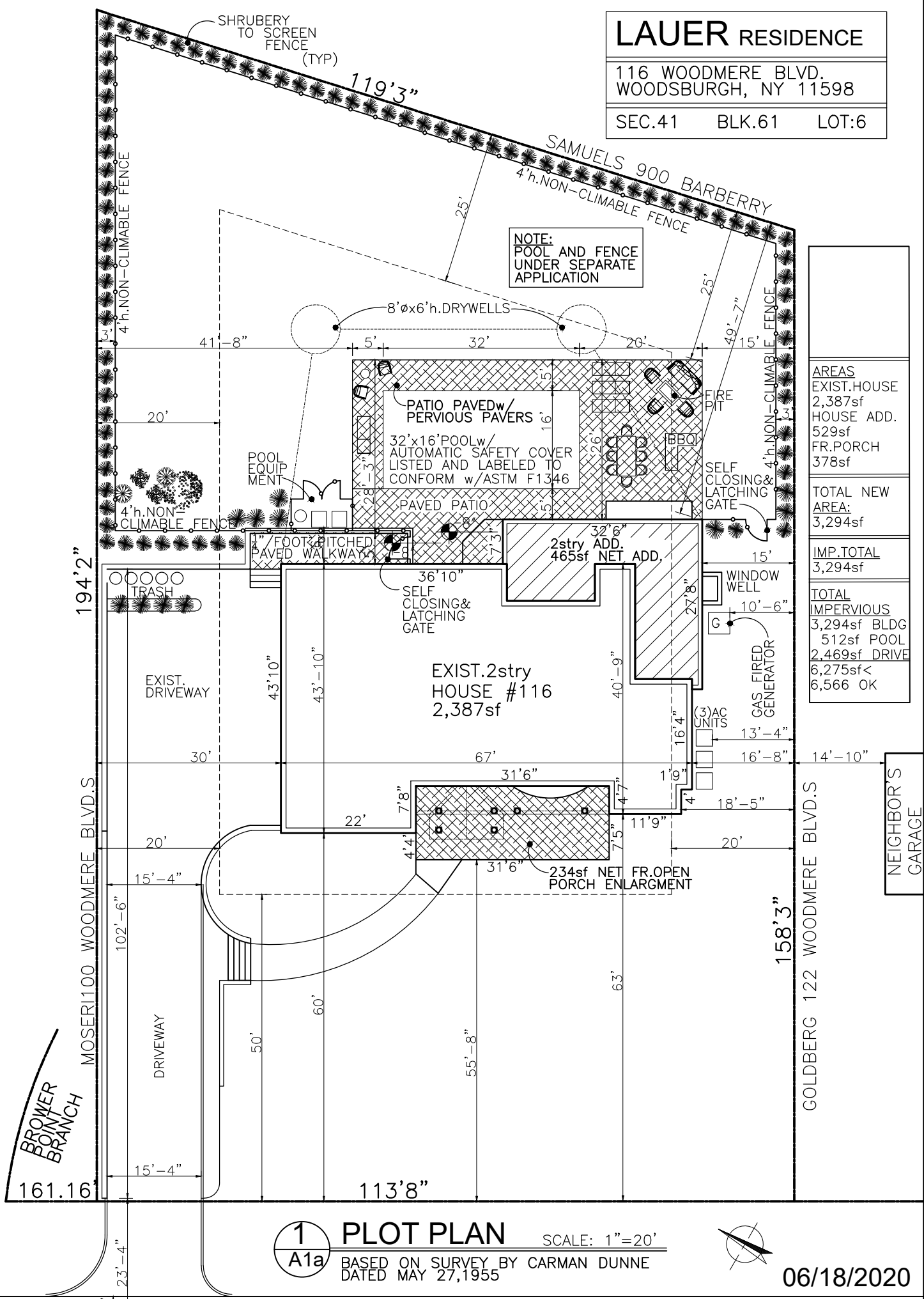


# LAUER RESIDENCE

116 WOODMERE BLVD.  
WOODSBURGH, NY 11598

SEC.41 BLK.61 LOT:6



AREAS EXIST.HOUSE 2,387sf HOUSE ADD. 529sf FR.PORCH 378sf
TOTAL NEW AREA: 3,294sf
IMP.TOTAL 3,294sf
TOTAL IMPERVIOUS 3,294sf BLDG 512sf POOL 2,469sf DRIVE 6,275sf< 6,566 OK

**1** PLOT PLAN SCALE: 1"=20'  
A1a BASED ON SURVEY BY CARMAN DUNNE  
DATED MAY 27,1955

06/18/2020

WOODMERE BLVD EXIST.ROAD APRON(NO CURB)

## LAUER ZONING ANALYSIS 116 WOODMERE BLVD, WOODSBURGH, NY 11598 RES'A' ZONE'X'

	ALLOWABLE	EXIST.	BZA 1/14/20	BZA 2/4/20
LOT AREA	20,000sf	20,026sf	UNCHANGED	UNCHANGED
LOT FRONTAGE	100'	113'8"	UNCHANGED	UNCHANGED
FRONT YD	50'	60'	55'8"@OPEN PORCH	55'8"@OPEN PORCH
REAR YD.	25'	55'8"	50'10"	49'7"
SIDE YDS	20'ea	30'/16'8"	30'/10'	30'/15' 13'4"@AC 10'6"@GEN
SOUTH SIDE YD HT.RATIO	1.05	1.6	1.92	1.77
FRONT YD RATIO	0.42	0.4	UNCHANGED	UNCHANGED
FL.AREA 3000+.22(8,026)	4,766sf	4,000sf	5,412sf	5,439sf
LOT COVERAGE(bldg.area)15%	3,004sf/15%	2,617sf/13.1%	3,312sf/16.5%	3,294sf/16.4%
IMPERVIOUS 5560+25%x26sf	6,566sf	5,643sf	8,066sf	6,566sf
MAX.AVERAGE ROOF HT.	28'	25'4" HP ROOF	27'1"	27'1"
GARAGE	2 CAR	2 CAR	1 CAR	1 CAR