

# JOHN IANNACITO ARCHITECT

434 WHITE PLAINS ROAD  
EASTCHESTER, N.Y. 10709  
914-779-2065

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JOHN IANNACITO  
NYS LIC. NO. 027684

5/20/23 ISSUED FOR ARB REVIEW

3/27/24 ISSUED FOR ZONING BOARD REVIEW

NO.	DATE	REVISION
ISSUE/REVISION		

PROJECT NAME  
**GOGLIORMELLA RESIDENCE**  
EXISTING CONDITIONS

BUILDING ADDRESS  
15 HUNTER DRIVE  
EASTCHESTER, N.Y. 10709  
PROJECT NUMBER  
15 HUNTER DR/PROPOSED PLAN

DRAWING TITLE  
**PROPOSED SITE PLAN**

DRAWN BY JI	<b>A-1</b>
SCALE AS NOTED	
DATE 3/27/24	

## ZONING COMPLIANCE TABLE

ZONING DISTRICT R-15

	REQUIRED	EXISTING	PROPOSED
TOTAL LOT AREA	15,000 SQ. FT.	15,000 SQ. FT.	NO CHANGE
BUILDING COVERAGE	3,450 SQ. FT. (23%)	2,191 SQ. FT. (14.6%)	2,524 SQ. FT. (16.8%)
IMPERVIOUS SURFACE	5,000 SQ. FT. (33.3%)	5,251 SQ. FT. (35.0%)	5,555 SQ. FT. (31.0%)
FLOOR AREA	4,200 SQ. FT.	2,743 SQ. FT.	3,823 SQ. FT.
FRONT YARD SETBACK	30.00'	31.00'	NO CHANGE
REAR YARD SETBACK	32.00'	17.50'	15.50'
FIRST SIDE YARD SETBACK	14.00'	14.20'	NO CHANGE
SECOND SIDE YARD SETBACK	16.00'	23.80'	NO CHANGE
BUILDING HEIGHT EAVE	23.00'	15.33'	21.63'
BUILDING HEIGHT RIDGE	33.00'	22.58'	29.00'

ZONING BOARD APPROVAL (APPLICATION 24-04) GRANTED FOR THE FOLLOWING AREA VARIANCE ON MAY 15, 2024

I. TOTAL IMPERVIOUS SURFACE COVERAGE (5,000 SQUARE FEET PERMITTED - 5,555 SQUARE FEET PROPOSED)

## FLOOR AREA CALCULATIONS

LOT AREA = 15,000 S.F.  
MAXIMUM PERMITTED FLOOR AREA = 4,200 S.F.

	EXISTING	PROPOSED
FIRST FLOOR	1,549 SF	1,549 SF
GARAGE	87 SF (487-400)	87 SF (487-400)
SECOND FLOOR	1,107 SF	2,187 SF
TOTAL	2,743 SF	3,823 SF

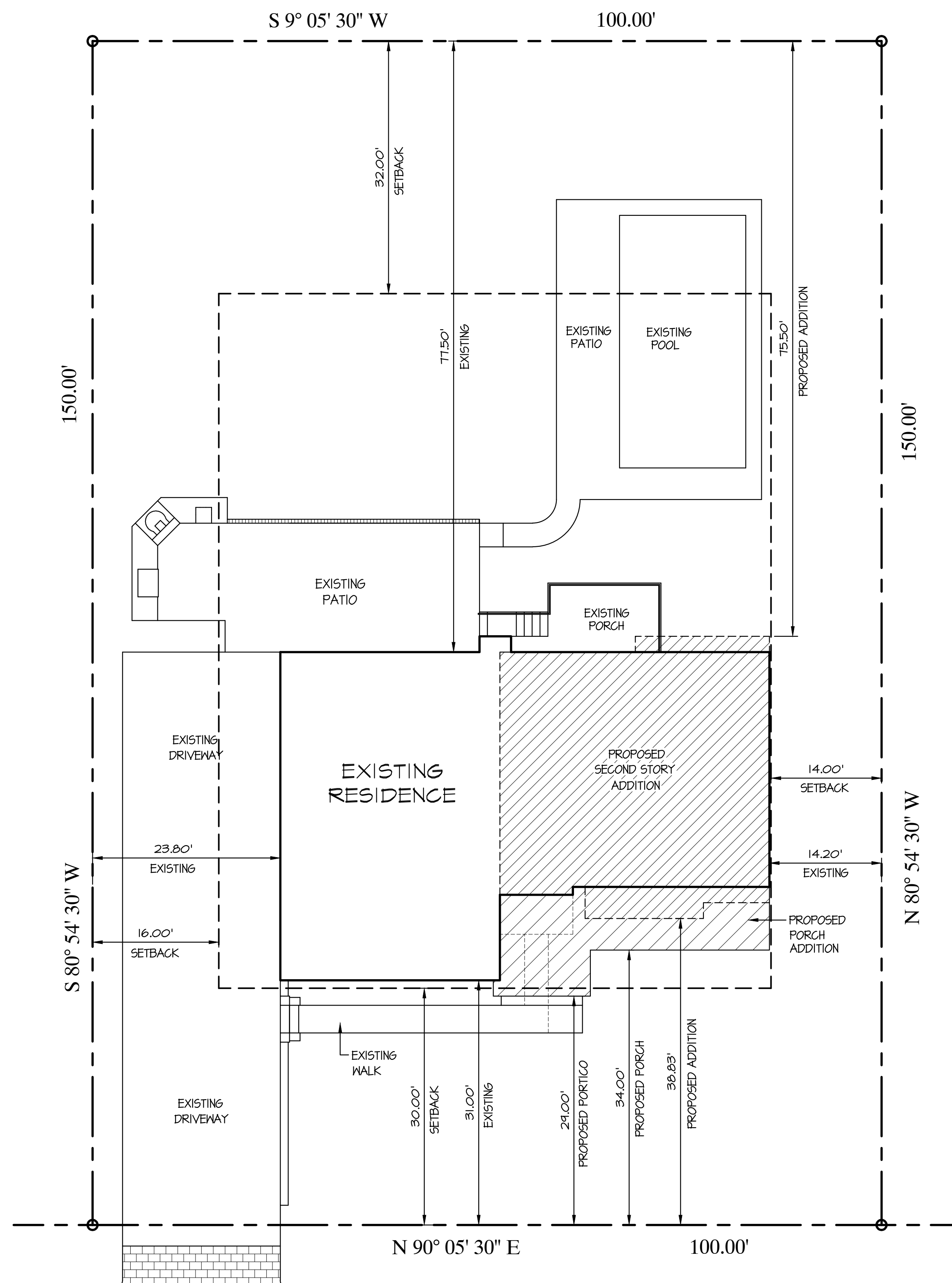
NET INCREASE TO FLOOR AREA = 1,080 SF

## COVERAGE CALCULATIONS

LOT AREA = 15,000 S.F.  
MAXIMUM PERMITTED LOT COVERAGE = 5,000 S.F.

	EXISTING	PROPOSED
HOUSE	1,291 SF	1,291 SF
DRIVEWAY	1,452 SF	1,452 SF
WALKS/STEPS	253 SF	224 SF
PATIO	1,104 SF	1,104 SF
FRONT PORCH	0 SF	333 SF
REAR PORCH	126 SF	126 SF
OUTDOOR KITCHEN	77 SF	77 SF
WALLS	30 SF	30 SF
AC UNITS	18 SF	18 SF
TOTAL	5,251 SF	5,555 SF

NET INCREASE TO IMPERVIOUS SURFACES = 304 SF



HUNTER DRIVE

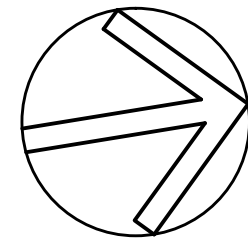


NORTH

## PROPOSED SITE PLAN



1" = 10'

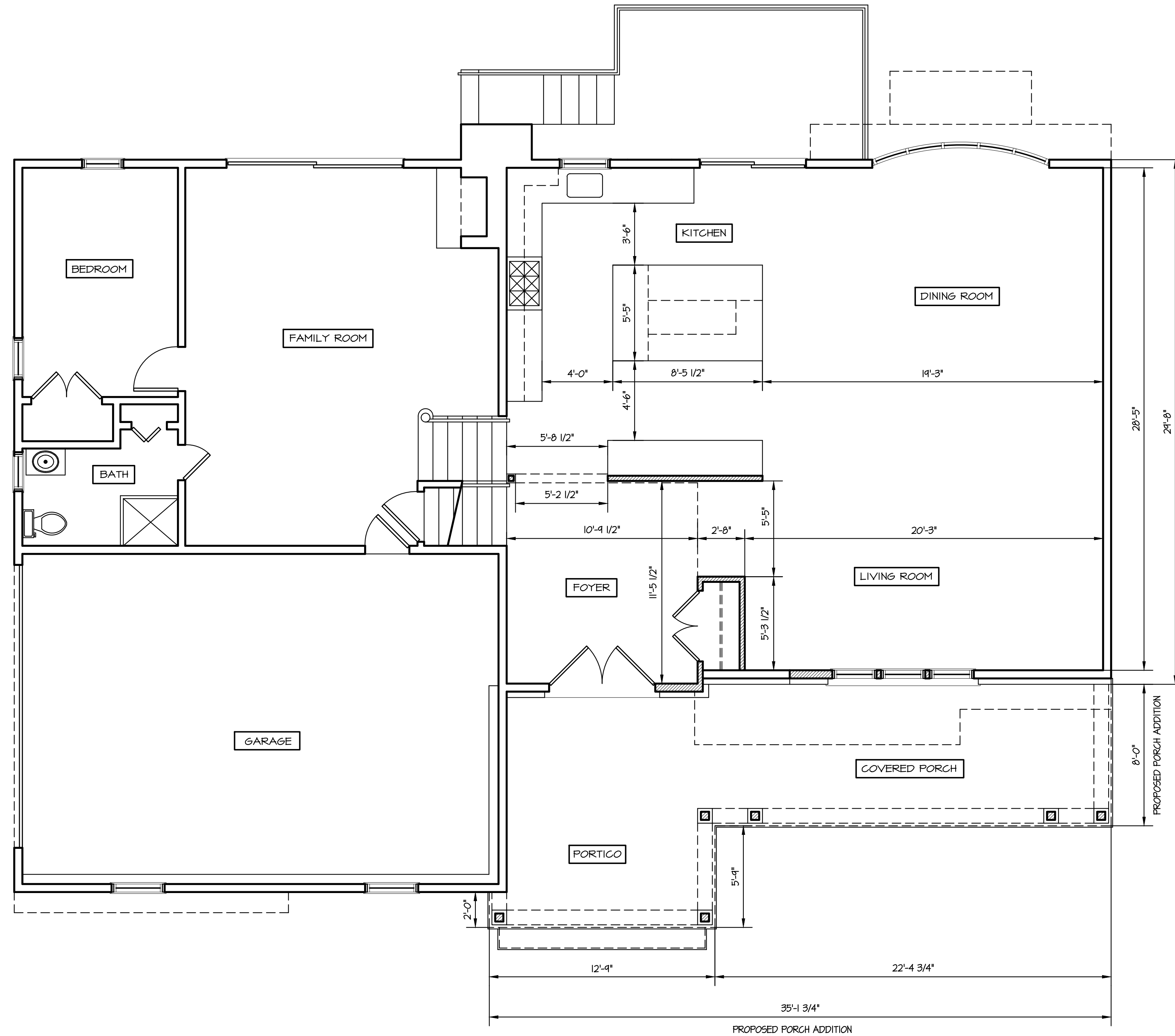
SITE PLAN BASED ON SURVEY PREPARED BY  
EDWARD G. MIHALCZO, LAND SURVEYOR  
24 BERKSHIRE ROAD, YONKERS, NEW YORK  
DATED OCTOBER 21, 2013



NORTH

KEY

-  NEW STUD WALLS  
(UNLESS OTHERWISE NOTED)
-  EXISTING WALLS



**1** FIRST FLOOR PLAN  
1/4" = 1'-0"

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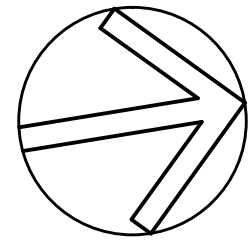
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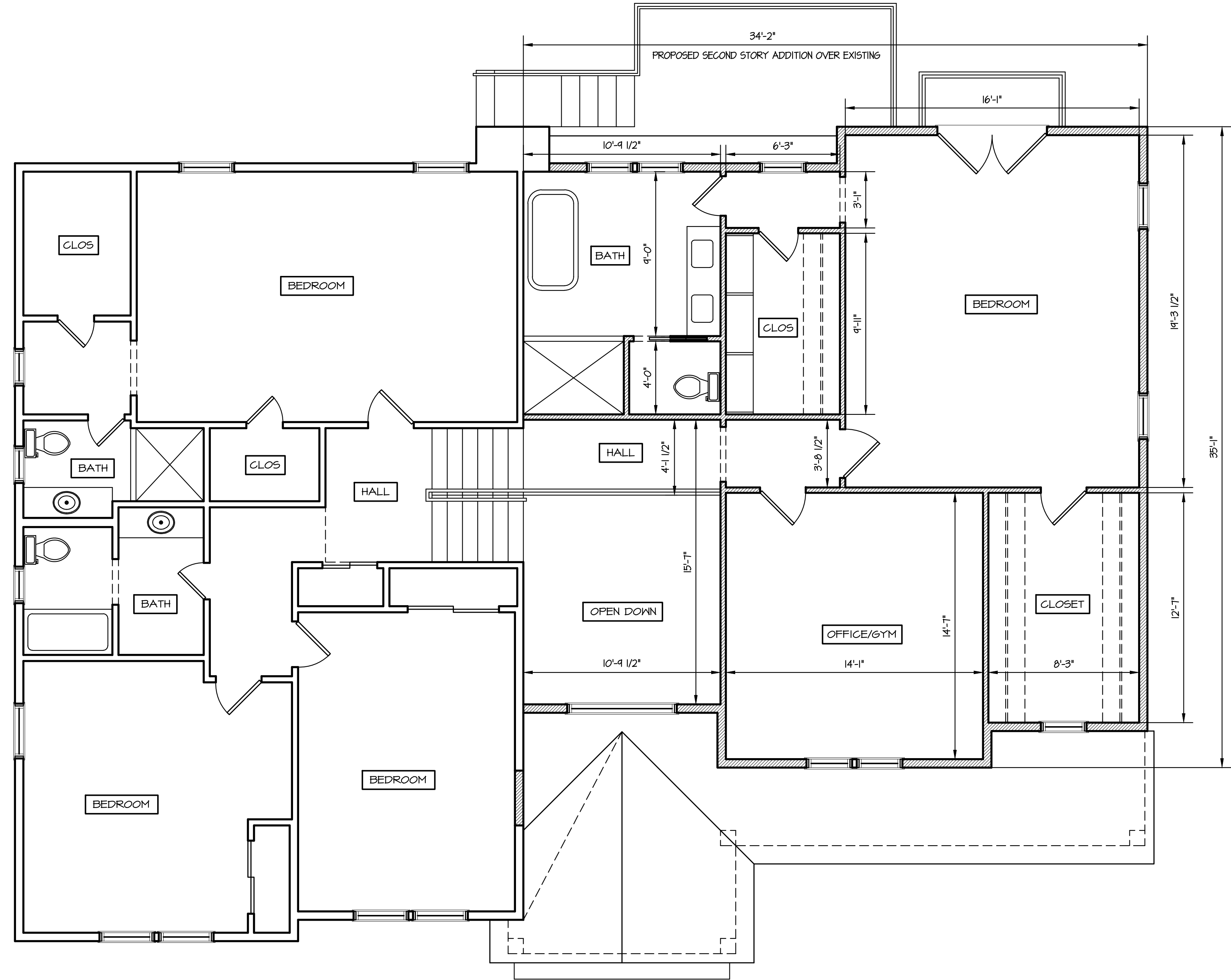
DRAWN BY JI	<b>A-2</b>
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NORTH

KEY

- NEW STUD WALLS (UNLESS OTHERWISE NOTED)
- EXISTING WALLS



1 SECOND FLOOR PLAN  
1/4" = 1'-0"

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① FRONT ELEVATION  
1/4" = 1'-0"

- EXTERIOR FINISH NOTES:**
- WALL SURFACES: HARDIE SHINGLES TO MATCH EXISTING
  - STONE VENEER: MATCH EXISTING
  - WINDOWS: ANDERSEN 400 SERIES VINYL GLAD - MATCH EXISTING
  - ROOFING: 30 YEAR ASPHALT SHINGLES TIMBERLINE - MATCH EXISTING
  - ROOFING: STANDING SEAM METAL BLACK FINISH
  - TRIM: PAINTED AZEK - MATCH EXISTING
  - GUTTER & LEADERS: ALUMINUM - MATCH EXISTING
  - RAILING: METAL - MATCH EXISTING
  - COLUMNS: PAINTED AZEK - WHITE FINISH



② RIGHT SIDE ELEVATION  
1/4" = 1'-0"

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**1 REAR ELEVATION**  
1/4" = 1'-0"



**2 LEFT SIDE ELEVATION**  
1/4" = 1'-0"

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