

TABLE OF LAND USE				
SECTION 125.59 BLOCK 6, LOT 10 ZONE: "R2-4" District PROPOSED USE: 1 Family Residential (2 Family)				
DESCRIPTION	REQUIRED DISTRICT REQUIREMENT R2-4 (1 FAMILY)	PROPOSED LOT 1 (1 FAMILY)	REQUIRED DISTRICT REQUIREMENT R2-4 (2 FAMILY)	PROPOSED LOT 2 (2 FAMILY)
MAXIMUM "BUILDING COVERAGE"				
"TOTAL BUILDING AREA" (SQ.FT.)	25	25.8	25	25
"ALL BUILDINGS" (PERCENT)	25	25.8	25	25
"MAIN BUILDING" (PERCENT)	25	25.8	25	25
"ACCESSORY BUILDING" (PERCENT)	25	25.8	25	25
MAXIMUM "FLOOR AREA RATIO"				
"BUILDING COVERAGE" (SQ.FT.)	0.50	0.50	0.50	0.50
"FLOOR AREA" (SQ.FT.)	0.50	0.50	0.50	0.50
MAXIMUM "LOT" DIMENSIONS				
"AREA" IN SQUARE FEET PER "LOT"	5,000	5,000	5,000	5,000
"AREA" IN SQUARE FEET PER "DWELLING UNIT"	5,000	5,000	5,000	5,000
"TYPICAL" (SQ.FT.)	50	50	50	50
"DEPT" (FEET)	75	75	75	75
MINIMUM REQUIRED "YARD" DIMENSIONS				
"FRONT" (FEET)	25	25	25	25
"SIDE" (FEET)	7	7	12	12
"REAR" (FEET)	25	25	25	25
MAXIMUM "HEIGHT"				
"STORY" (FEET)	2 1/2	2 1/2	2 1/2	2 1/2
"FEET" (FEET)	30	30	30	30
ACCESSORY "STRUCTURES"				
"MAXIMUM HEIGHT" (FEET)	15	15	15	15
"MINIMUM DISTANCE FROM LOT" (FEET)	20	20	20	20
"ANY OTHER STRUCTURE IF NOT ATTACHED" (FEET)	15	15	15	15
"MIN LOT LINE" (FEET)	0	0	0	0
"REAR LOT LINE" (FEET)	0	0	0	0

(1) Gross floor area of existing building is 8,000 sq. ft. per parcel as reported by Public Works Department, dated 02/09/2022.  
(2) For a 2 family use in the R 2-4 zoning District the maximum 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 as 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 about the "rear yard" of an adjoining "lot", no minimum.  
(\*) Existing Non-Conformance

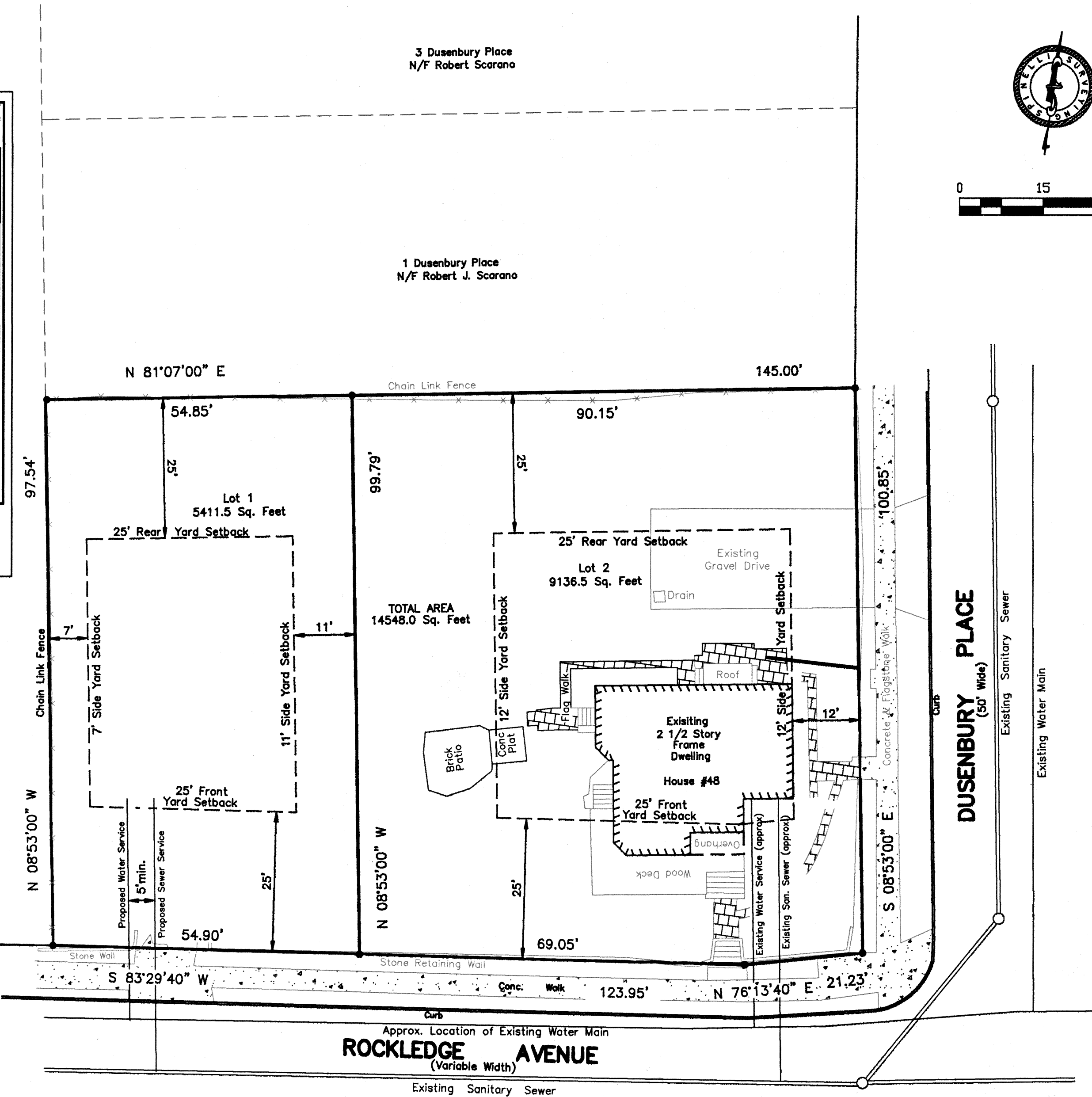
43 Rockledge Avenue  
N/F Chang Xiang Wang

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

43 Rockledge Avenue  
N/F Chang Xiang Wang

45 Rockledge Avenue  
N/F Biscardi Rockledge, LLC

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

Richard J. Spinelli, L.S., NYS 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, 2023  
Revised February 28, 2024

FILED MAY 20 2024  
NUMBER 29800  
FEE PAID 10

State of New York  
Richard J. Spinelli  
LICENSED LAND SURVEYOR  
50975

May 20 2024