

**109 Gardiner Ave, East Hampton NY 11937**  
**0300-076.000-0003-022.000**  
**Zoning & Development Opportunities:**

**Zoning:**

- East Hampton Town
- Residential

**Survey:**

- Michael K Wicks Land Surveyors
- 1/23/24

**Lot Size:**

- .23 acres or 10,018.8 sq. ft.

**Building Setbacks:**

- Primary Structure:
  - o Front Setback: 20 ft.
  - o Side & Rear Yard Setback: 15 ft.
  
- Pool
  - o Front Setback: 30 ft.
  - o Side & Rear Yard Setback: 20 ft.
  
- Accessory Buildings & Structures:
  - o Front Setback: 30 ft.
  - o Side & Rear Setback: 10 ft.

**Gross Floor Area:**

- Current: 9,00 sq. ft. (approx.)
- Maximum: 2,201.3 sq. ft.

**Height Maximum**

- 2 ½ stories
- 25 ft.
- 32 ft. for gabled roof

**Building Coverage Calculation:**

- Building Coverage: 897 sq. ft.
- Max Allowable Building Coverage: 2,003.76 sq. ft.

**Total Lot Coverage Calculations:**

- Existing Total Lot Coverage: 1,123 sq. ft.
- Max Allowable Total Lot Coverage: 5,009.4 sq. ft.

**Clearing Calculations:**

- Max Allowable Clearing: 100% of Lot Area

\*All information is deemed reliable but is subject to errors or omissions. Please consult findings with your Attorney and East Hampton Building Department.