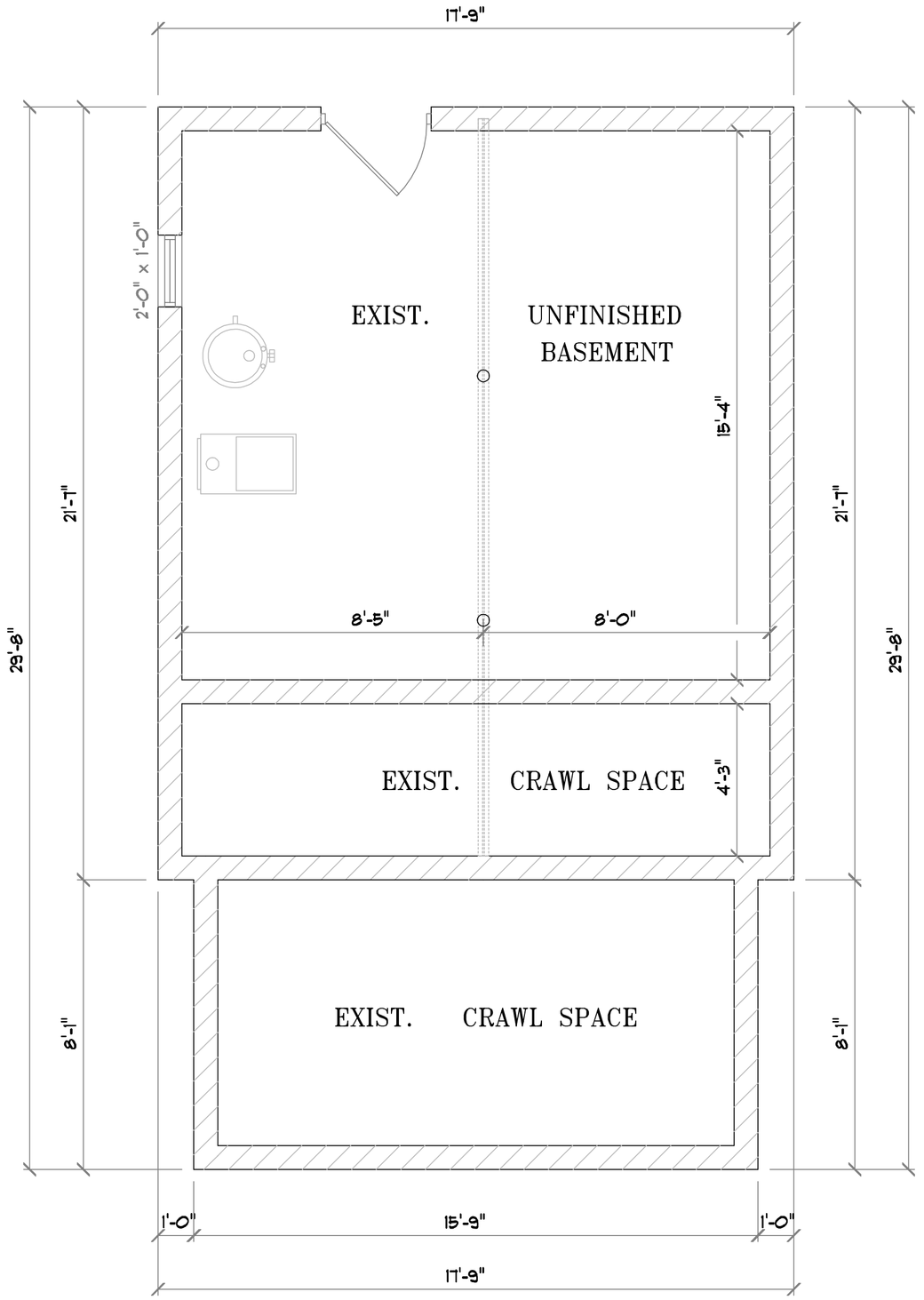
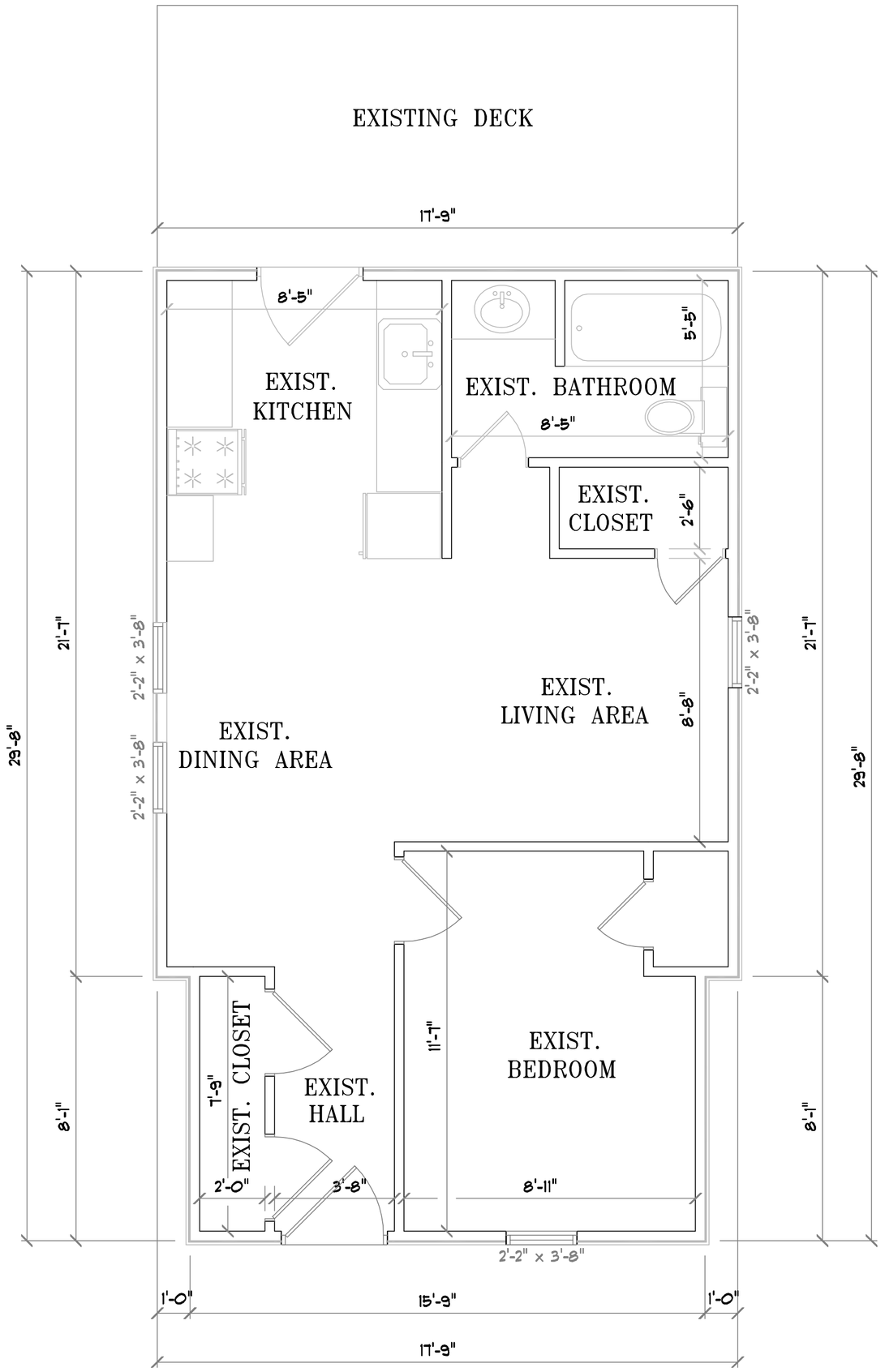
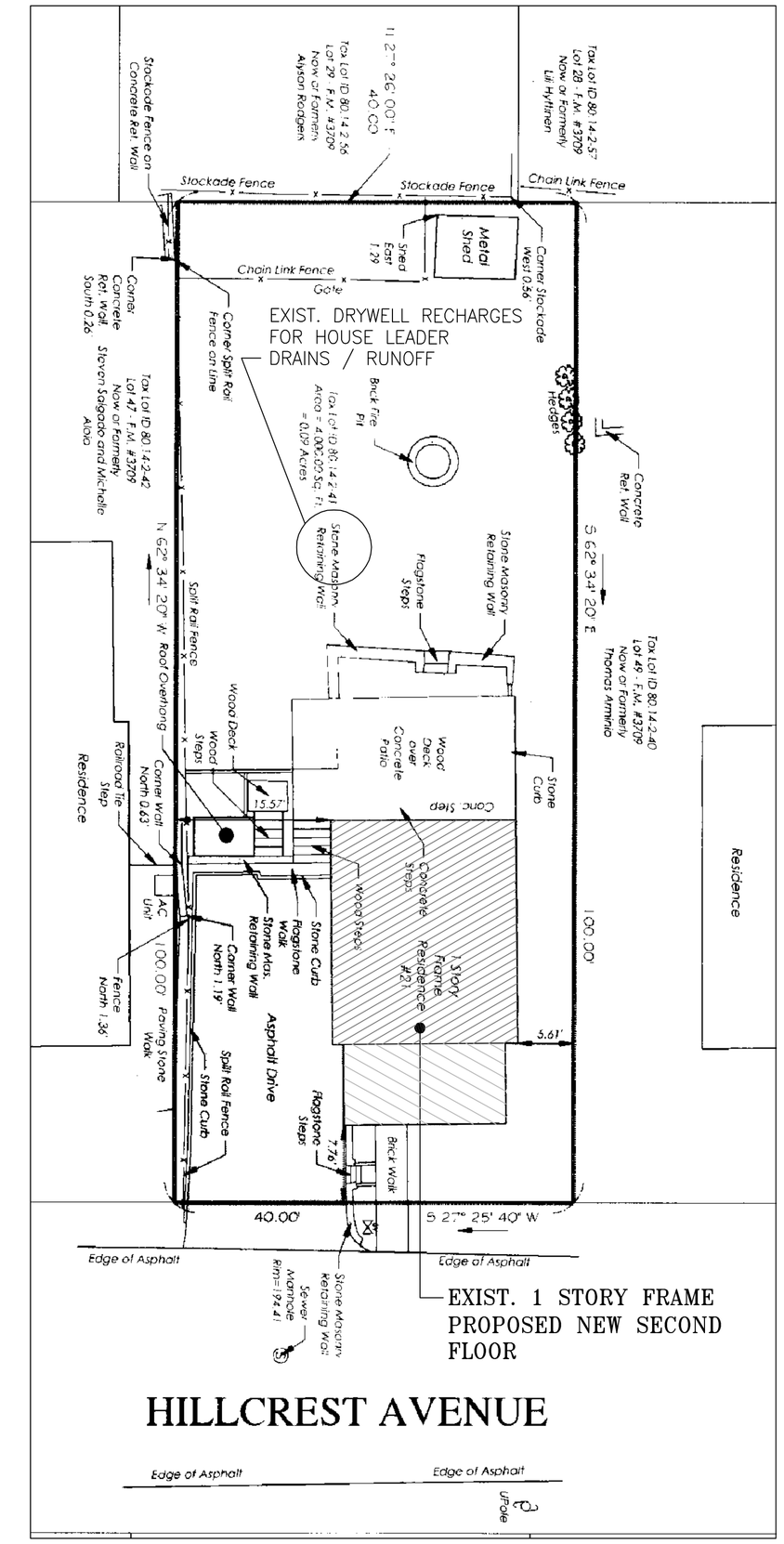


EXISTING FOUNDATION FLOOR PLAN
SCALE: 3/8" = 1'-0"

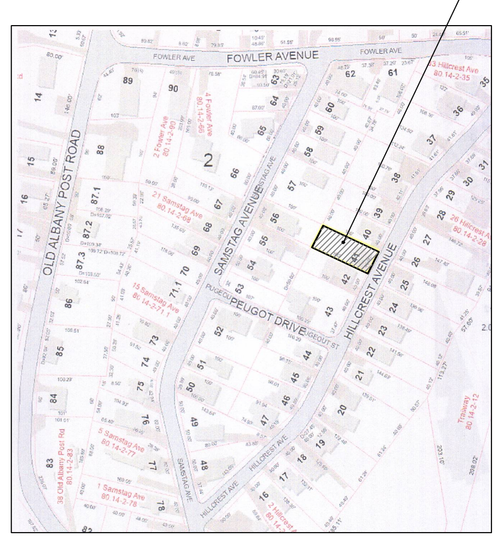


EXISTING FIRST FLOOR PLAN 510 SF.
SCALE: 3/8" = 1'-0"



SITE PLAN
SCALE: 1" = 10'-0"

PROPERTY LOCATION



ZONING TABLE			
MINIMUM REQUIREMENTS	R-5	EXISTING NON-CONFORMING SETBACKS	PROPOSED
LOT AREAS (SQUARE FEET)	5,000	4,000	* 4,000
LOT WIDTH (FEET)	50	40	* 40
LOT DEPTH (FEET)	80	100	100
FRONT YARD (FEET)	25	15.85	* 15.85
1 SIDE YARD (FEET)	8	5.67	* 5.67
BOTH SIDE YARDS (FEET)	18	21.24	21.24
REAR YARD (FEET)	26	61.94	61.94
MIN. LIVABLE FLOOR AREA PER DWELLING UNIT (SQUARE FEET)	750	510	384 (894 TOTAL)
MAXIMUM PERMITTED			
BUILDING HEIGHT			
STORIES	2 1/2	1	2
FEET	35	17.3	27.6
BUILDING COVERAGE (PERCENT)	30	19.8	19.8

* VARIANCE

ILLISACA RESIDENCE
21 HILLCREST AVE.
TOWN OF OSSINING, NEW YORK