

SPOOK ROCK Rd.

Zone RR-50 Use Group h	Required	Existing	Proposed	Zone RR-50 Use Grp. h Home Office Special Permit Required
residence				
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%	No Change	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:
Matthew Oscar, Architect
 222 Ackertown Rd., Monsey, NY 10952
 845-371-1444 Fx 866-849-5292 moscar.ra@gmail.com
 NY Lic. # 21217 NJ Lic. # 13669

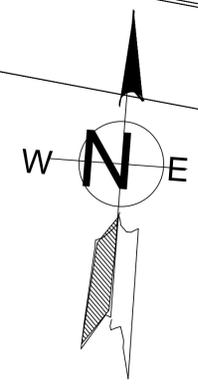
PROJECT Title:
 1 Sheilah Ct. Residence Alteration
 Montebello NY 10901
 SHEET TITLE:
 Proposed Site Plan for 3 new Home Office parking spaces
 Scale: as noted

DATE: 7-22-2024
 REVISIONS:

A - 001 . 00

Sheet 1 of 1

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



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

