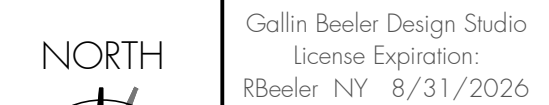


Owner
Manville and Grove, LLC
125 Manville Road
Leasantville, NY 10570

Architect
Gallin Beeler Design Studio, PLLC
23 Washington Avenue
Leasantville NY, 10570

These drawings are instruments of service and are protected by copyright. These designs and drawings may not be reproduced or copied without written permission from Gallin Beeler Design Studio, PLLC.

Sheet Title:

Project #: 2501	Sheet No.:
Drawn: RB	A04
Checked: RB	
Print Date: 04-08-25	

	Required / Allowed	Existing / Proposed	Compliant
Minimum Lot Area	20,000sf	12,240.5sf	Variance Required
Minimum Lot Frontage	75'	225'	Yes
Minimum Lot Width	75'	approx. 200'	Yes
Minimum Lot Depth	100'	varies from 99' to 0'	*PENC
Minimum Front Yard	30'	20.35'	*PENC
Minimum Side Yard	30'	20.01'	*PENC
Minimum Rear Yard	30'	20.03'	*PENC
Minimum Gross Area per Dwelling Unit	800sf	930sf	Yes
Maximum Height	2.5 stories / 30'	2 stories / 22'	Yes
Maximum Building Coverage	30%	22.80%	Yes
Maximum Developed Coverage	60%	74.5% existing 74% proposed	74% *PENC reduced
Maximum FAR	0.4	0.46	*PENC
Maximum Open Space	400sf per dwelling unit	3,200sf	Yes
Parking	2 spaces per dwelling unit	12 spaces	Yes

***PENC = Pre-Existing Non-Conformance**

