

TABLE OF LAND USE				
SECTION: 125.59 BLOCK 6, LOT 10				
ZONE: "R-2-4" District				
PROPOSED USE: 1 Family residential (2 family)				
DESCRIPTION	REQUIRED ZONING DISTRICT REQUIRED/ PERMITTED R-2-4 (1 FAMILY)	PROPOSED LOT 1 (1 FAMILY)	REQUIRED ZONING DISTRICT REQUIRED/ PERMITTED R-2-4 (2 FAMILY)	PROPOSED LOT 2 (2 FAMILY)
MATERIALS "BUILDING COVERAGE"	(sq. ft.)	1,081		840 ¹⁰
"TOTAL BUILDING"	(PERCENT)	20	20.9	25
"TRANS BUILDING"	(PERCENT)	25	25.9	22
"ACCESSORY BUILDING"	(PERCENT)	50	6	30
MATERIALS "FLOOR AREA RATIO"	(sq. ft.)	8,220		2,000 ¹¹
MINIMUM "FLOOR AREA RATIO"	(sq. ft.)	0.80	0.80	0.85
MATERIALS "LOT" DIMENSIONS	(sq. ft.)	5,000	5,411	5,000 ¹⁰
"AREA" IN SQUARE FEET PER "LOT"	(sq. ft.)	5,000	5,411	5,000 ¹⁰
"AREA" IN SQUARE FEET PER "TRANSFORMED UNIT"	(sq. ft.)	5,000	5,411	4,000 ¹⁰ x 2
"DEPTH"	(ft.)	90	55	75
"DEPTH"	(ft.)	75	80	75
MINIMUM REQUIRED "YARD" DIMENSIONS	(feet)	25	25	25
"Front"	(feet)	25	25	25
"One Side"	(feet)	7	7	12
"Two Sides"	(feet)	25	25	25
"Rear"	(feet)	25	27	25
MATERIALS "HEIGHT"	(feet)	2 1/2	2 1/2	2 1/2
"STORMS"	(feet)	30	30	30
"FEET"	(feet)	180	180	180
ACCESSORY "STRUCTURES"	(feet)	15	0	15
MATERIALS "HEIGHT"	(feet)	15	0	15
MINIMUM DISTANCE IN FEET TO:	(feet)	0	0	0
ANY OTHER STRUCTURE IF NOT ATTACHED	(feet)	30	0	30
"SIDE LOT LINE"	(feet)	5	0	5
"DEAN LOT LINE"	(feet)	5 ¹²	0	5 ¹²
(1) Gross floor area of existing buildings is 824 sq. ft per property appraisal prepared by Pollard Appraisals, dated 02/08/2022				
(2) For a 2 family use in the R-2-4 zoning there the minimum area of the lot per unit is 4,000 square feet per unit, or 8,000 square feet for a 2 unit building. The code indicates a minimum 5,000 square feet in the "area" in square feet of the lot, however, by extension the 8,000 square feet would be required for the 2 unit building.				
(3) Where the "building" is of fire proof construction as approved by the Commissioner of Building, and will abut the "rear yard" of an adjoining "lot", no minimum.				
(*): Existing Non-Compliance				

43 Rockledge Avenue
N/F Chang Xiang Wang

45 Rockledge Avenue
N/F Biscardi Rockledge, LLC

Westchester County Index System

County Sheet No. 75

County Block No. 6853

Filed in the Westchester County Clerk's Office, Division of

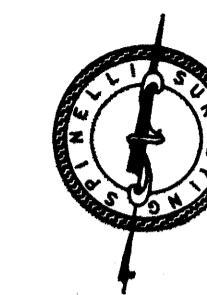
Land Records, on _____ 2021 as Map No. _____

—City of White Plains Cadastral Map Designation Section 125.59; Block 6; Lot 10
—Property is located within the R-2-4 zoning District

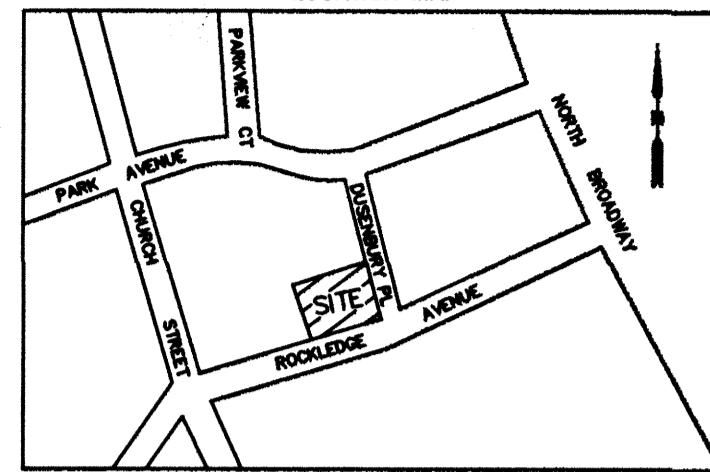
3 Dusenbury Place
N/F Robert Scarano

1 Dusenbury Place
N/F Robert J. Scarano

0 15 30



LOCATION MAP



Westchester County Department of Health

Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1021 of the Westchester County Sanitary Code subject to the provision of public water supply and public sanitary sewer facilities to serve all structures intended for human occupancy constructed herein.

Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after the date of this approval, shall invalidate this approval.

4/19/2024

Approved for filing by the Assistant Commissioner of Health
on behalf of the Department of Health

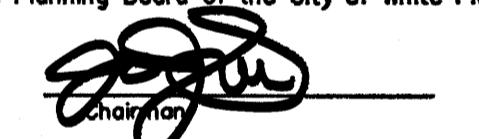
Approved for filing by Record Owners:

4/12/24

Property Owner


Approved by Resolution of the Planning Board of the City of White Plains

5/1/24

Chairman


All Taxes Due To Date Have Been Paid

5/1/24

Receiver of Taxes


City of White Plains Tax Parcel 125.59-6-10

Date: 5/1/24

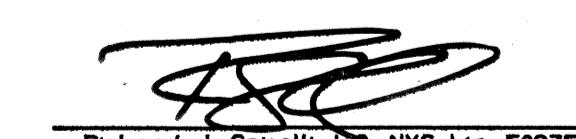
Approved by the City of White Plains Commissioner of Public Works

FILED MAY 20 2024
NUMBER 29800
FEE PAID 10-



FILED MAY 20 2024
NUMBER 29800
FEE PAID 10-

**SUBDIVISION MAP
PREPARED FOR
49 ROCKLEDGE AVENUE LLC**
in the City of
White Plains
Westchester County, N.Y.


Richard J. Spinelli, L.S., N.Y.S. Lic. 50975

—Unauthorized additions to or alterations of this plan is a violation of Section 7209 of the N.Y.S. Education Law.

I, Richard J. Spinelli, the surveyor who made this map do hereby certify that the survey of this property was completed on June 13, 2022 and this map was completed on July 27, 2022
Revised April 3, 2023
Revised Sept. 15, 2024
Revised February 28, 2024