SAMPLE ZONING ANALYSIS

Site and Zoning Data

ADDRESS , Northport, NY 11768
SCTM# 0404-0 -00 -0

Zoning Required- Residence "D"		Existing Conditions	Proposed Construction
Lot Frontage Min:	**70 ft.**	**67.81 ft.**	**67.81 ft.**
Lot Area Min:	**8,500 sq. ft.**	**30,056 sq. ft.**	**30,056 sq. ft.**
Front yard setback:	**25 ft.**	**23 ft.**	**23 ft.**
Rear yard setback:	**35 ft.**	**+- 108 ft.**	**+- 94 ft.**
Side yard min/total:	**12 ft./24 ft.**	**12 ft./25 ft.**	**12 ft. /25 ft.**
Max. lot coverage:	**22%**	**1,341 s.f. (4.5%)**	**1,821 s.f. (6.1%)**
Max. Height:	**30 ft.**	**+-16 ft.**	**+-16 ft.**

Square Footage Information

First Floor	
Existing First Floor Living Area:	**1,028 s.f.**
Existing 1-Car Garage:	**278 s.f.**
Proposed Garage Addition:	**41 s.f.**
Proposed Workshop Addition:	**147 s.f.**
Cellar:	
Existing Finished Living Area:	**417 s.f.**
Proposed Additional Finished Living Area:	**455 s.f.**
Covered Porches/ Deck:	
Existing Front Entry Porch:	**55 s.f.**
Proposed Rear Deck:	**272 s.f.**

Site Plan

BASED on S
PREPARED BY

SCALE: 1" = 40'-0"

9.10.20
REV 9.29.2