

PROPOSED SITE LAYOUT PLAN

SCALE: 1" = 10'-0"

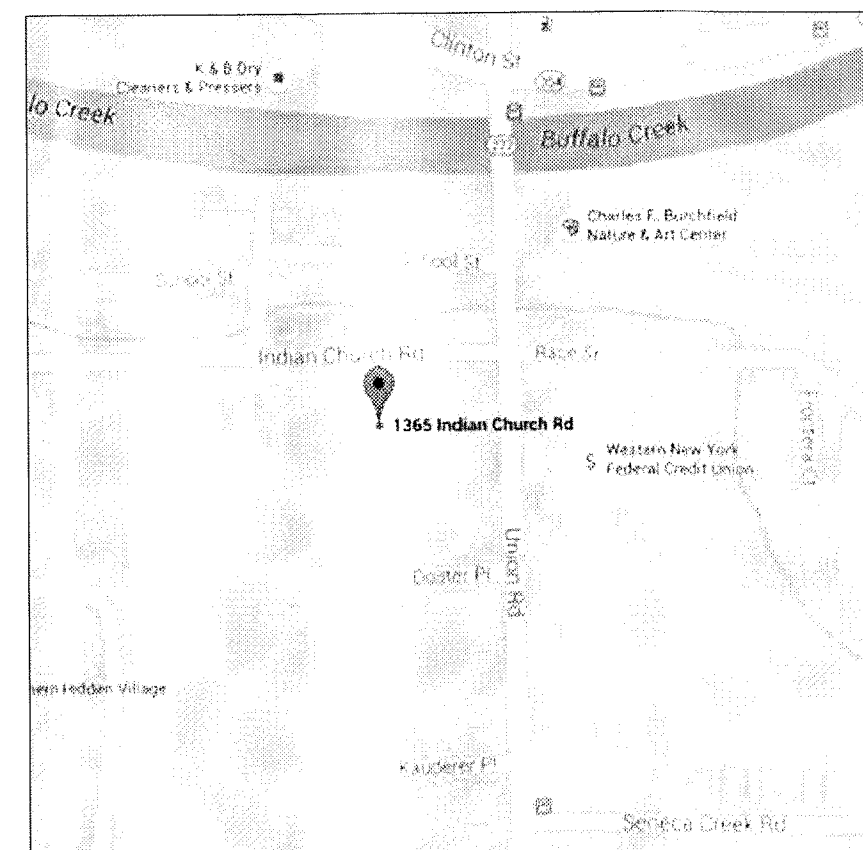
REQUESTED VARIANCES:

ARTICLE III: BULK REGULATIONS
120-29 MINIMUM LOT SIZES FOR DWELLING UNITS OR MIXED OCCUPANCY
120-29A. SCHEDULE OF LOT WIDTH AND LOT AREA REQUIREMENTS

LOT WIDTH:
REQUIRED - 50' FOR FIRST DWELLING UNIT, PLUS 10' FOR ADDITIONAL DWELLING UNITS (NEED NOT EXCEED 90').
1-DWELLING UNIT = 1 @ 50' = 50'
5-DWELLING UNITS = 5 @ 10' = 50'
TOTAL LOT WIDTH (6-DWELLING UNITS) = 100' (NEED NOT EXCEED 90')
REQUIRED = 90'
ACTUAL = 66'
REQUESTED = 24'

LOT AREA:
REQUIRED - 8,000 SF. FOR FIRST DWELLING UNIT, PLUS 5,000 SF. FOR EACH ADDITIONAL DWELLING UNIT (PER BUILDING).
APARTMENT BUILDING-01 = 1 @ 8,000 SF. = 8,000 SF.
APARTMENT BUILDING-02 = 1 @ 8,000 SF. + 4 @ 5,000 SF. = 28,000 SF.
TOTAL LOT AREA (6-DWELLING UNITS) = 36,000 SF.
REQUIRED = 36,000 SF.
ACTUAL = 14,091 SF.
REQUESTED = 21,909 SF.

ARTICLE IV: OFF-STREET PARKING REGULATIONS
120-42 UNITS OF MEASUREMENT
REQUIRED - 350 SF. OF UNOBSTRUCTED NET STANDING, MANEUVERING OR ACCESS AREA (PARKING SPACE MINIMUM = 9'W. X 18'L.)
REQUIRED = 9'W. X 18'L. PARKING WITH 9'W. X 21'L. ACCESS = 351 SF.
ACTUAL = 9'W. X 18'L. PARKING WITH 9'W. X 17'L. ACCESS = 315 SF.
REQUESTED = 9'W. X 4'L. ACCESS = 36 SF.



VICINITY MAP

SCALE: NOT TO SCALE

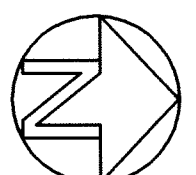
PROPERTY OWNER:
MICHAEL MASTERS
46 HILLWOOD DRIVE
CHEEKTOWAGA, NY 14227
TEL. (716) 445-4334

PROPERTY ZONING:
EXISTING - (R-50) RESIDENCE DISTRICT

SITE DATA:
BUILDING AREA = 2,568± SF.
PAVED AREA = 8,200± SF.
GREEN SPACE AREA = 3,323± SF.
TOTAL SITE AREA = 14,091± SF. (0.32± ACRES)

PARKING DATA:
120-41 REQUIRED OFF-STREET PARKING SPACES
120-41D(1) MINIMUM PARKING REQUIREMENTS
MULTIFAMILY DWELLING = 2-SPACES FOR EACH DWELLING UNIT
6-DWELLING UNITS = 6 @ 2-SPACES = 12-SPACES
PROPOSED PARKING (6-DWELLING UNITS) = 12-SPACES

THE FOLLOWING BOUNDARY INFORMATION WAS OBTAINED FROM THE SURVEY PREPARED BY NUSSBAUMER & CLARKE, INC., JOB NO. 12J2-0679, PART OF LOT 77, DATED AUGUST 3, 2012



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ALTERATIONS TO
APARTMENT BUILDING
1365 INDIAN CHURCH ROAD
WEST SENECA, NY 14224

MARK	DATE	REVISION
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DATE: APR. 05, 2016
SCALE: AS NOTED
DRAWN BY: JBS
CHECKED BY: JBS
JOB NO.: 1611

DRAWING TITLE:
PROPOSED
SITE LAYOUT
PLAN

DRAWING NO.:

L-1

DRAWING 1 OF 1