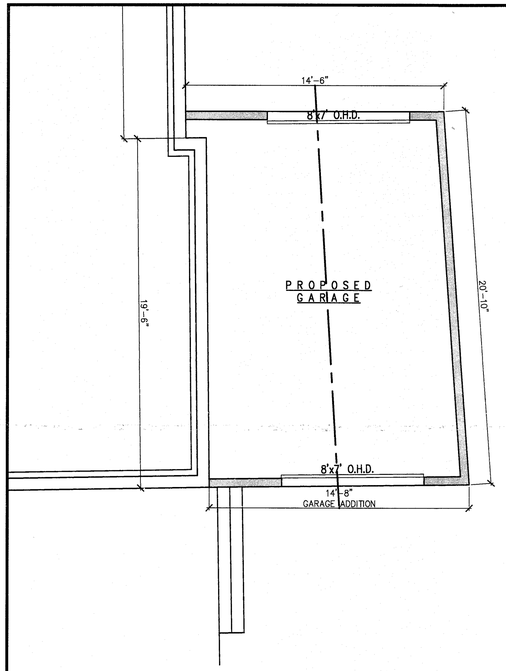


GARAGE PLAN

SCALE= 1/4" = 1'-0"

ZONING INFORMATION:
CUSUMANO RESIDENCE
316 WEST IVY HILL ROAD
WOODSBURGH, NY
INCORPORATED VILLAGE OF WOODSBURGH, RESIDENTIAL ZONE A
SECTION: 41 BLOCK: 70 LOT: 459

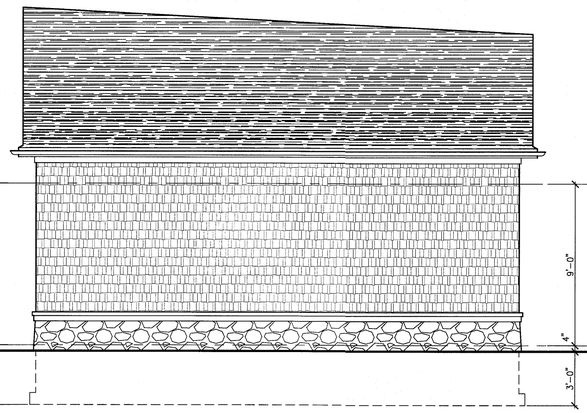
CODE SS		PERMITTED	EXISTING	PROPOSED	VARIANCE REQ.
150-6	LOT SIZE:	20,000 S.F.	24,915 SF	UNCHANGED	NO
150-7	USE:	RESIDENTIAL	RESIDENTIAL	UNCHANGED	NO
150-10	HEIGHT:	28.00'	Excess of 28'	20'	NO
150-11	FRONT YARD: (DWELLING/ACCESSORY/POOL/ MECHANICAL/FENCE)	50'	74.0'	74' UNCHANGED	NO
150-11	SIDE YARD (WEST SIDE): (DWELLING/ACCESSORY/POOL/ MECHANICAL/FENCE)	20.00'	20.17'	20.17'	NO
150-11	SIDE YARD (EAST SIDE): (DWELLING/ACCESSORY/POOL/ MECHANICAL/FENCE)	20.00'	24'	10.00'	YES
150-54	PRIVATE GARAGE	15.00'	18'-11"	10.00'	
150-9	REAR YARD: (DWELLING/ACCESSORY/POOL/ MECHANICAL/FENCE)	25.00'	59.33'	59.33'	NO
150-13.2	FRONT HEIGHT/SETBACK	.42	<=.42	<=.42	NO
150-13.2	SIDE HEIGHT/SETBACK	1.050	<=1.050	2.00	YES
150-13.3	HABITABLE FLOOR AREA:	2,400 S.F. min.			NO
150-13.3	MAXIMUM FLOOR AREA:	3,000+.20% > 12,000 (3,000+2,400=5,400 S.F.) 5,583 S.F. MAX	EXISTING FIRST FLOOR=2,995 EXISTING SECOND FLOOR=2,350 TOTAL EXISTING=5,345 S.F.	TOTAL EXISTING EXISTING=5,345 S.F. PROPOSED GARAGE=292 S.F. TOTAL PROPOSED=5,637 S.F.	YES
150.39	LOT COVERAGE IMPERVIOUS LOT COVERAGE	BASE LOT AREA =20,001 OVER BASE LOT AREA = 4,915 S.F. 4915 x 24%= 1,180 S.F. 6,560 + 1,180 = 7,740 S.F. / 31%	EXISTING BUILDING FOOTPRINT=2,995 S.F. PORCH=479 S.F. FRONT STEPS & WALK= 431 S.F. SIDE STEPS = 144 S.F. NORTH SIDE PATIO=1,300 S.F STONE APRON=275 S.F INGROUND POOL=621.91 S.F. TOTAL EXISTING=5855.91 S.F. / 23.5%	TOTAL EXISTING=5855.91 S.F. PROPOSED GARAGE=292 S.F. TOTAL PROPOSED=6,149.91 S.F. / 25%	NO
	FRONT LOT COVERAGE	7,670 x 50%=3,835 S.F.	1,185 S.F. / 15%	1,185 S.F. / 15%	NO
150.39	IMPERVIOUS COVERAGE	7,740 S.F.	5855.91 S.F.	6266.91 S.F.	NO
	REQUIRED GARAGE	1 CAR	2 CAR	1 CAR	YES

IMPERVIOUS COVERAGE	PERVIOUS COVERAGE
EXISTING BUILDING FOOTPRINT=2,995 S.F. PORCH=479 S.F. FRONT STEPS & WALK= 431 S.F. SIDE STEPS = 144 S.F. NORTH SIDE PATIO=1,300 S.F STONE APRON=275 S.F INGROUND POOL=621.91 S.F. PROPOSED GARAGE= 292 S.F.	GRAVEL DRIVEWAY=5,335 S.F. FRONT STEPS & WALK= 431 S.F. NORTH SIDE PATIO=1,300 S.F STONE APRON=275 S.F
TOTAL IMPERVIOUS= 6,266.91 S.F.	TOTAL PERVIOUS= 7,341 S.F.

LOT COVERAGE	MAX. PERMITTED	EXISTING LOT COVERAGE	PROPOSED LOT COVERAGE
15% Max. of Lot= 3737.25 s.f.	3737.25 s.f.		

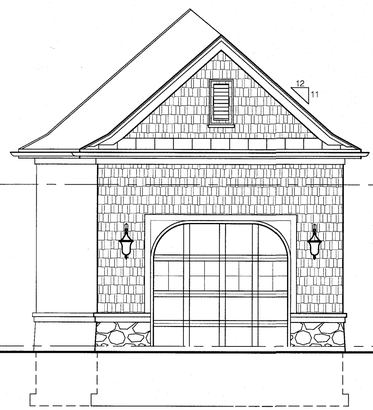
FRONT ELEVATION

SCALE= 1/4" = 1'-0"



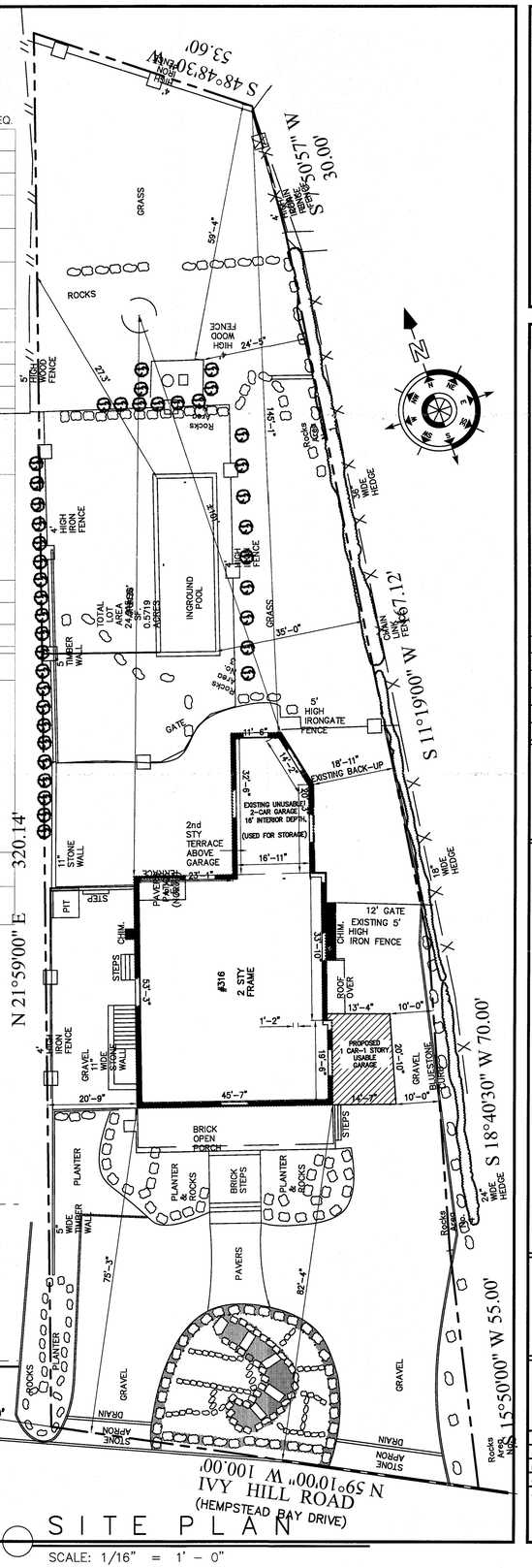
RIGHT SIDE ELEVATION

SCALE= 1/4" = 1'-0"



REAR ELEVATION

SCALE= 1/4" = 1'-0"



SITE PLAN

SCALE: 1/16" = 1' - 0"

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#	REVISIONS	DATE

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CUSUMANO RESIDENCE
PROPOSED ATTACHED GARAGE

316 IVY HILL ROAD
WOODSBURGH, NY
SEC.41, BLK.70, LOT 459

SEAL

TITLE

DATE 2-16-21
SCALE
DRAWN BY
CHECKED BY
JOB #
DRAWING # A-1