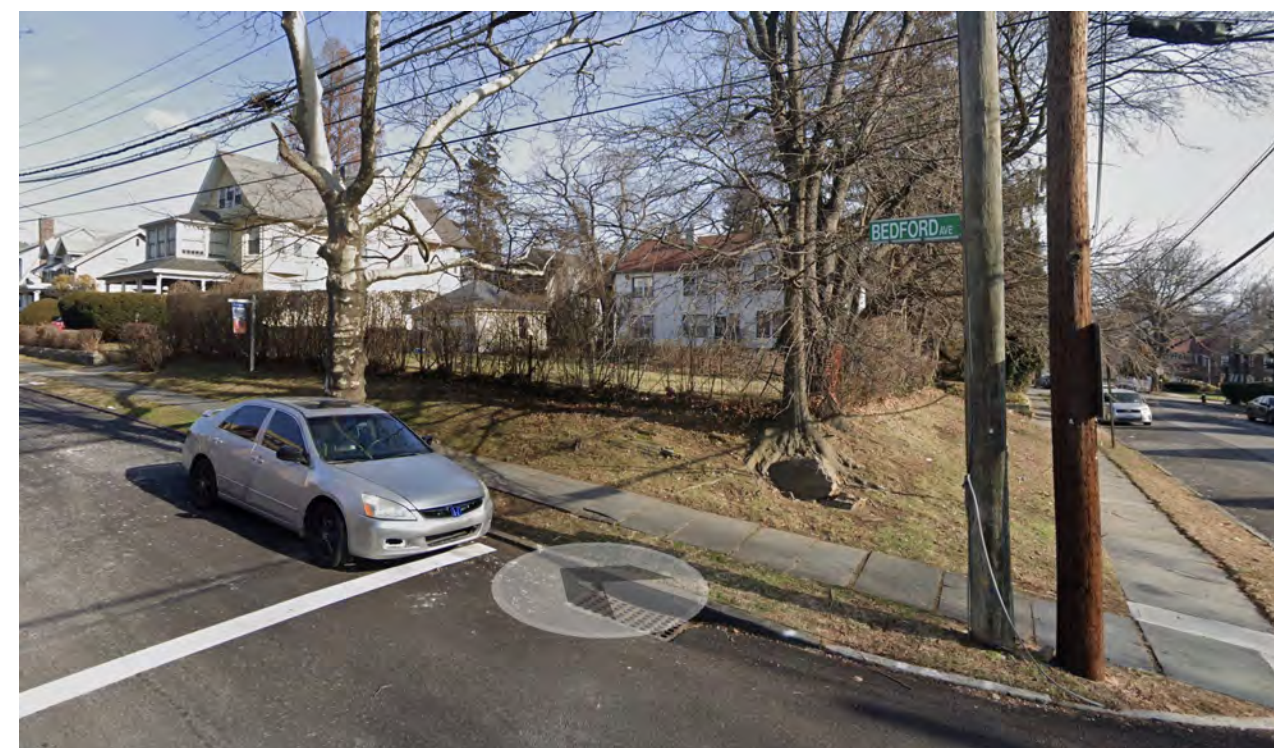
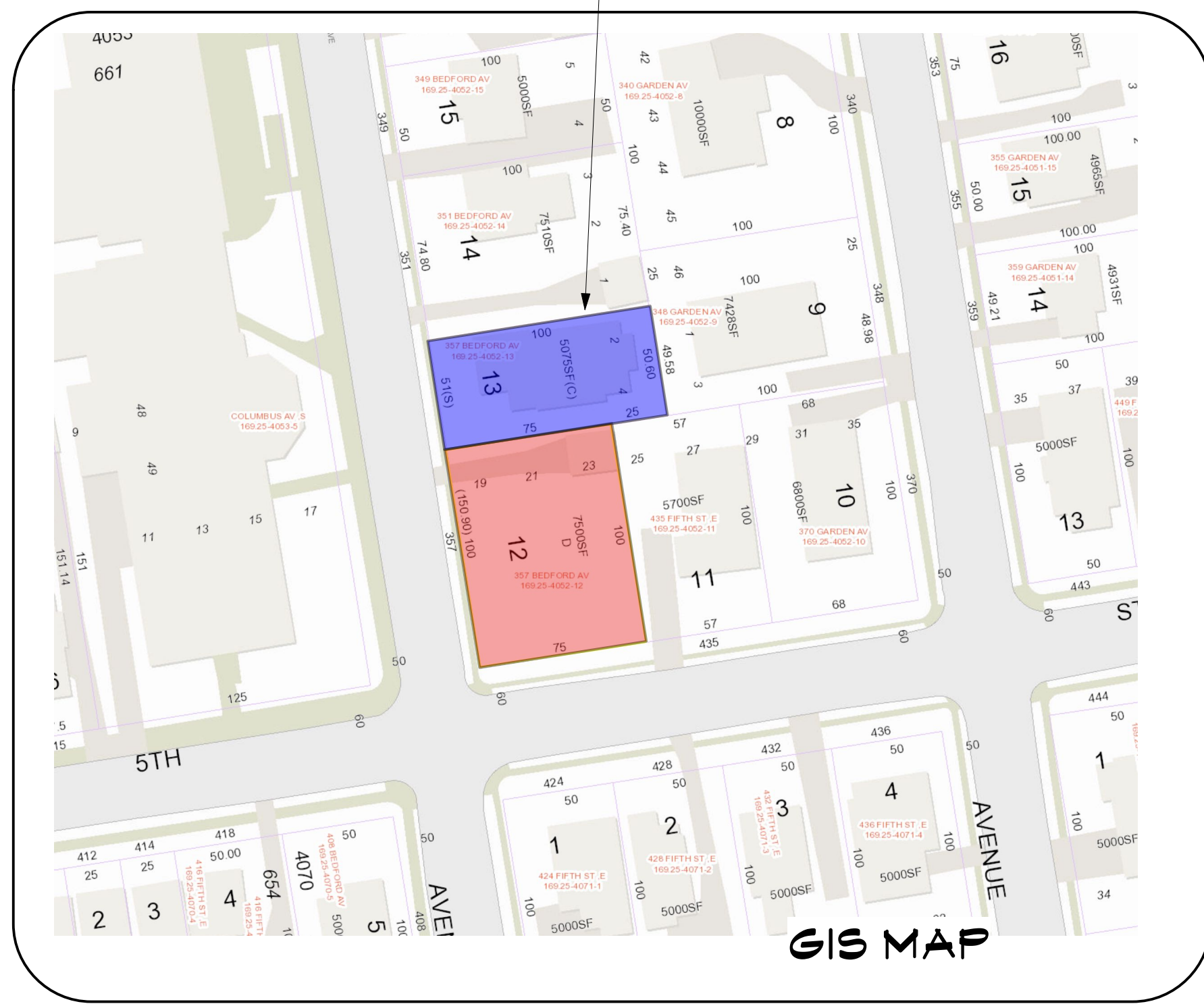
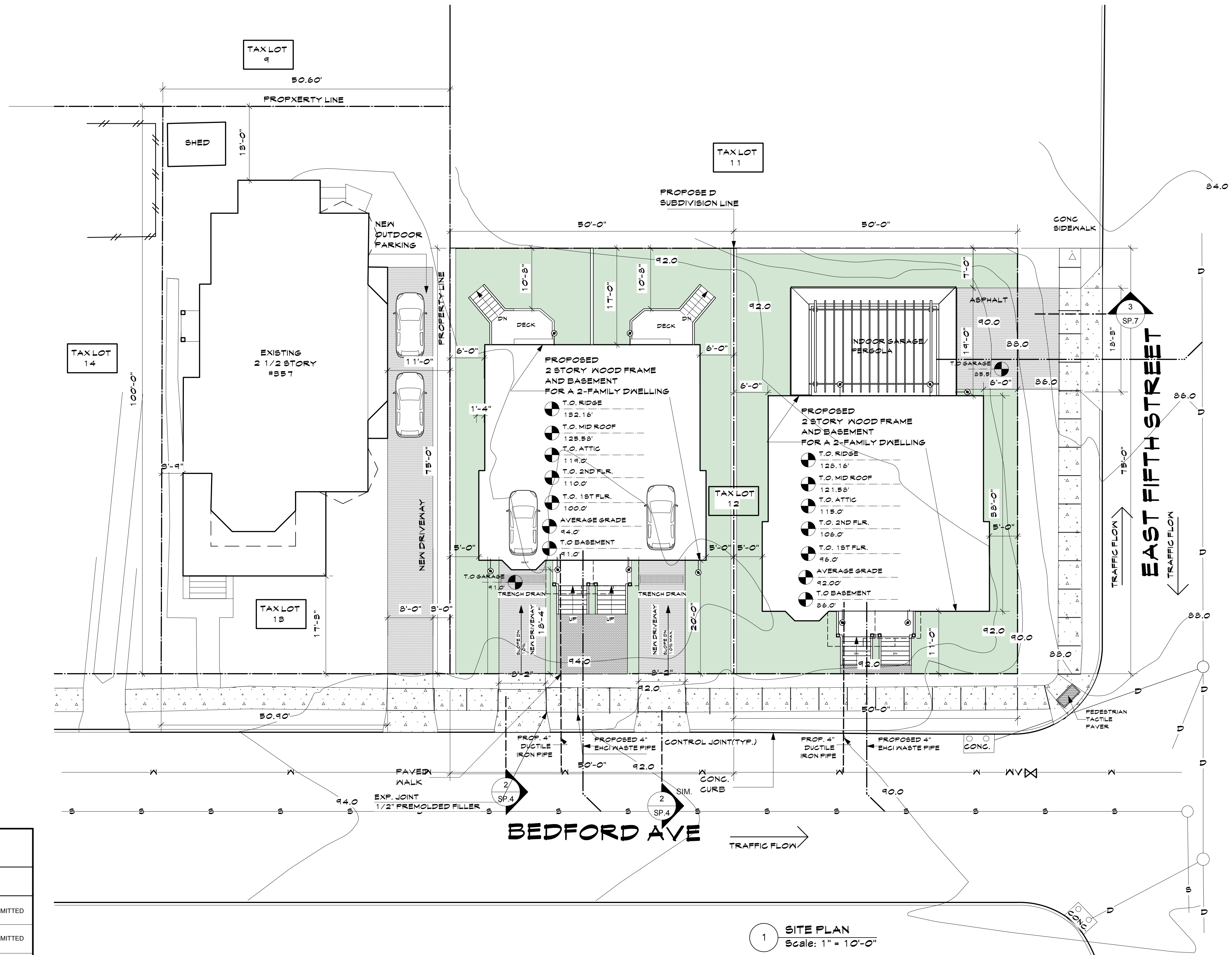


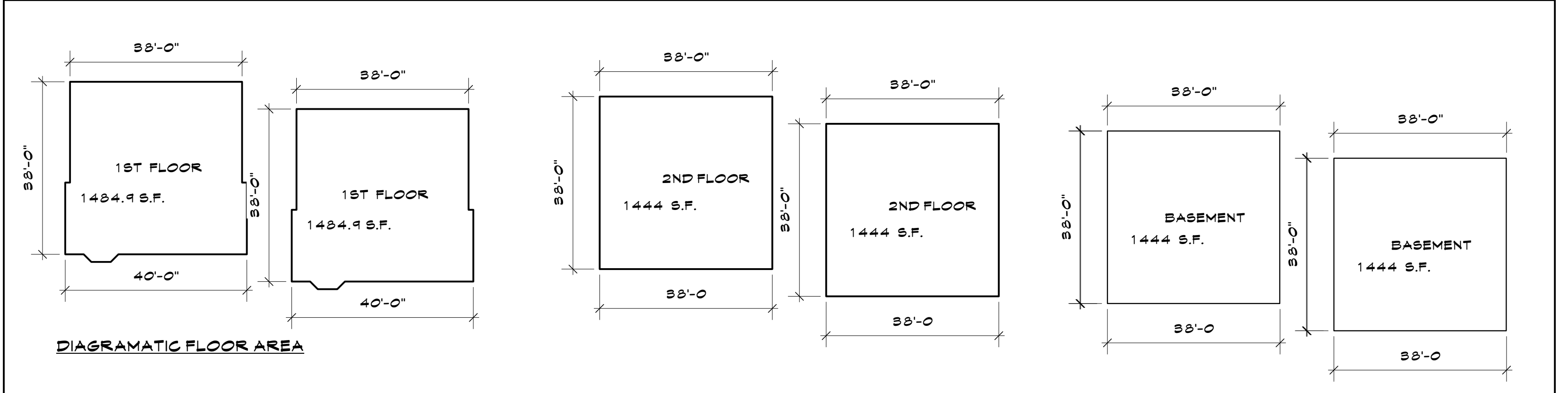
**PROJECT SITE**



**STREET VIEW**



**1 SITE PLAN**  
Scale: 1" = 10'-0"



**ZONING LEGEND FOR (2) TWO FAMILY DWELLING LOT SUBDIVISION**

ZONE R2-4.5 BLOCK 4052	LOT 12	LOT 12.1 "A"	LOT 12.2 "B"	
CRITERIA	REQUIRED	PROPOSED	PROPOSED/EXISTING	
MAX. STORIES	3-STORY	2 STORIES	2 STORIES	PERMITTED
MAX. BLD. HT.	35 FT.	32 FT.	32 FT.	PERMITTED
LOT AREA	MIN. 4,500 S.F.	3750 S.F.	3750 S.F.	VARIANCE REQUIRED
LOT /FAM	MIN. 2,250 S.F.	1875 S.F.	1875 S.F.	VARIANCE REQUIRED
MAX. % COVER.	40 %	40% PERMITTED	46%	VARIANCE REQUIRED
LOT WIDTH.	MIN. 50'-0"	50'-0" PERMITTED	50'-0" PERMITTED	PERMITTED
FRONT YARD	MIN. 20'-0"	20'-0" PERMITTED	11'-0"	VARIANCE REQUIRED
REAR YARD	MIN. 20'-0" (DECK)	17'-9" VARIANCE	7'-0"	VARIANCE REQUIRED
SIDE YARDS	MIN. 5'-0" TOT: 12'-0" 13'-0" @ LOT 12.2	6'-0" PERMITTED	6'-0" TOT: 12'-0"	VARIANCE
OFF-STREET PARKING	MIN. 2 SPACES	2 SPACES PERMITTED	2 SPACES PERMITTED	PERMITTED
IMPERV. SURFACES	70 %	70% PERMITTED	70 % PERMITTED	PERMITTED
LANDSCAPE BUFFER	3'-0"	3'-0" PERMITTED	3'-0" PERMITTED	PERMITTED

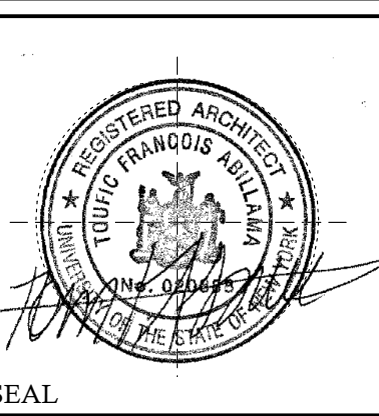
**PARKING FOR (2) TWO FAMILY DWELLING (#357)**

ZONE R2-4.5 BLOCK 4052	LOT 13	LOT 13	
CRITERIA	REQUIRED	PROPOSED	
MAX. STORIES	3-STORY	2 STORIES	PERMITTED
MAX. BLD. HT.	35 FT.	32 FT.	PERMITTED
LOT AREA	MIN. 4,500 S.F.	5090 S.F.	PERMITTED
LOT /FAM	MIN. 2,250 S.F.	2545 S.F.	PERMITTED
MAX. % COVER.	40 %	45%	EXISTING NON-CONFORMING
LOT WIDTH.	MIN. 50'-0"	50'-0"	PERMITTED
FRONT YARD	MIN. 20'-0"	17'-3"	EXISTING NON-CONFORMING
REAR YARD	MIN. 20'-0"	13'-0"	EXISTING NON-CONFORMING
SIDE YARDS	MIN. 5'-0" TOT: 12'-0"	3'-9" TOT: 14'-9"	EXISTING NON-CONFORMING
OFF-STREET PARKING	MIN. 2 SPACES	2 SPACES	VARIANCE REQUIRED
IMPERV. SURFACES	70 %	70%	PERMITTED
LANDSCAPE BUFFER	3'-0"	3'-0"	PERMITTED

NO.	REV.	DATE
2	PLANNING	10.6.22
1	ZONING REV.	8.3.22

OWNER:

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KEY PLAN  
**2-LOT SUBDIVISION FOR 2-2 FAMILY DWELLINGS**  
357 BEDFORD AVE  
MOUNT VERNON, N.Y.  
S:169.25 B:4052 L:12 & 13

**SITE PLAN**

Project ID / DATE: 210016 / 1.06.2021  
Sheet Scale:  
**SP.001.00**  
Drawn By: CT Checked By: TFA  
Plot Date: OCT.06.2022