



# Brennan - Lockwood Lane

## Zoning Analysis Map

9 Lockwood Lane  
 Inc. Village of East Hampton  
 Town of East Hampton  
 Suffolk County, New York

Prepared for:  
 Douglas Elliman Realty c/o Paul Brennan

Date: September 23, 2022

Site Data:  
 Area: 36,743 Sq. Ft. (0.8435 Acres)  
 Zone: R-160  
 SCTM: 301-013-10-14

Zoning Restrictions:  
 Min. Lot Size: 160,000 Sq. Ft.  
 Min. Lot Width: 160'  
 Building coverage maximum: 20% (7,348.6 Sq. Ft.) + 500 Sq. Ft. = 7,848.6 Sq. Ft.  
 per §278-3(A)(9)(a)

Principal Setbacks:  
 Front Yard: 40'  
 Side Yards: 26'  
 Rear Yard: \*24.6' (20% of average lot depth)  
 with relief granted under §278-3.(6) - See calculations in column to right

Accessory Setbacks:  
 Front Yard: 45'  
 Side and Rear Yards: 15'

Please note: Per §278-5.(c) The accessory building and structure setbacks required in §278-3A(5)(b) shall be doubled for all playing courts, swimming pools, pool equipment and pool houses, which are not eligible for relief provided in §278-3A(6). As such, the building envelope area available for the accessory structures listed above is 1,633 Sq. Ft.

Principal Building Envelope: 14,369 Sq. Ft.  
 Accessory Building Envelope: 16,836 Sq. Ft.  
 Accessory Pool/Playing Court Envelope: 1,633 Sq. Ft.

NOTE: The principal structure rear yard setback is shown pursuant to the relief provisions of §278-3(A)(6). Average lot depth as per §278-3(A)(6) should be calculated by a licensed surveyor and confirmed by the Village Building Inspector in order to establish, and verify, the rear yard setback for principal structures.

REAR YARD RELIEF CALCULATION: Chord A = 146 Ft. / Chord B = 100 Ft.  
 $(146 + 100)/2 = 123$      $123 \text{ Ft} \times .20 = 24.6 \text{ Ft. REAR YARD SETBACK}$

Maximum Gross Floor Area for principal structures: 10% + 1,000 Sq. Ft. = 4,674.3 Sq. Ft.

DEFINITION OF GROSS FLOOR AREA  
 The cumulative area in square feet of every story of any building, part thereof or addition thereto, as measured to the exterior face of the frame or masonry wall, but excluding cellars, attics, spaces with less than five feet in height as measured from the floor joists to the roof rafters, or unenclosed porches, unenclosed breezeways or screened porches. The gross floor area of an accessory building attached to a principal building by means of an unenclosed breezeway, unenclosed or screened porch or roofed terrace shall be includable in the gross floor area of accessory building, but the unenclosed connection shall not. Stairwells and interior spaces with floor-to-ceiling height in excess of 15 feet shall be counted twice.

NOTE:  
 This drawing should be confirmed with the Village Building Inspector with regard to its accuracy. As such, this drawing should be used with caution.

- D R A F T - F O R D I S C U S S I O N P U R P O S E S O N L Y -

Inter-Science

Research Associates, Inc.  
 36 Nugent Street, P.O. Box 1201  
 Southampton, New York 11969-1201  
 631 283-5958 Fax: 631 283-5974

Note: Site information is based on survey prepared by David Siskas surveyed June 26, 2000. Last revised November 09, 2001

This is not a survey  
 File: M:\CLIENTS\Brennan - 9 Lockwood Lane, EHI\Lockwood Lane Zoning Analysis 09202022.dwg  
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This is not a survey  
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