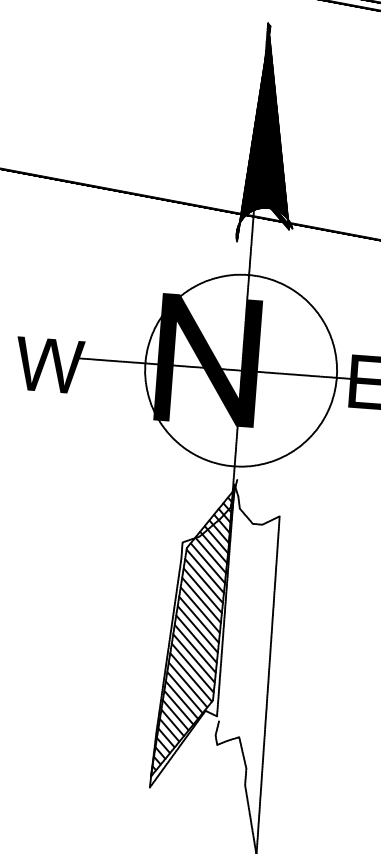


SPOOK ROCK Rd.

SHEILAH CT.



Site Plan-Proposed 3 new Home business parking spaces
two hidden screened by 6 ft. high fence.

Zone RR-50 Use Group h residence	Required	Existing	Proposed	Zone RR-50 Use Grp. h Home Office Special Permit Required
Min Lot Area	50,000.sq.ft	50,222.sq.ft	No Change	
Lot width	175	255+ 187 varies	No Change	
Front setback	50 ft.	40.7 ft.	No Change	
Front Yard	50	40.7	No Change	
Side Setback	30	51 + 134 ft.	No Change	
Total side setback	75	185	No Change	
side yard	25	51	No Change	
Rear Setback	50	76 ft	No Change	
Rear Yard	25	76 ft	No Change	
Street Frontage	100	255.63	No Change	
Maximum Height	35	27'	No Change	
Development Coverage	20%	+or(-)19.9%	Two pervious Gravel surface parking spaces proposed 200 sq.ft. x 2 = 400 sq.ft.	
Floor Area ratio	.15	.086	No Change	

FAR Calculation
1st flr. Plan 3,856 sq.ft.
2nd floor Plan 471
1st & 2nd Flr = 4,327 combined total
4,327 / 50,222 = FAR of .086

Applicant of Record:
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NY Lic. # 21217 NJ Lic. # 13669

PROJECT Title:
1 Sheilah Ct. Residence Alteration
Montebello NY 10901

SHEET TITLE:
**Proposed Site Plan for 3 new
Home Office parking spaces**

Scale : as noted
DATE: 7-22-2024
REVISIONS:

A - 001 . 00

Survey Information obtained
from owner's survey dated 5-5-2023 by
Anthony R Celentano PLS

