ZONING BULK REQUITEMENTS

USE: DMU–2–MIXED USES–2 DISTRIC

	CODE PERMITTED	EXISTING	PROPOSED	
LOT AREA	N/A	3,683.33 SQ.FT.	3,683.33 SQ.FT.	
LOT WIDTH	N/A			
STREET FRONTAGE	50 FT.	39.5 FT.	39.5 FT.	*
F.A.R	2.0X3,683.33=7,366.66	3,918SQ.FT./1.1	4,973 SQ.FT./1.3	
BUILDING HEIGHT	3 STORIES/40 FT.	3 STORIES=24.6FT	3 STORIES=24.10FT	
REQ. FRONT YARD	15FT(5FT)	.3 FT.	.3 FT.	*
REQ. SIDE YARD	N/A FT.	2.6 FT	2.6 FT	*
TOTAL SIDE YARDS	N/A FT	3.7 FT	3.7 FT	*
REQ. REAR YARD	15 FT	44 FT	44 FT	
MAX. DENSITY	50D.U/ACRE(43,560)=871SQ.FT 3683.33/871=4.3	EXISTING 8 OFFICES	7 APARTMENTS	*
DWELLING UNIT SIZE	600 SQ.FT./450 SQ.FT.	EXISTING	733SQ.FT./450SQ.FT.	*
SUSTAINABLE BUILDING(360–4.14D).				
ENERGY SOLAR 10% PERVIOUS SURF–PAVERS 5% BUILDING ENVELOP 5% 3,683X20%=736.6 SQ.FT.. 3,683+736.6=4,419.6SQ.FT..	4,787.9 SQ.FT./871= 5.497DU.	8 OFFICES	7 APARTMENTS	*
AFFORDABLE HOUSING UNITS 10% 3,683X10%=368.3 SQ.FT.. 4,419.6+368.3=4,787.9 SQ.FT..				
USE	1 PRINCIPAL RES./LOT	1 PRINCIPAL RES./LOT	1 PRINCIPAL RES./LOT	
PARKING REQUIRED	1.75(5)2BRX.85X(2)EU=10.45CARS 8.75(2BR)X1.7(EU)=10.45CARS		0	*
FOR VARIANCE *				

CHANGE OF USE COMMERCIAL TO A RESIDENTIAL USE
PROPOSED 6 UNITS

53 BURD ST.
NYACK; NY 10960

DRAWING NO.:

A-1