



JORGE L. LOPEZ  
ARCHITECT PC

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July 28, 2021

Town of Orangetown  
Building Department  
20 Greenbush Rd.  
Orangeburg, NY 10962  
Attn: Ms. Jane Slavin, R.A., Director

Re: Proposed Addition & Alterations For  
Mr. And Mrs. Madera  
116 Lawrence St.  
Tappan, NY

Dear Ms. Slavin:

As you may know, we have prepared Architectural drawings for the project mentioned above. This letter is to confirm the following square footage and F.A.R. information:

Existing 1<sup>st</sup> Floor Area- 1,204 S.F.  
Existing 1<sup>st</sup> Floor Porch Area- 168 S. F  
Existing 2<sup>nd</sup> Floor Area- 877 S.F.  
Total Existing Area- 2,249 S.F.

New 2<sup>nd</sup> Floor Area- 475 S.F.  
Total Area- 2,724 S.F.

Existing F.A.R.- .25  
New F.A.R.- .31

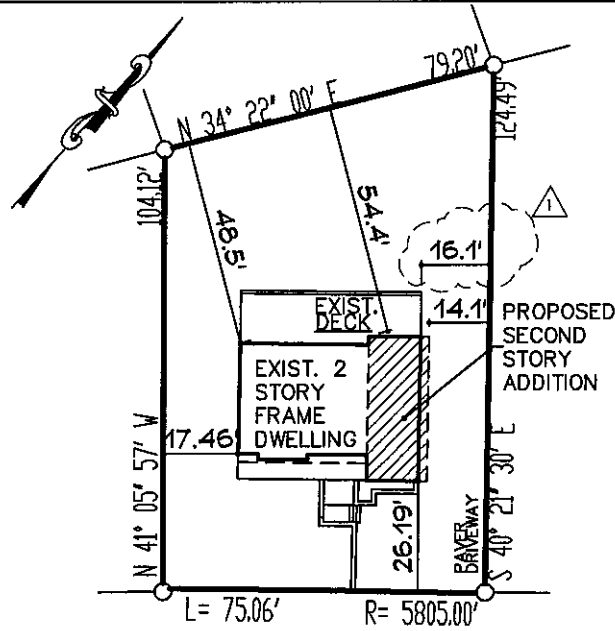
To the best of my knowledge, I certify that this construction will be in compliance with the 2020 Residential Code of New York State. If you should have any further questions, please feel free to contact me.

Very truly yours,

  
Jorge L. Lopez, R.A., AIA  


JLL:jl

Cc. : Mr. And Mrs. Madera



**LAWRENCE STREET**

INFORMATION TAKEN FROM A SURVEY PREPARED BY  
 BARBOUR, JOIST & BOSWELL ENGINEERS & SURYORS  
 DATED 07/12/1965

**PLOT PLAN**

SCALE: 1" = 40'

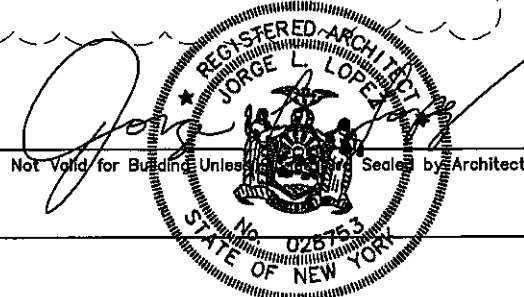
QUALIFIES UNDER SECTION 5.21(C) R-15 OF THE  
 ORANGETOWN CODE AS A UNDERSIZED LOT

**ZONING INFORMATION**

ZONE R-15	USE ONE FAMILY		
	REQUIRED	EXISTING	PROPOSED
F.A.R.	.20	.25	.31
MIN. LOT AREA	15,000 SF	8,671 SF	NO CHANGE
MIN. LOT WIDTH	100 FT.	75. FT.	NO CHANGE
FRONT YARD	30 FT.	26.19 FT	26.19 FT
SIDE YARD	15 FT.	16.1 FT	14.1 FT @ TOP (16.1 FT @ BOT.)
TOT. SIDE YARD	30 FT.	33.56 FT	31.56 FT
REAR YARD	35 FT.	48.5 FT	54.4 FT
BUILDING HEIGHT	1 FT	LESS THAN	NO CHANGE

xVARIANCE REQUIRED

REV. 7/26/21  
 REV. 4/26/21



NY 028753  
**JORGE L. LOPEZ, ARCHITECT, PC**  
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**PROPOSED ADDITION &  
 ALTERATIONS FOR**  
 MR. AND MRS. MADERA  
 116 LAWRENCE ST.  
 TAPPAN, NY