

## ZONING CALCULATIONS

Residential Zone C<sub>1</sub>, Inc. Village of Great Neck, Section 12, Block 223, Lot 11, #24 Great Neck Road

Plot Area Required: 5,000 SF  
 Plot Area Provided: 144,28' x 60,00' = 8,656.8 SF  
 Lot Width Required: 50'  
 Lot Width Provided: 60'

Front Yard Required: 35.60'  
 Front Yard Provided: 35.60'  
 Rear Yard Required: 25' plus .25 x 44.28' = 11.07' (4' of lot depth in excess of 100') = 36.07' (36.11') = 36.07'  
 Rear Yard Provided: 51'-4 1/2"

Aggregate Side Yard Required: 15' plus 1/4 of lot exceeding 50' = 15' + 5' = 20' (minimum aggregate req'd)  
 Aggregate Side Yard Provided: 20'

Side Yards Required: Min. 6' + 40' x 5' (1/4 of aggregate that is less than 15') = 8' (min. side yard required)  
 Side Yards Provided: 8' + 12'

Max. Height Permitted: 30' above mean curb level.

Max. Height Provided: 27'-3 1/2' To Peak

Plot Coverage Permitted: 35% of lot = 3,029.88 SF

Plot Coverage Provided: 1,862 SF

Total Floor Area Allowed: 2,965 SF

Total Floor Area Provided: 2,954 SF

Floor Area Ratio: .50 first 5,000 sq ft or area = 2,500 SF + .20 for lot area in excess of 5,000 SF within 100' of front yard lot line = 20' x (10' x 100') = 200 SF + .10 for lot area in excess of 100' = 10' x (44.28' x 60') = 265.68 SF

Total Floor Area Allowed: 2,500 + 200 + 265.68 = 2,965.68 SF

Base F.A.R. = 2,965.68 SF

Reduced base F.A.R. (lot area 8,656.8sf x district ratio .08 = 692.54sf

Net Reduced Base F.A.R. = Base F.A.R. 2,965.68 - Reduced Base F.A.R. 692.54sf = 2,273.14 SF

Incentives factor:

- .04 yes Peaked Roof on 80% of building area min 8/12.
- .02 no Peaked Roof on One Story 6/12
- .02 yes Minimum Two Bay Windows at least 16 sf total.
- .03 no Open Porch on front 5.5' deep x 65% of front extending gar.
- .02 no One story projecting vestibule, 6' wide x 5.5' into front yard
- .02 yes Attached garage 10' setback from front elevation

Total Incentives .08 x lot area 8,656.8 = 692 SF

Net Reduced Base F.A.R. 2,273.14 + incentives 692 SF = Maximum Floor Area: 2,965 SF

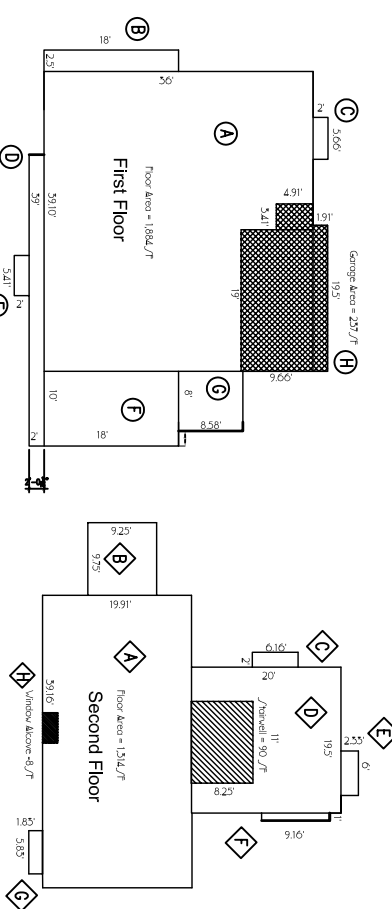
Max. F.A.R. permitted: 2,965 SF (does not include 1/4 of garage up to a maximum of 200 sf)

Max. F.A.R. provided: 1st Floor: 1,698 SF + 2nd Floor: 1,251 SF = 2,949 SF

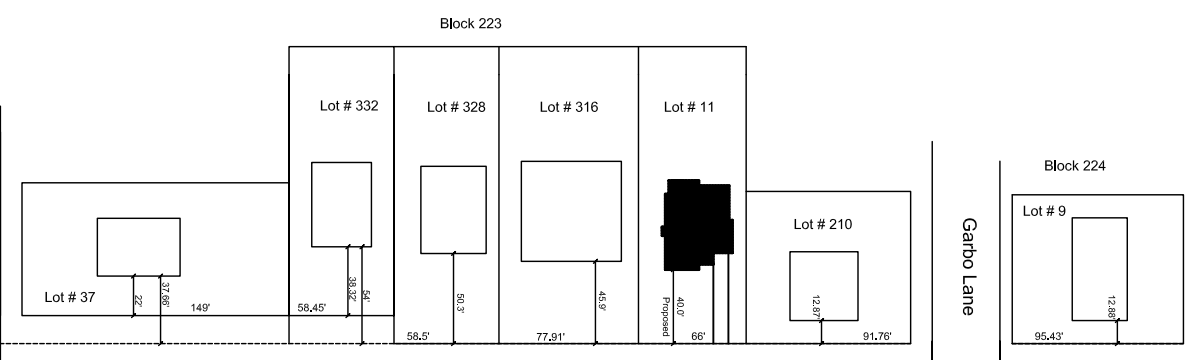
Which is less than 2,965 SF (max. F.A.R.) and therefore OK.

First Floor Area: 1,816 SF (if attached garage include 100% of garage area)

Second Floor Area: 1,251 SF (maximum allowable is 75% of first floor) = 1,362 SF Therefore OK



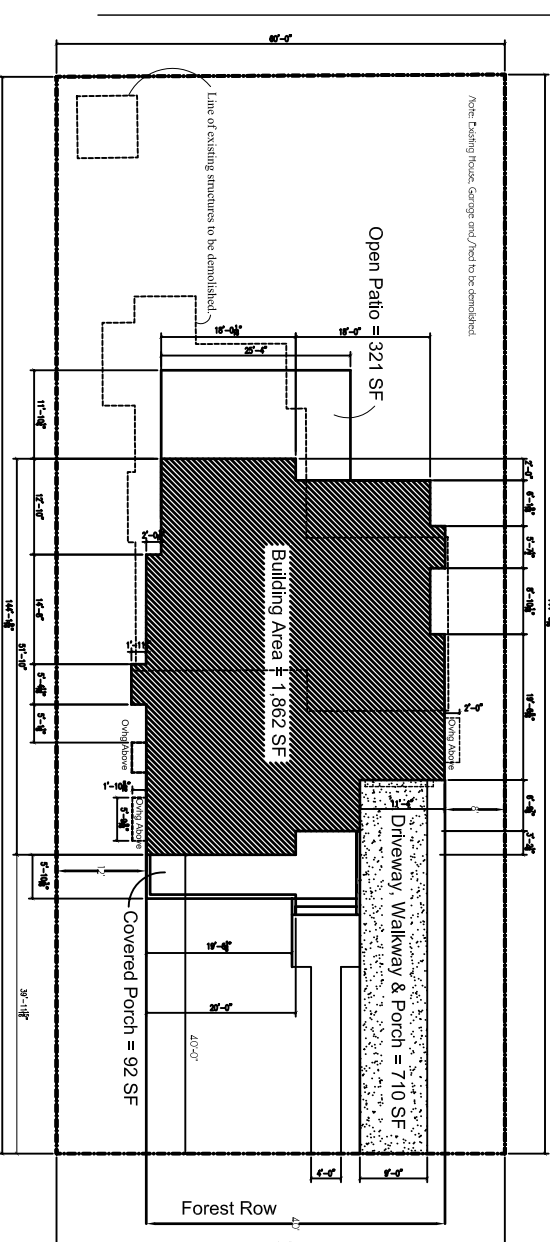
## Floor Area Computations



**Average Setback**  
**Site Plan**

Total: 213.61' / 6 = 35.60' Average Setback  
 Lot # 114 Proposed Setback = 40'

## Plot Plan 1/16" = 1'-0" Zoning Compliance



*Wolman Architects, 224 Fern Road, Sea Cliff NY 11057*

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UNED FOR BUILDING PERMIT 5-22-04

**Davidson Residence**  
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 Great Neck, NY 11024

**A 1**