113 REVERE RD

113 REVERE RD

RETURN TO ARB

REVIEW COPY

11-7-16 mtg
SETBACKS:

<table>
<thead>
<tr>
<th>SETBACKS</th>
<th>MINIMUM</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT YARD</td>
<td>30'</td>
<td>30.2'</td>
</tr>
<tr>
<td>SIDE YARD</td>
<td>10'</td>
<td>11.2'</td>
</tr>
<tr>
<td>SIDE YARD</td>
<td>10'</td>
<td>20.6'</td>
</tr>
<tr>
<td>AGGREGATE SIDE YARDS</td>
<td>30'</td>
<td>31.8'</td>
</tr>
<tr>
<td>REAR YARD</td>
<td>25'</td>
<td>47.3'</td>
</tr>
</tbody>
</table>

BUILDING HEIGHT:

MAXIMUM HEIGHT = 28′-0″

PROPOSED BUILDING HEIGHT = 26′-6″

LOT COVERAGE:

MAXIMUM LOT COVERAGE = 25%
LOT AREA x .25 = 12,524.7 x .25 = 3,131.2 s.f.

PROPOSED LOT COVERAGE

BUILDING FOOTPRINT = 2,506.7 s.f.
PATIO = 557.9 s.f.
TOTAL LOT COVERAGE = 3,064.6 s.f. (24.47%)

FLOOR AREA:

MAXIMUM FLOOR AREA = 36% OR 4,500.0 s.f. MAX.
LOT AREA x .36 = 12,524.7 x .36 = 4,508.9 s.f.

THEREFORE MAX. PERMITTED = 4,500.0 s.f.

PROPOSED FLOOR AREA

FIRST FLOOR = 2,461.8 s.f.
SECOND FLOOR = 2,037.3 s.f.
TOTAL PROPOSED FLOOR AREA = 4,499.1 s.f.

SEE SHEET A-1.101 FOR FLOOR AREA DIAGRAMS
FLOOR AREA:

MAXIMUM FLOOR AREA = 36% OR 4,500.0 s.f. MAX.
LOT AREA x .36 = 12,524.7 x .36 = 4,508.9 s.f.

THEREFORE MAX. PERMITTED = 4,500.0 s.f.

PROPOSED FLOOR AREA
FIRST FLOOR
SECOND FLOOR
TOTAL PROPOSED FLOOR AREA

= 2,461.8 s.f.
= 2,037.3 s.f.
= 4,499.1 s.f.

SEE SHEET A-1.101 FOR FLOOR AREA Diagrams
OWNER/APPLICANT:
East Hills LLC
Nathan Abrishamian
51 Pebble Lane
Roslyn Heights, NY 11577
(516) 732-5579
(517) dannyo254@hotmail.com

SITE ADDRESS:
113 REVERE RD
ROSLYN HEIGHTS, NEW YORK 11577

SEC/BLK/LOT:
SECT. 7 BLK. 118 LOT(S) 513

LAND USE ZONE:
R2 RESIDENCE DISTRICT
SINGLE FAMILY DWELLING

LOT AREA:
12,524.7 (.29 ACRES)

<table>
<thead>
<tr>
<th>SETBACKS</th>
<th>MINIMUM</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT YARD</td>
<td>30'</td>
<td>30.2'</td>
</tr>
<tr>
<td>SIDE YARD</td>
<td>10'</td>
<td>11.2'</td>
</tr>
<tr>
<td>SIDE YARD</td>
<td>10'</td>
<td>20.6'</td>
</tr>
<tr>
<td>AGGREGATE SIDE YARDS</td>
<td>30'</td>
<td>31.8'</td>
</tr>
<tr>
<td>REAR YARD</td>
<td>25'</td>
<td>47.3'</td>
</tr>
</tbody>
</table>

BUILDING HEIGHT:
MAXIMUM HEIGHT = 28'-0"
PROPOSED BUILDING HEIGHT = 26'-6"

LOT COVERAGE:
MAXIMUM LOT COVERAGE = 25%
LOT AREA x .25 = 12,524.7 x .25 = 3131.2 s.f.

PROPOSED LOT COVERAGE
BUILDING FOOTPRINT = 2,506.7 s.f.
PATIO = 557.9 s.f.
TOTAL LOT COVERAGE = 3,064.6 s.f. (24.47%)