

HIGHLAND AVENUE

① SITE PLAN

1" = 10'-0"

SITE PLAN BASED ON SURVEY PREPARED BY
EDWARD G. MIHALCZO, LAND SURVEYOR
DATED MARCH 6, 1996

ZONING COMPLIANCE TABLE

ZONING DISTRICT R-5

	REQUIRED	EXISTING	PROPOSED
TOTAL LOT AREA	5,000 SQ. FT.	15,562 SQ. FT.	NO CHANGE
BUILDING COVERAGE	4,902 SQ. FT. (31.5%)	2,285 SQ. FT. (14.7%)	NO CHANGE
IMPERVIOUS SURFACE	5,612 SQ. FT. (36.1%)	5,544 SQ. FT. (35.6%)	NO CHANGE
FLOOR AREA	3,356 SQ. FT.	3,137 SQ. FT.	3,740 SQ. FT.
FRONT YARD SETBACK	30.00'	22.36'	NO CHANGE
REAR YARD SETBACK	25.00'	81.50'	NO CHANGE
FIRST SIDE YARD SETBACK	8.00'	18.54'	NO CHANGE
SECOND SIDE YARD SETBACK	9.00'	21.75'	NO CHANGE
BUILDING HEIGHT EAVE	23.00'	22.40'	NO CHANGE
BUILDING HEIGHT RIDGE	33.00'	36.38'	35.00'

COVERAGE CALCULATIONS

LOT AREA = 15,562 S.F.
MAXIMUM PERMITTED LOT COVERAGE = 5,612 S.F.

	EXISTING	PROPOSED
HOUSE	2,002 SF	2,002 SF
GARAGE/SHED	828 SF	828 SF
FRONT PORCH	283 SF	283 SF
DRIVEWAY	1,910 SF	1,910 SF
REAR PORCH	308 SF	308 SF
WALKS/STEPS	195 SF	195 SF
AC UNITS	18 SF	18 SF
TOTAL	5,544 S.F.	5,544 S.F.

NET DECREASE TO IMPERVIOUS SURFACES = 0.0 S.F.

FLOOR AREA CALCULATIONS

LOT AREA = 15,562 S.F.
MAXIMUM PERMITTED FLOOR AREA = 3,356 S.F.

	EXISTING	PROPOSED
FIRST FLOOR	1,870 S.F.	1,870 S.F.
SECOND FLOOR	1,267 S.F.	1,870 S.F.
TOTAL	3,137 S.F.	3,740 S.F.

NET INCREASE TO FLOOR AREA = 603 S.F.

JOHN IANNACITO ARCHITECT

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

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JOHN IANNACITO
NYS LIC. NO. 027684

ISSUED FOR
5/23/24 ZONING BOARD
REVIEW

NO.	DATE	REVISION

PROJECT NAME

**PLLUMAJ
RESIDENCE
ADDITION AND
ALTERATION**

BUILDING ADDRESS
83 HIGHLAND AVENUE
EASTCHESTER, N.Y. 10709

PROJECT NUMBER
83 HIGHLAND/ZBA/PROP-PLAN

DRAWING TITLE

**SITE PLAN
AND NOTES**

DRAWN BY

J1

SCALE
AS NOTED

DATE
5/23/24

A-1

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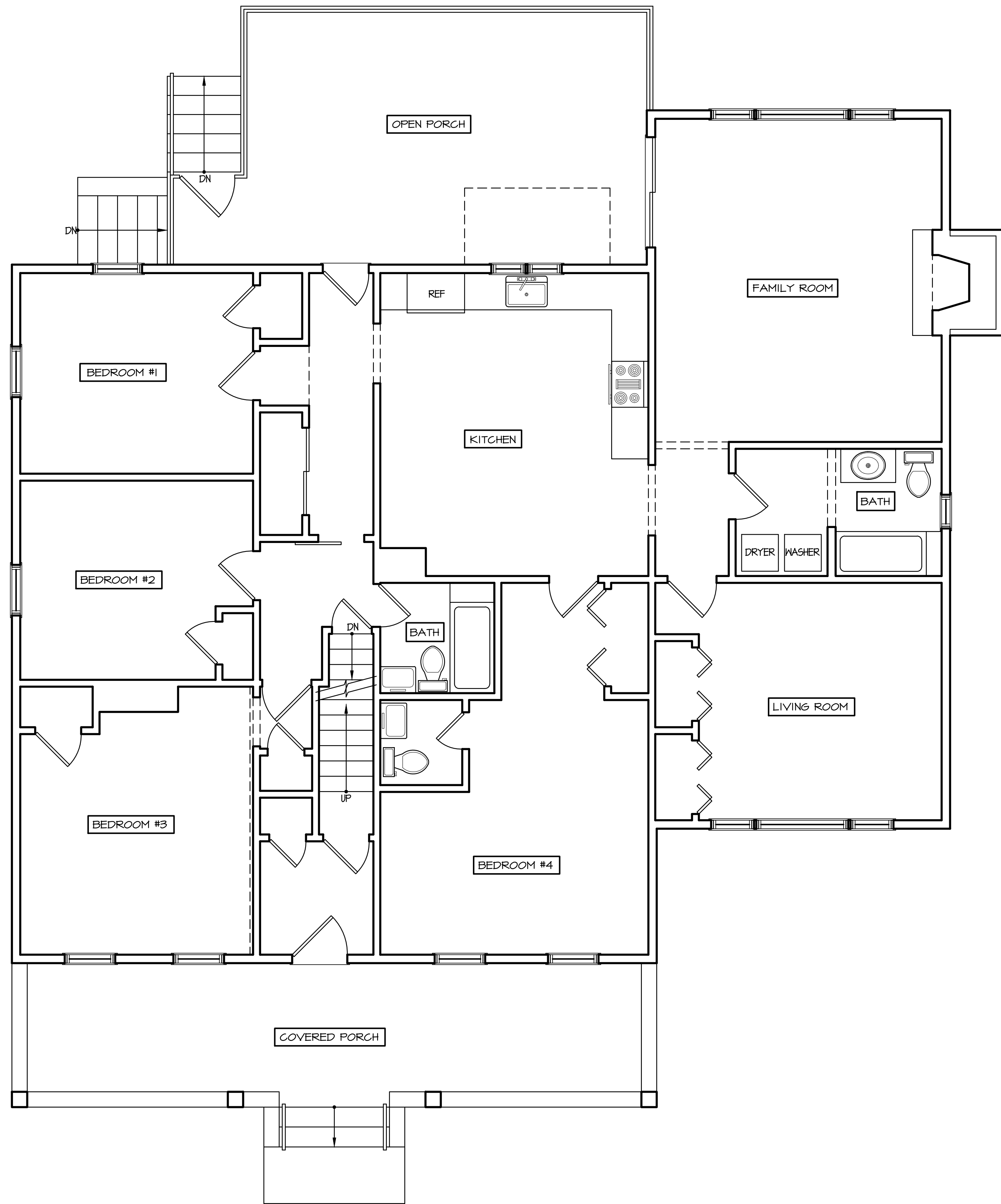
PROJECT NAME
PLLUMAJ RESIDENCE
ADDITION AND ALTERATION

BUILDING ADDRESS
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EASTCHESTER, N.Y. 10709

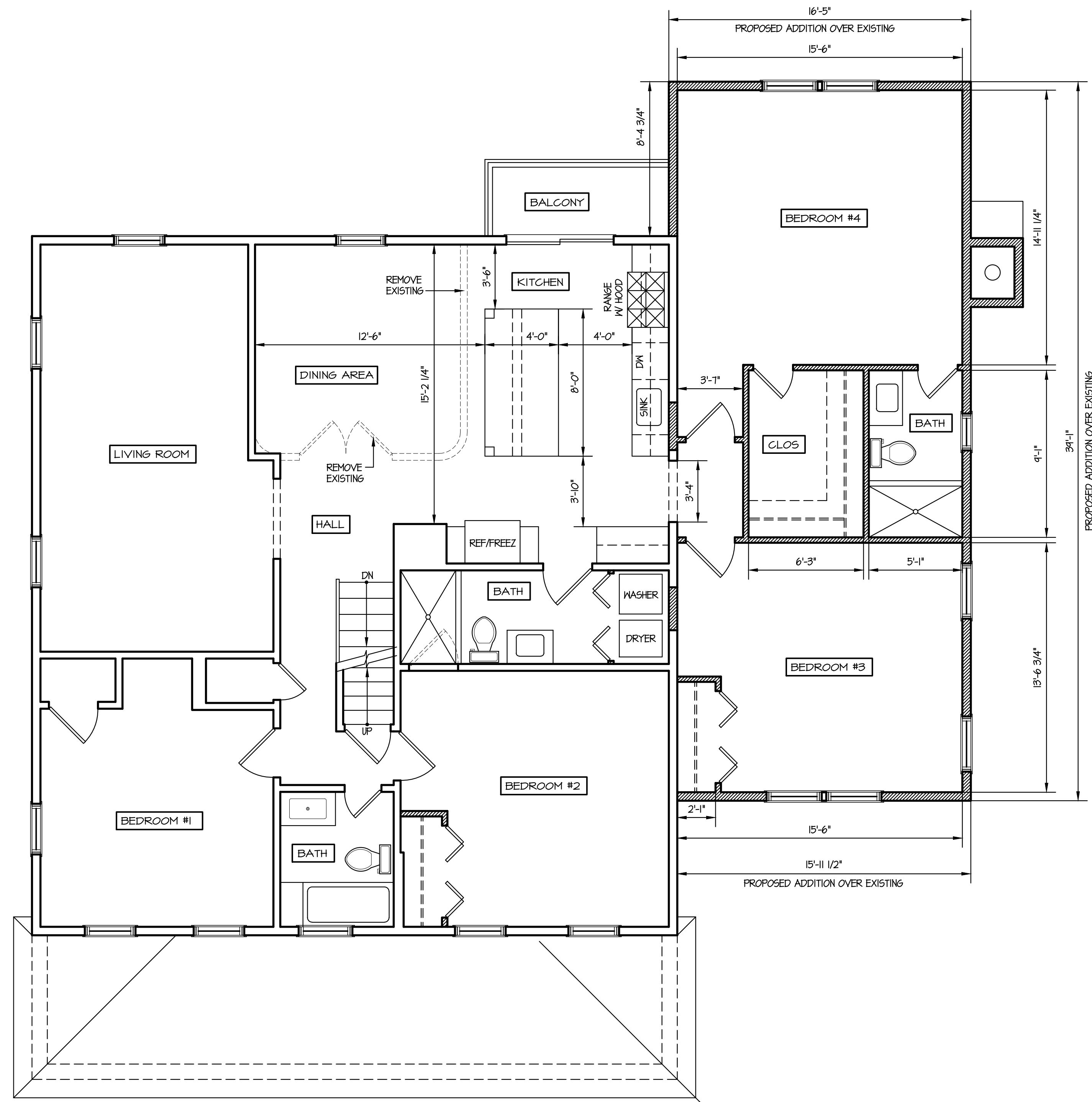
PROJECT NUMBER
83 HIGHLAND/ZBA/PROP-PLAN

DRAWING TITLE
FLOOR PLANS

DRAWN BY JI	A-2
SCALE AS NOTED	
DATE 5/23/24	



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



2 PROPOSED SECOND FLOOR
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"



② RIGHT SIDE ELEVATION
1/4" = 1'-0"

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EASTCHESTER, N.Y. 10709

PROJECT NUMBER
83 HIGHLAND/ZBA/PROP-PLAN

DRAWING TITLE
ELEVATIONS

DRAWN BY
JI
SCALE
AS NOTED
DATE
5/23/24

A-3

**JOHN
IANNACITO
ARCHITECT**

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DRAWING TITLE
ELEVATIONS

DRAWN BY JI	A-4
SCALE AS NOTED	
DATE 5/23/24	



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



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