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**ZONING ANALYSIS**

Address: 262 South Boulevard  
Upper Grandview NY 10960  
Owner: William McCloskey  
Section/Block/Lot: 66.171-23  
Zone: R-22

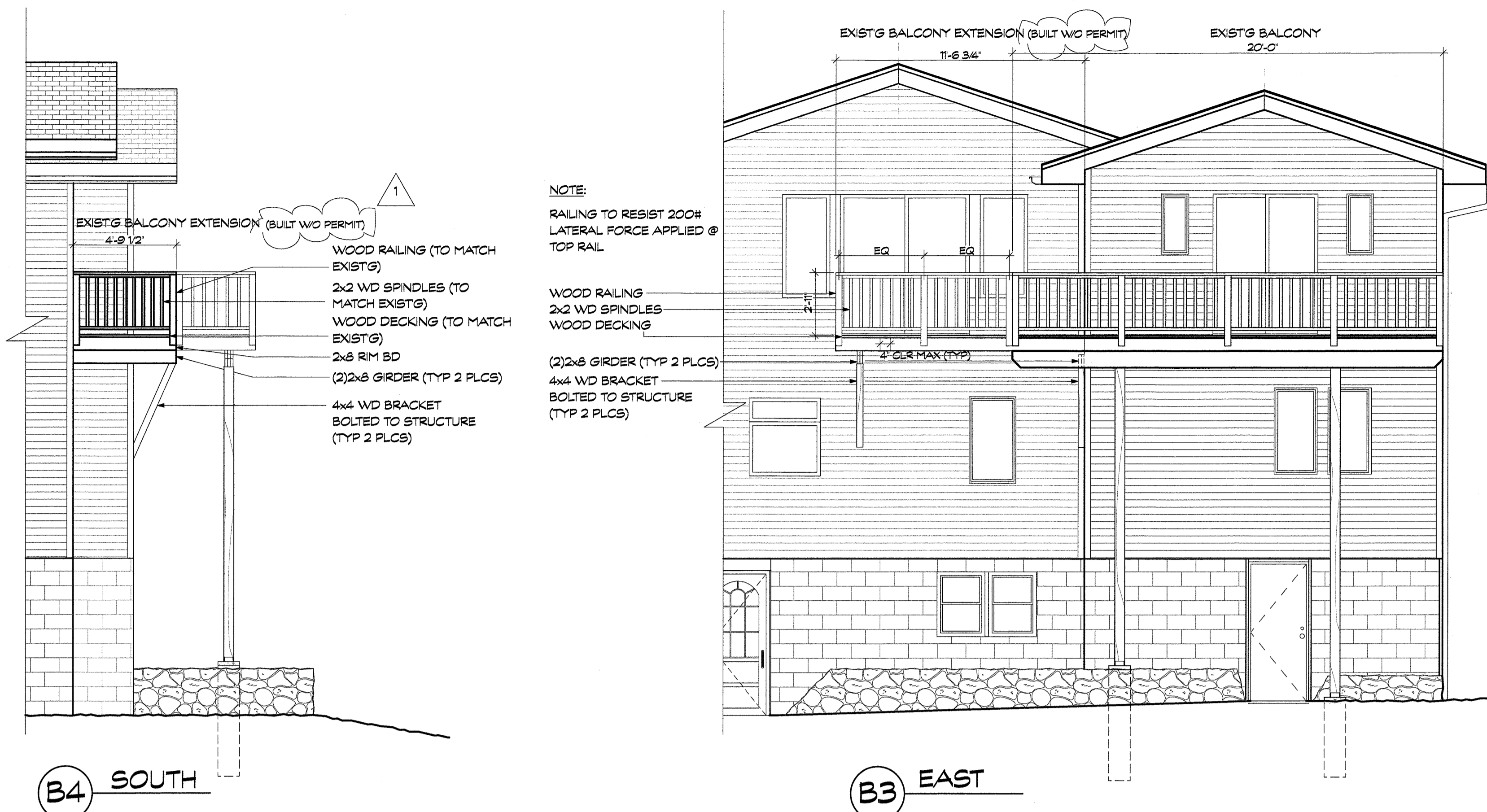
Group 1  
Current Use: Single-Family Residential  
Proposed Use: Single-Family Residential  
#/Stories: 2.5  
Construction Type: VB  
Occupancy Class: R-3

PRINCIPAL BUILDING	REQUIRED / ALLOWABLE	EXISTING	PROPOSED
Maximum Floor Area Ratio	0.2	0.17	0.17
Minimum Lot Area	22,500 sq ft	19,994 sq ft*	19,994 sq ft*
Minimum Lot Width	128'	100.12'	100.12'
Minimum Street Frontage	75'	127.26'	127.26'
Required Front Yard	40'	69'	69'
Required Side Yard	25'	22.5'	22.5'
Total Side Yard	60'	52.1'	52.1'
Required Rear Yard	45'	104.7'	104.7'
Maximum Building Height	9'11" = 51.75'	28.0'	28.0'

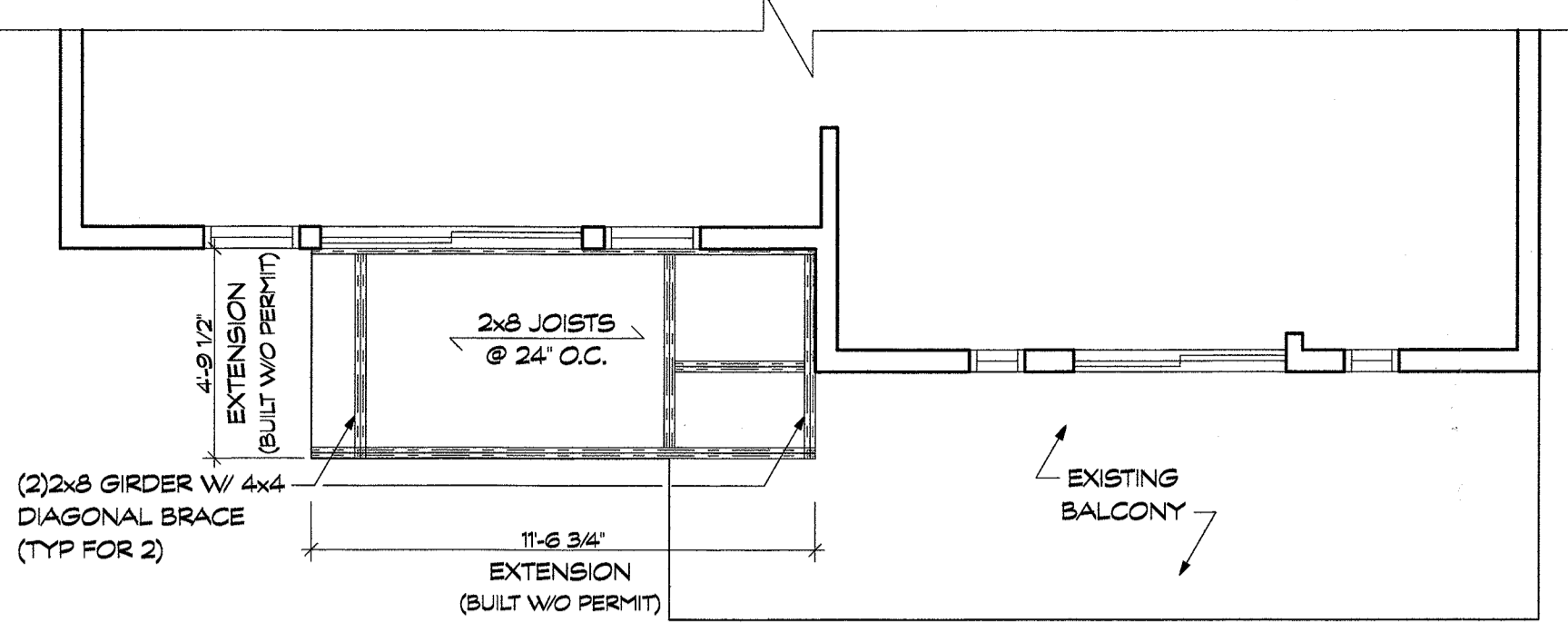
\* Indicates existing nonconformity; not to be made worse

ACCESSORY BLDG: CARPORT	REQUIRED / ALLOWABLE	EXISTING	PROPOSED
Distance between Principal & Accessory Building	15' minimum	12.6'	12.6'
Required Front Yard	40'	12.0'	12.0'
Required Side Yard	5'	13.35'	13.35'
Total Side Yard	10'	26.35'	26.35'
Required Rear Yard	5'	67.95'	67.95'
Maximum Building Height	9'11" = 50.75'	8.2'	8.2'
1/3 Side Yard Area Occupied by Accessory Bldg	30%*	6.3%	6.3%

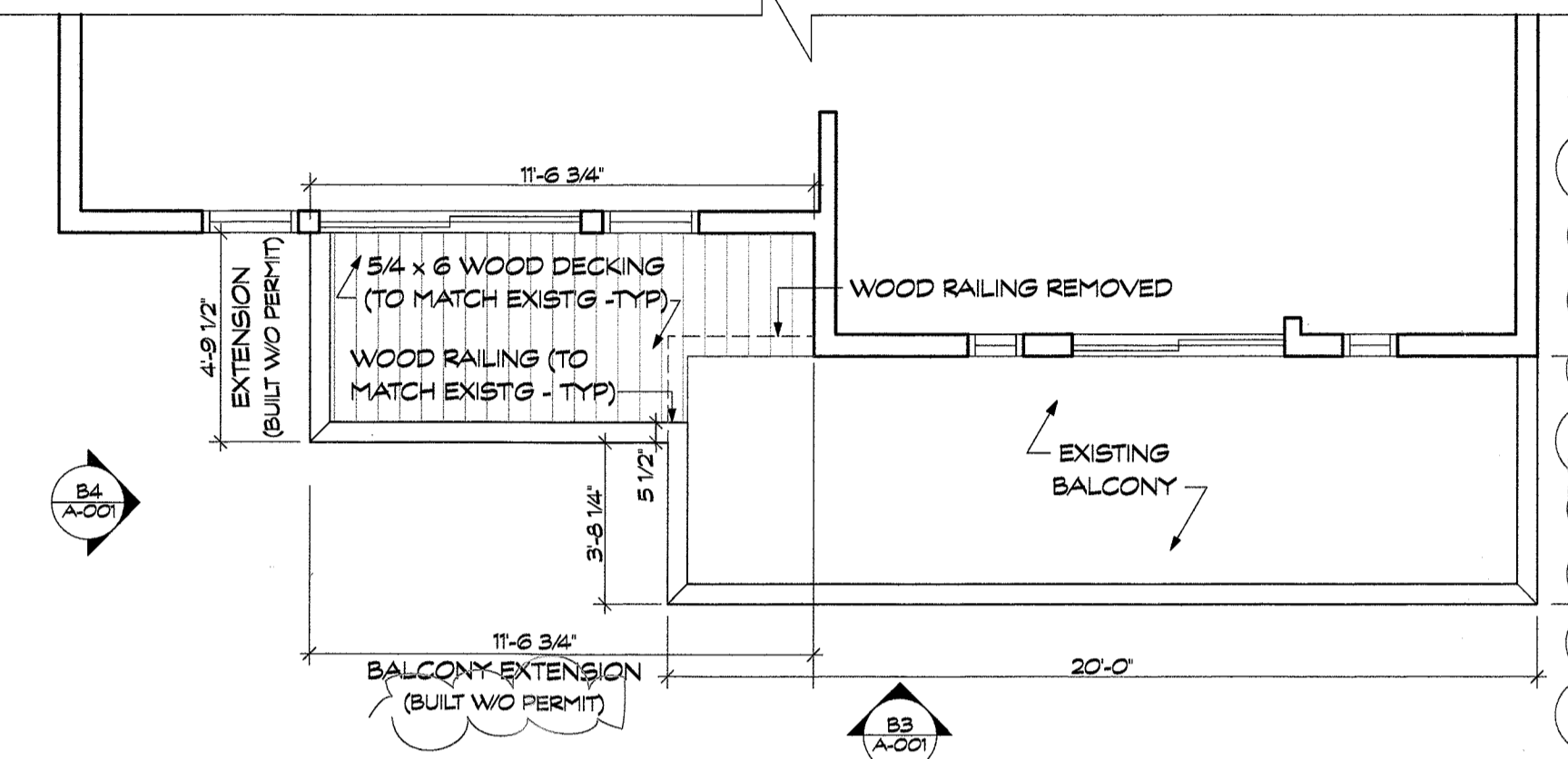
\* 1/3 of 28,000 sq ft = 9,333 sq ft



**ELEVATIONS (PARTIAL)**  
SCALE: 1/4" = 1'-0"  
NOTE: EXISTING LOWER DECK NOT SHOWN

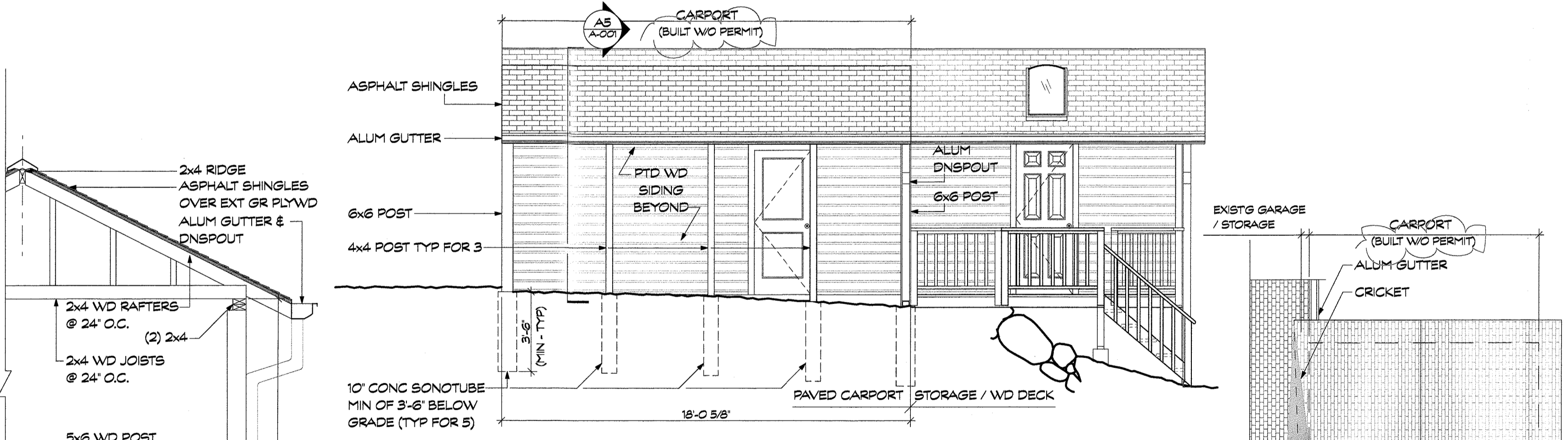


**B2 FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

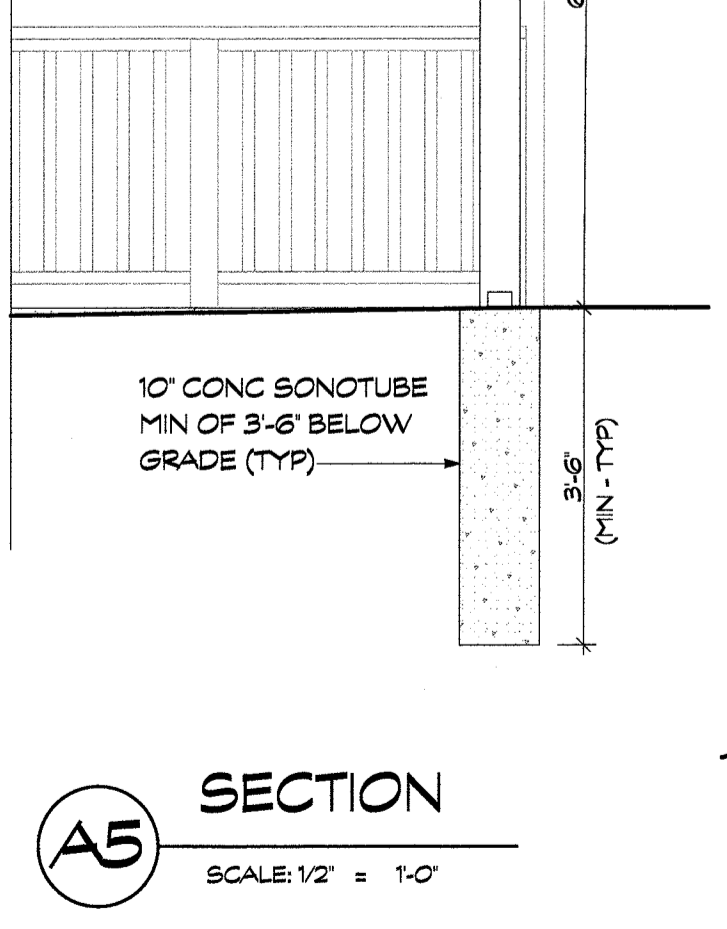


**B1 EXISTING PLAN**  
SCALE: 1/4" = 1'-0"

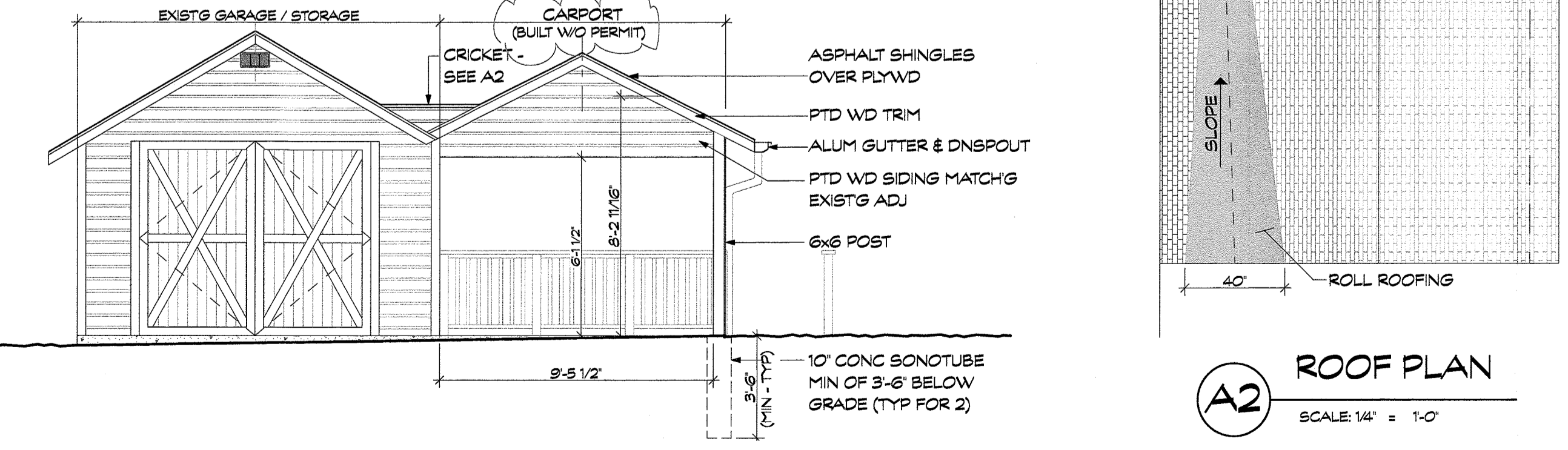
**B EXISTG BALCONY EXTENSION**  
NOTE: EXTENSION BUILT W/O PERMIT



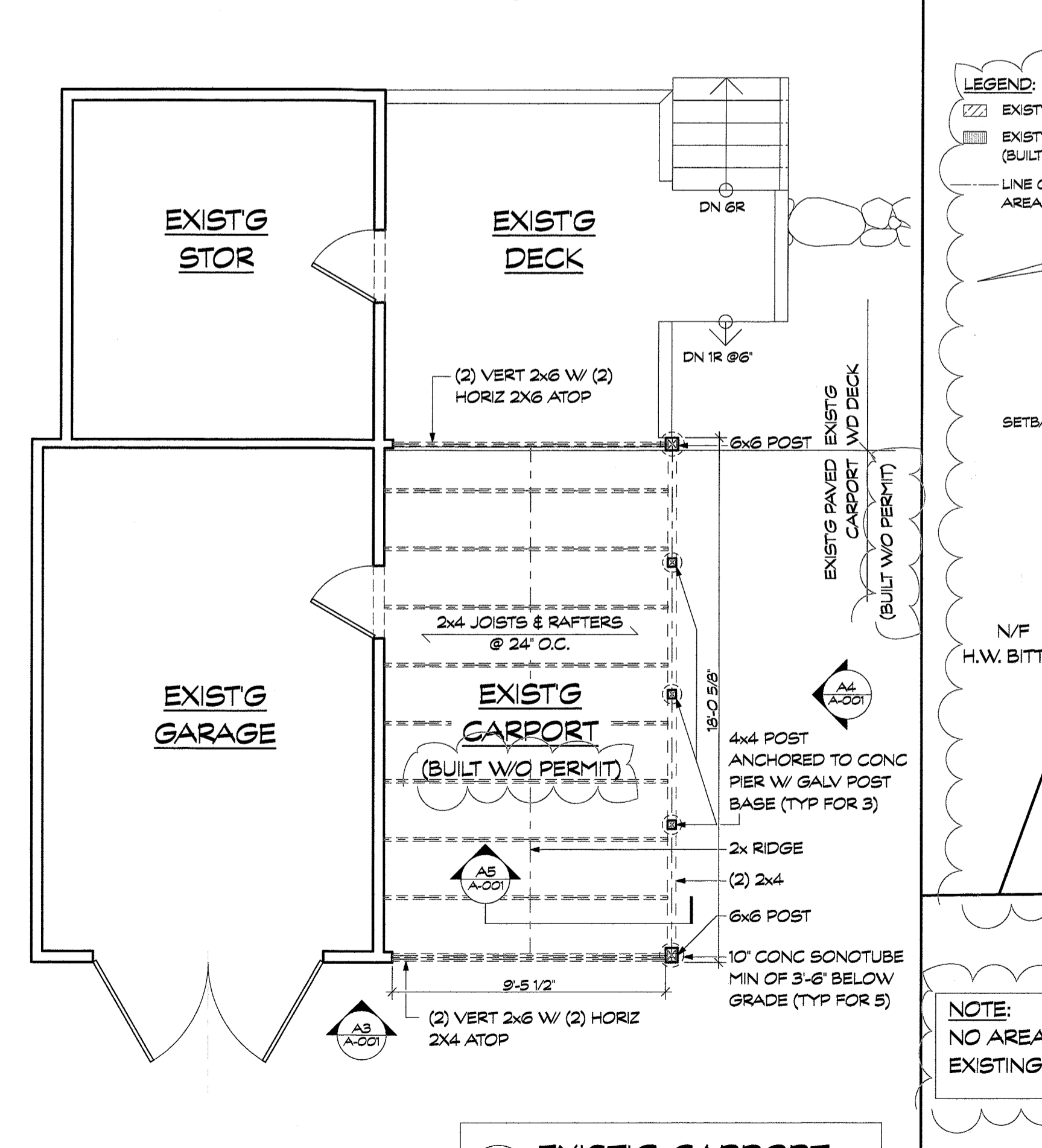
**A4 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**A5 SECTION**  
SCALE: 1/2" = 1'-0"



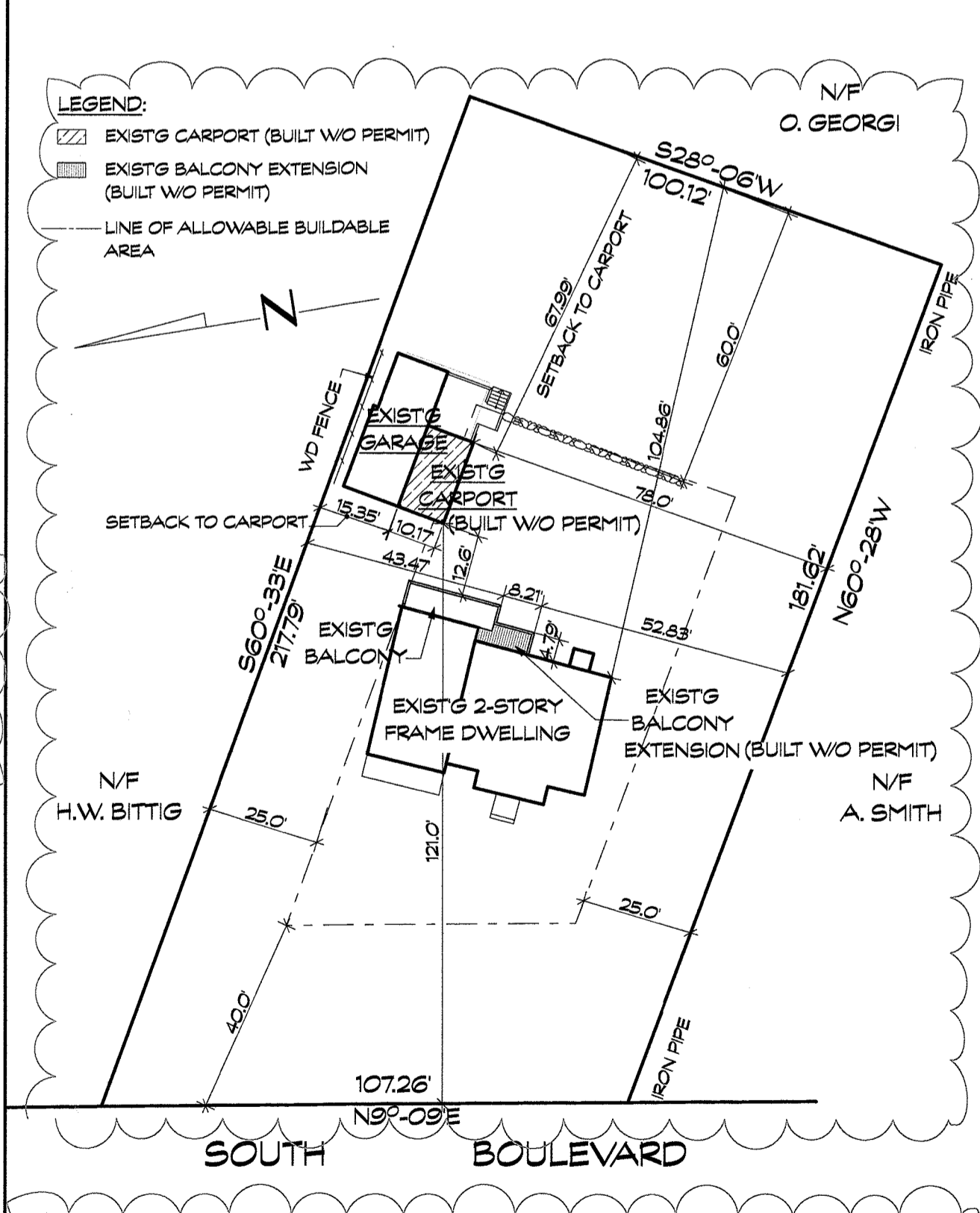
**A3 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**A2 ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**A1 EXISTING PLAN**  
SCALE: 1/4" = 1'-0"

**A EXISTG CARPORT**  
(BUILT W/O PERMIT)



NOTE: NO AREA OF DISTURBANCE SINCE UNPERMITTED STRUCTURES ARE EXISTING

**SITE PLAN**  
SCALE: 1" = 30'  
RECEIVED MAR 15 2022  
TOWN OF GRANDTOWN BUILDINGS DEPARTMENT  
BASED ON SURVEY BY ERNEST T. CHICK, C.E., HILLSDALE, NJ | DATED 29 APR 17