET	NO	20.33 FEET
REAR(MIN.)	25 FEET		25.75 FEET	NO	25.75 FEET
HEIGHT					
STORIES(MAX.)	2 1/2		2 1/2	NO	2 1/2
FEET(MAX.)	35 FEET		27.17 FEET	NO	28.17 FEET
LOT COVERAGE					
LOT WIDTH(MIN.)	50 FEET		50 FEET	NO	50 FEET
LOT AREA(MIN.)	5,000 SQ.FT.		5,000 SQ.FT.	NO	5,000 SQ.FT.
BLDG AREA PERCENTAGE OF LOT MAX.	27%		26.46%	NO	26.46%
SQUARE FOOTAGE			1,323 SQ.FT.	NO	1,323 SQ.FT.
PARKING	2 SPACES		2 SPACES	NO	2 SPACES



PAUL PETRETTI
CIVIL ENGINEER AND
LAND SURVEYOR
CPSWQ/CPESC
30 GOULD AVENUE
DOBBS FERRY NY
10522
CPSWQ No. 0051
CPESC No. 2851
N.Y.S.P.E. No. 49371

PROJECT TITLE: KING STREET AND NORTHFIELD
AVENUE RESIDENCES
J.A.N. CONSTRUCTION CORP.
DOBBS FERRY, NY 10522
PROJECT NO.: 0803

GOTHAM
DESIGN LTD.

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

DATE: 04-17-08

ARB SUBMISSION 04-17-08
REVISED 09-18-08
1. CHANGED LOCATION OF
CATCH BASIN IN DRIVEWAY
AT REAR OF HOUSE
2. ADDED DRAINAGE
MANHOLE LOCATIONS
3. ADDED DRIVEWAY PROFILE
REVISED 10-21-08

REVISED 03-31-09
RELOCATED DECK

SHEET TITLE

SITE AND
GRADING PLAN
ZONING ANALYSIS

DRAWN BY: MB
APPROVED BY: PRS

SHEET NUMBER

A
1.10