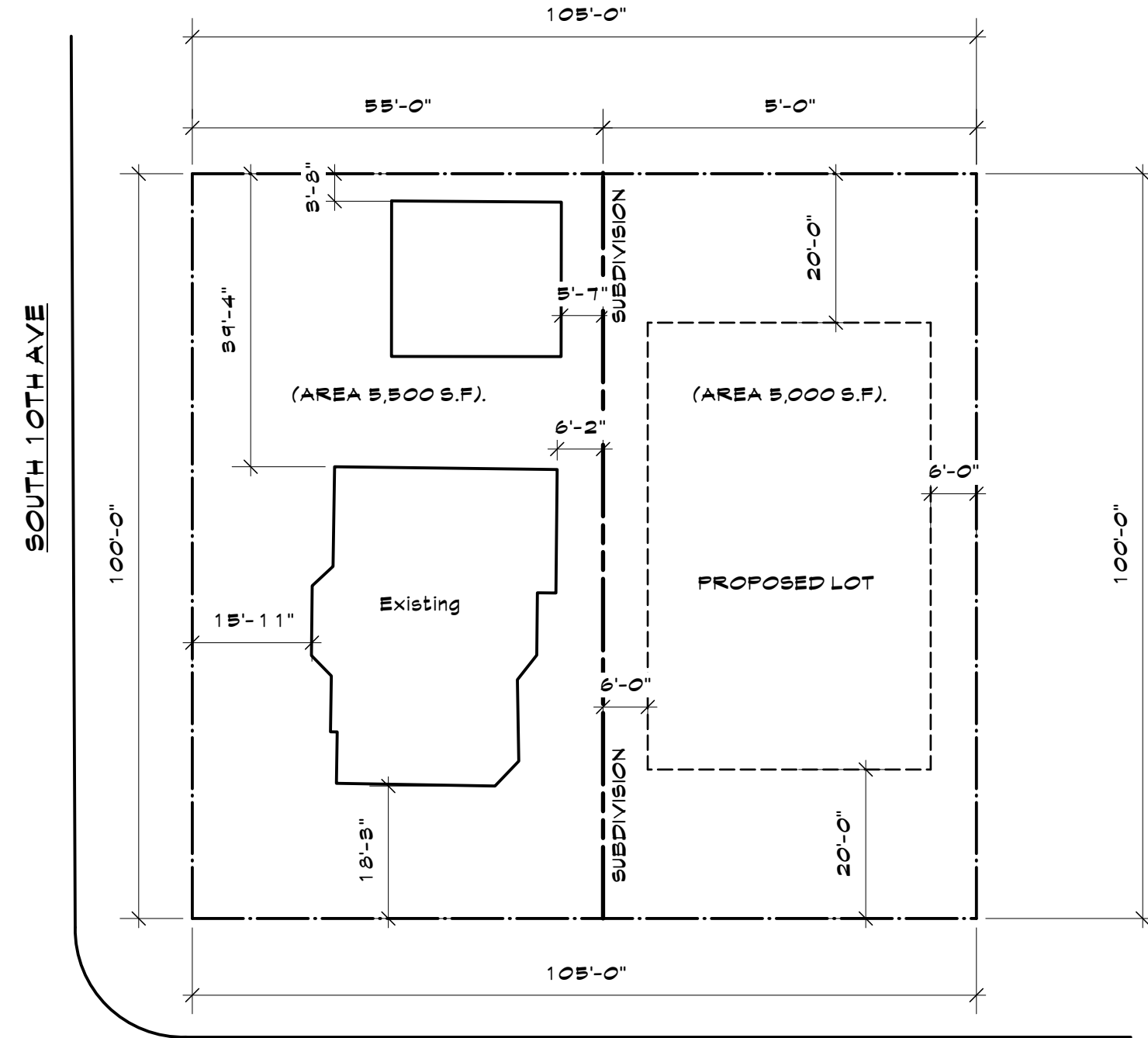


# 140 West Second Street

PROPOSED SUBDIVISION FOR TWO FAMILY RESIDENCES



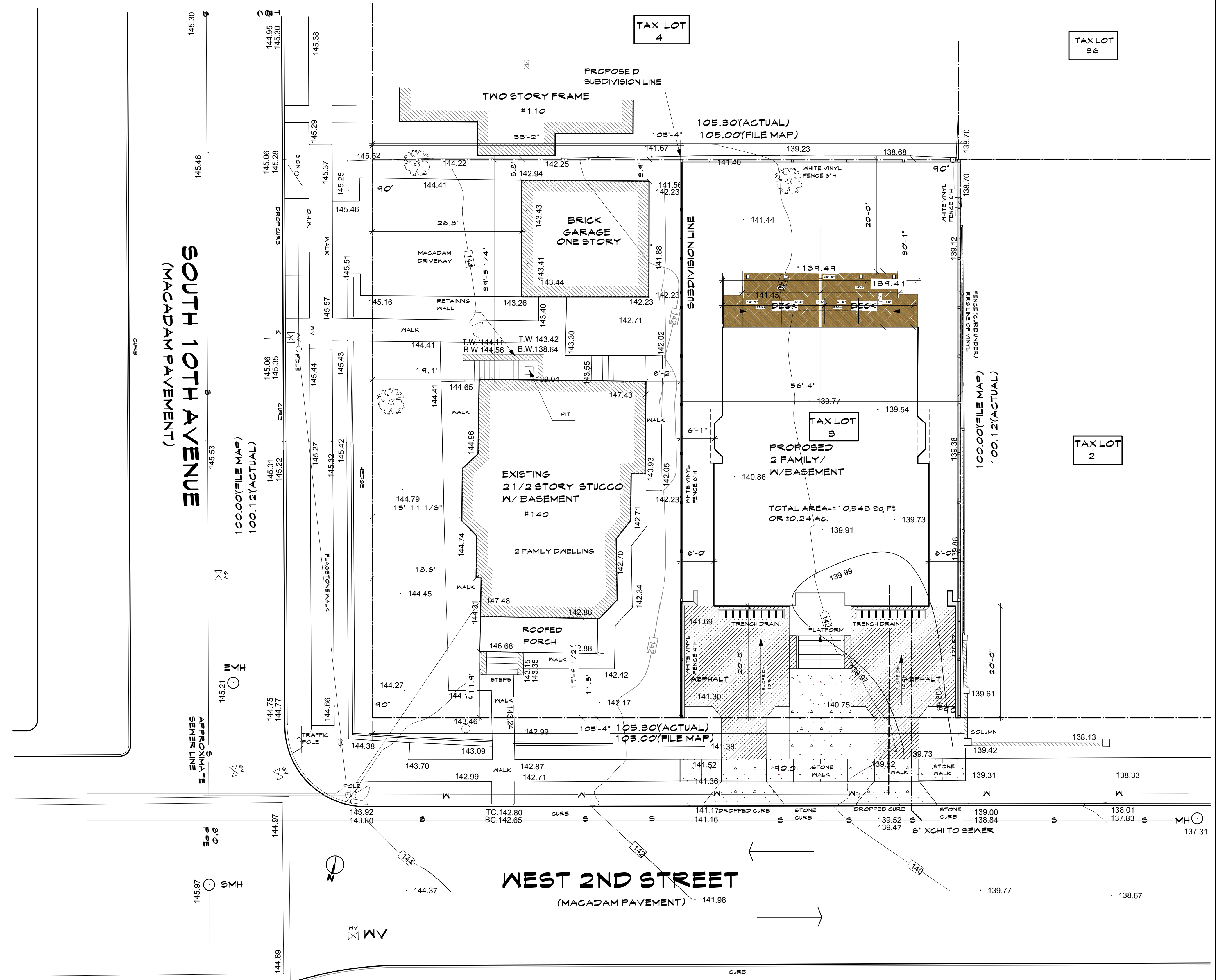
2 PLOT DIAGRAM  
Scale: 1" = 20'-0"

### FOR TWO FAMILY DWELLING (#140)

CRITERIA	REQUIRED	PROPOSED	PERMITTED
MAX. STORIES	3-STORY	2 STORIES	PERMITTED
MAX. BLD. HT.	35 FT.	32 FT.	PERMITTED
LOT AREA	MIN. 6,750 S.F.	10,500 S.F.	PERMITTED
LOT /FAM	MIN. 2,250 S.F.	2835 S.F.	PERMITTED
MAX. % COVER.	40 %	40%	PERMITTED
LOT WIDTH.	MIN. 50'-0"	105'-0"	PERMITTED
FRONT YARD	MIN. 20'-0"	18'-4"	EXISTING NON-CONFORMING
REAR YARD	MIN. 20'-0"	39'-5"	PERMITTED
SIDE YARDS	MIN. 7'-0" TOT: 18'-0"	MIN. 15'-11" TOT: 75'-3"	PERMITTED
OFF-STREET PARKING	MIN. 2 SPACES	2 SPACES	PERMITTED
IMPERV. SURFACES	70 %	70%	PERMITTED
LANDSCAPE BUFFER	3'-0"	3'-0"	PERMITTED

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

CRITERIA	REQUIRED	PROPOSED	PROPOSED	PERMITTED
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.	5,500 S.F.	5,000 S.F.	PERMITTED
LOT /FAM	MIN. 2,250 S.F.	2,750 S.F.	2,250 S.F.	PERMITTED
MAX. % COVER.	40 % (2,250 S.F.)	33 % (1,810 S.F.)	37 % (1,830 S.F.)	PERMITTED
LOT WIDTH.	MIN. 50'-0"	55'-0"	50'-0"	PERMITTED
FRONT YARD	MIN. 20'-0"	18'-4"	20'-0"	EXISTING NON-CONFORMING
REAR YARD	MIN. 20'-0"	39'-5"	20'-0"	PERMITTED
SIDE YARDS	MIN. 5'-0" TOT: 12'-0" 10'-0" @ LOT 3.1	6'-2" TOT: 22'-2"	6'-0" TOT: 12'-0"	PERMITTED
OFF-STREET PARKING	MIN. 2 SPACES	2 SPACES	2 SPACES	PERMITTED
IMPERV. SURFACES	70 %	70%	70 %	PERMITTED
LANDSCAPE BUFFER	3'-0"	3'-0"	3'-0"	PERMITTED

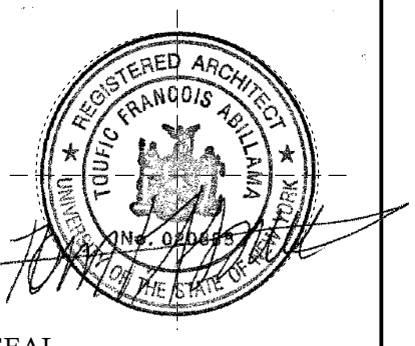


1 SITE PLAN  
Scale: 1" = 10'-0"

NO.	REV.	DATE
1	Planning	9.20.22

OWNER:  
Mr. Julian Walters  
140 West 2nd Street  
Mount Vernon, NY

**Tom Abillama Architects**  
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KEY PLAN  
SUBDIVISION TO  
2-2 FAMILY DWELLINGS  
140 W. 2ND STREET  
MOUNT VERNON,  
N.Y.  
165.77-3024-3

### SITE PLAN

Project ID / DATE: 2207 / 2.06.2022  
Sheet Scale:  
**SP.001.00**  
Drawn By: CT Checked By: TFA  
Plot Date: SEPT. 20.2022