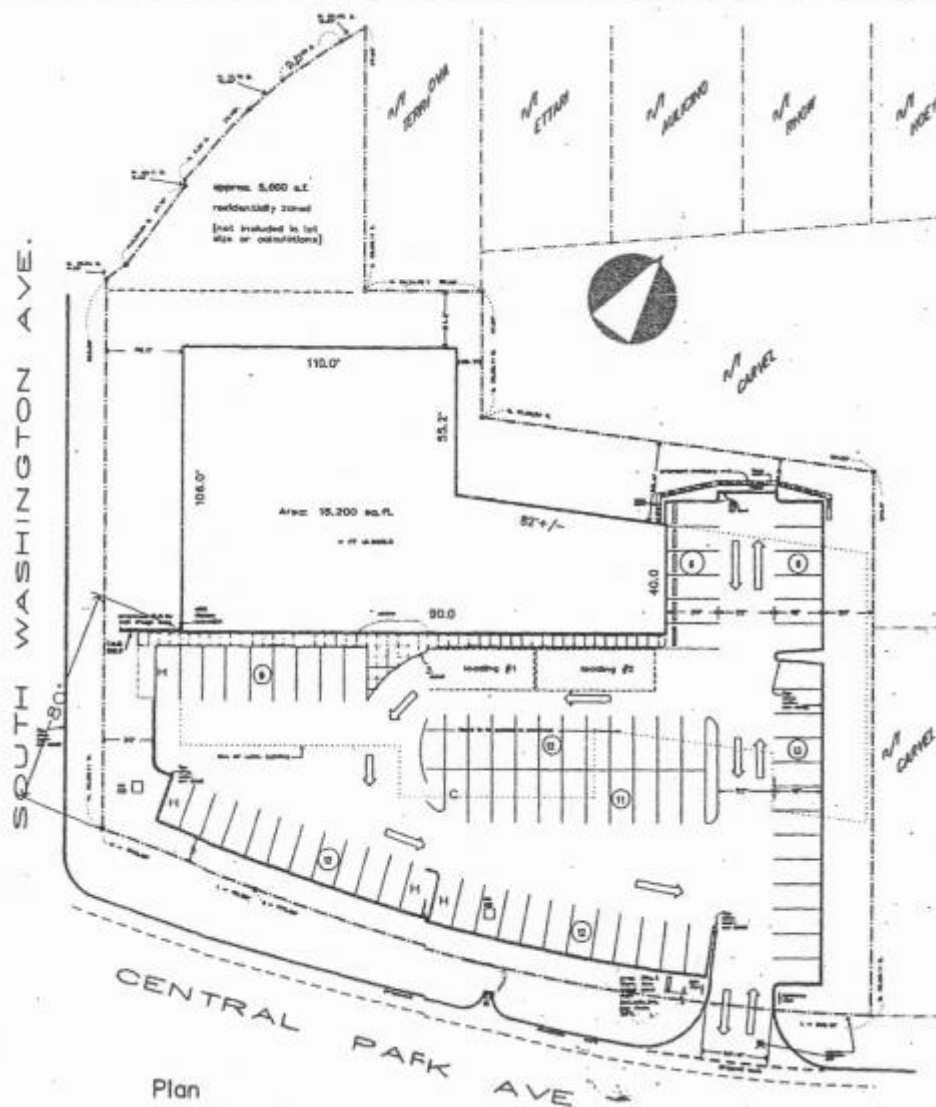


**111 South Central Avenue, Hartsdale, NY**

**FREE STANDING BUILDING - 16,000 SF AVAILABLE**



ARTIST RENDERING



ZONING ANALYSIS			
	ZONING STANDARD	PROPOSED	EXISTING
LOT AREA	-----	63,450 s.f.	63,450 s.f.
BUILDING COVER.	-----	24.1%	30.4%
LOT COVERAGE Impervious area	80%	78% *	83%
TOTAL G.F.A.	-----	16,200 s.f.	23,000 s.f.
TOTAL F.A.R.	0.03	0.251 *	0.504
YARD SETBACKS			
FRONT	80'	80'	40'
REAR	50'	20' 	20'
SIDE	40'	30' & 90' 	2.4'
PARKING SET- BACKS			
FRONT	20'	10' *	0'
SIDE	20'	20'	0'
REAR	33'	12.9' *	0'
FROM BUILDING	10'	0' *	0'
TOTAL PARKING	81 cars	81 cars	-----
LOADING	2 spaces	2 spaces  (in front of lot)	-----
LANDSCAPE STRIP			
FRONT	20'	10' *	-----
SIDE	10'	20'	-----
HEIGHT [STORES] [FEE]	2 stories 24 ft.	1 story 21.9 ft.	-----
* VARIANCES REQ'D AND GRANTED			
# VARIANCES REQUESTED      BUT IT WAS DETERMINED THAT VARIANCES WERE NECESSARY BECAUSE EXISTING ZONING IS INCONGRUITY			