

ALL SURVEY INFORMATION TAKEN FROM  
SURVEY PREPARED BY:  
TEC LAND SURVEYING  
150 TIORONDA AVE  
BEACON, NY 12508  
845.445.6590  
DECEMBER 13, 2018

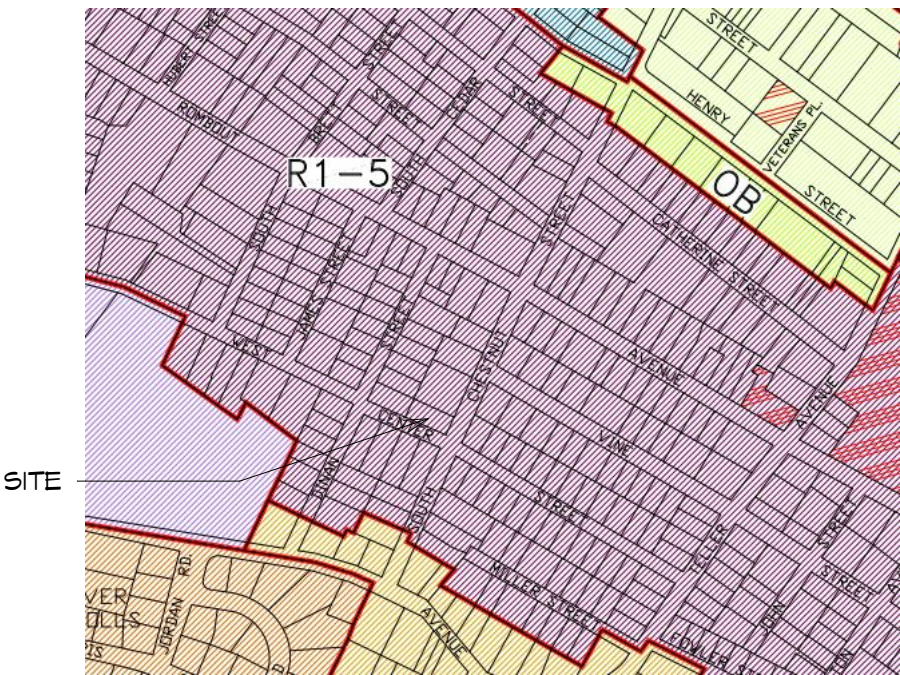
**1 SITE PLAN**  
A1.0 1" = 10'-0"

ZONING INFORMATION 1 FAMILY HOUSE										
TOWNSHIP: CITY OF BEACON SECTION, BLOCK, LOT: 5954-44-0007123 ZONE: R1-5	MINIMUM LOT SIZE				MINIMUM YARD				MAX BLDG. HIGHT STORIES	MAX BLDG. HIGHT FEET
	MIN. LOT AREA	LOT AREA PER DWELLING UNIT	WIDTH	DEPTH	FRONT YD.	SIDE YD.	SIDE YD. TOTAL OF 20'	REAR YD.		
ORDINANCE REQUIREMENT:	5000 SF	5000 FT	50 FT	100 FT	30 FT	10 FT	10 FT	30 FT	2.5	35 FT
EXISTING:	5945 SF	5945 FT	50 FT	118.81 FT	10.6 FT	4 FT	+/- 25.5 FT	+/- 61.1 FT	2	+/- 20 FT
PROPOSED:	5945 SF	5945 FT	50 FT	118.81 FT	10.6 FT*	4 FT*	+/- 25.5 FT	+/- 61.1 FT	2	+/- 27.2 FT

\* EXISTING NON CONFORMING

ZONING INFORMATION ACCESSORY BUILDING					
TOWNSHIP: CITY OF BEACON SECTION, BLOCK, LOT: 5954-44-0007123 ZONE: R1-5					
	MIN. REAR YD.	MIN. SIDE YD.	MAX CUMULATIVE SF FOR ALL ACCESSORY BLDGS	MAX SF PERMITTED FOR EA ACCESSORY BLDG( BASED ON FOOTPRINT OF PRINCIPAL BUILDING)	MAX. NUMBER OF SHEDS PERMITTED
ORDINANCE REQUIREMENT:	5 FT	5 FT	720 FT	40 %	1
EXISTING:	0.7 FT	3.9 FT	418 FT	38.8%	0
PROPOSED:	0.7 FT*	3.9 FT*	418FT	38.8%	0

\* EXISTING NON CONFORMING



**2 PARTIAL ZONING MAP**  
A1.0 NO SCALE

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

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REVISIONS / ISSUE DATES			
NO.	DESCRIPTION	BY	DATE
	ISSUED TO ZBA	SW/HM	1/28/19

PROJECT NAME:  
NEW ADDITION AND RENEVATIONS FOR:  
**MERHIGE RESIDENCE**  
104 South Chestnut Street  
Beacon, NY 12508

DRAWING TITLE: **SITE PLAN**

SHEET: 1 of 3  
DATE: 1/14/19  
DRAWN BY: SW/HM  
SCALE: As indicated

DRAWING NO:  
**A1.0**

PROJECT PHASE:  
**SD**