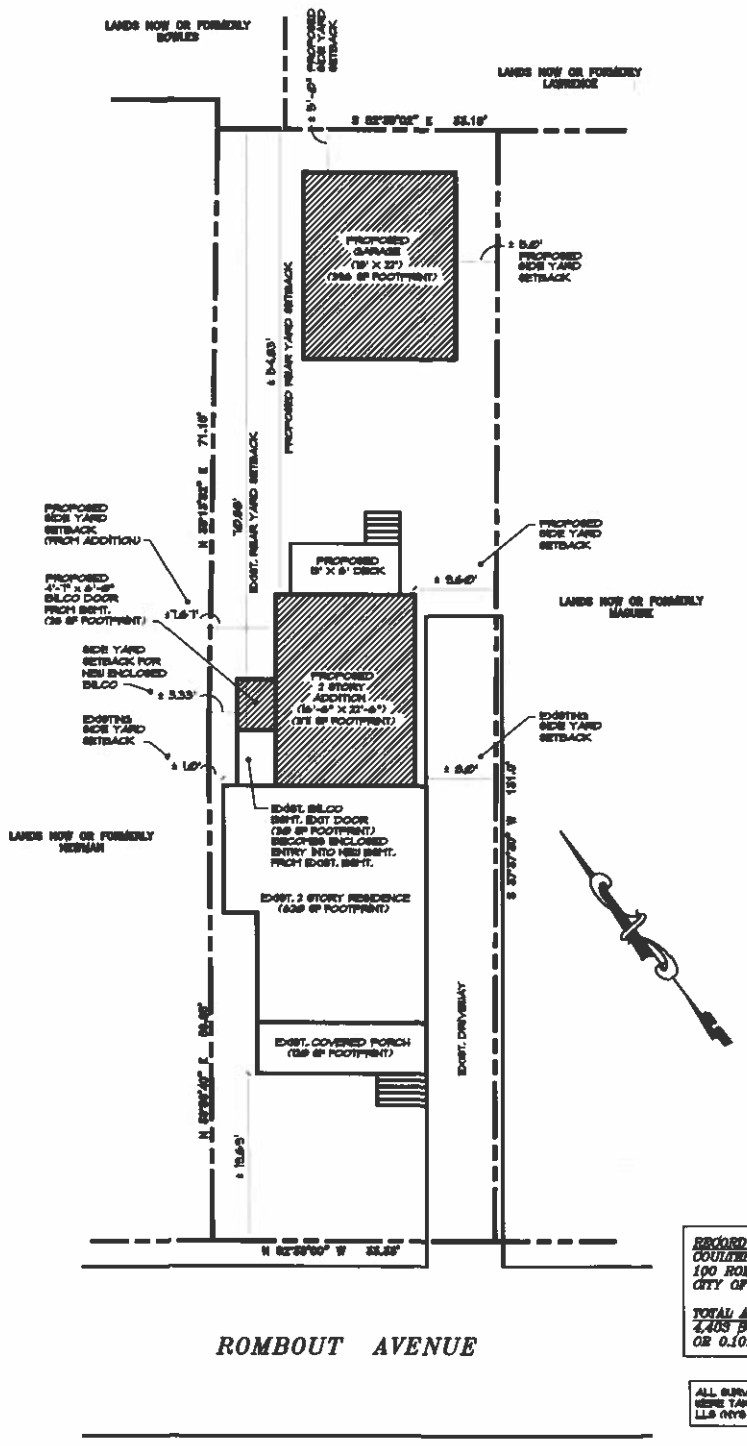

ZONING REGULATIONS: ZONE: RI-6 – 1 FAMILY RESIDENCE DISTRICT – WITH SEWER AND WATER				
MIN. OR MAX. REQUIREMENTS (MAIN RESIDENCE):			EXISTING	PROPOSED
MIN. LOT AREA	5,000 SQ. FT.		4,403 SQ. FT.	4,403 SQ. FT. *
MIN. LOT WIDTH	50.0 FT.		33.33 FT.	33.33 FT. *
MIN. LOT DEPTH	100.0 FT.		131.0 FT.	131.0 FT.
MIN. FRONT YARD	30.0 FT.		19.69 FT.	19.69 FT. *
MIN. REAR YARD	30.0 FT.		70.88 FT.	54.63 FT.
MIN. 1 SIDE YARD – EXIST.	10.0 FT.		1.0 FT.	1.0 FT. *
MIN. BOTH SIDE YARDS – EXIST.	20.0 FT.		8.0 FT.	8.0 FT. *
SIDE YARD FOR EXIST. BILCO TO BE ENCLOSED	10.0 FT.		3.33 FT.	3.33 FT. **
MIN. 1 SIDE YARD – ADDITION	10.0 FT.		NA	7.67 FT. **
MIN. BOTH SIDE YARDS – ADDITION	20.0 FT.		NA	17.27 FT. **
MAX. BUILDING HEIGHT	35.0 FT.		29.67 FT.	29.65 FT.
MIN. OR MAX. REQUIREMENTS (ACCESSORY BUILDING(S):				
MIN. REAR YARD	5 FT.		5 FT.	5 FT.
MIN. SIDE YARD	5 FT.		5 FT.	0 FT.
MAX. CUMULATIVE AREA OF ALL ACC. BLDG(S).	720 SQ. FT.		100 SQ. FT.	396 SQ. FT.
MAX. SQ. FTG.	40% PRINC. BLDG. FT. PRINT		16%	39.9%
MAX NO. OF SHEDS (EXIST. SHED WILL BE REMOVED)	1		1	0
MAXIMUM PERMITTED LOT COVERAGE	30%		17.6%	37.3% ** (INCLUDES EXISTING HOUSE, EXISTING BILCO, EXISTING FRONT PORCH, NEW ADDITION, NEW BILCO DOOR, NEW DECK & GARAGE)

* PRE-EXISTING NON-CONFORMING
** VARIANCE'S REQUESTED

RECORD OWNER:
COULTER D. YOUNG IV & JEANNINE YOUNG
100 ROMBOUT AVENUE
CITY OF BEACON, NEW YORK

TOTAL ACREAGE:
4,403 SQ. FT.
OR 0.10± ACRES

ALL SURVEY INFORMATION, MEETS & BOUNDS WERE TAKEN FROM THE SURVEY BY PETER R. HUNTS, LLS (NYS LIC. NO. 49929) DATED MARCH 3, 2003

1 / S-1 Site Plan
Scale: 1" = 10'-0"

REVISION	DATE
LOT COVERAGE REVISED	4-19-19
GARAGE ADDED & LOT COVERAGE REVISED	6-19-19

ENERGY NOTE :
ENERGY CONFORMANCE IS BY THE PRESCRIPTIVE METHOD, MEETING R-VALUES AND U-FACTORS AS LISTED IN TABLE 402.1.1 OF THE 2015 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.

BUILDING INSPECTOR NOTE :
THESE PLANS ARE NOT VALID FOR A BUILDING PERMIT UNLESS ORIGINALLY SIGNED AND SEALED BY ARCHITECT. BLUEPRINTS OR PHOTO COPIES OF SEAL AND SIGNATURE ARE INVALID. THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY BY THE PERSONS WHOSE NAME APPEARS ON THE PLANS.

ALL RIGHTS RESERVED.
ANY USE OR REPRODUCTION, IN WHOLE OR IN PART, WITHOUT WRITTEN AUTHORIZATION FROM KATHLEEN RIFKIN IS STRICTLY PROHIBITED.

REGISTERED ARCHITECT
KATHLEEN A.H. RIFKIN
023135-1
STATE OF NEW YORK

Kathleen Rifkin
architect
59 North Street
Middletown, N.Y. 10940
Phone (845) 956-2210
Fax (845) 956-2214

BUILDER / HOMEOWNER:
YOUNG RESIDENCE

JOB TITLE:
ADDITION & DETACHED GARAGE

JOB LOCATION:
100 ROMBOUT AVE.
CITY OF BEACON
DUTCHESS COUNTY, NY

JOB 19-230
DATE APRIL 2019
SCALE NOTED
DWN BY KR

SHEET NO :
S-1
OF 1

REVISED 4-19-19 & 6-19-19