



**CONSTRUCTION EXPEDITING**  
AND CONSULTANTS

Step by Step Guidance from Planning ... to Reality

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December 24, 2024

TO: Zoning Board of Appeals  
Village of Spring Valley  
200 N Main Street  
Spring Valley NY 10977

RE: **51 W Church Street, Spring Valley NY 10977**

Tax lots 57.38-1-25

SUBJECT: Narrative

This property is in the R-2 Zone. The owner desires to build a two-family dwelling which will require the following variances.

Min Lot Area 10,000 SF required; 5,412.06 SF provided

Lot Width W Church 105' required, 53' provided.

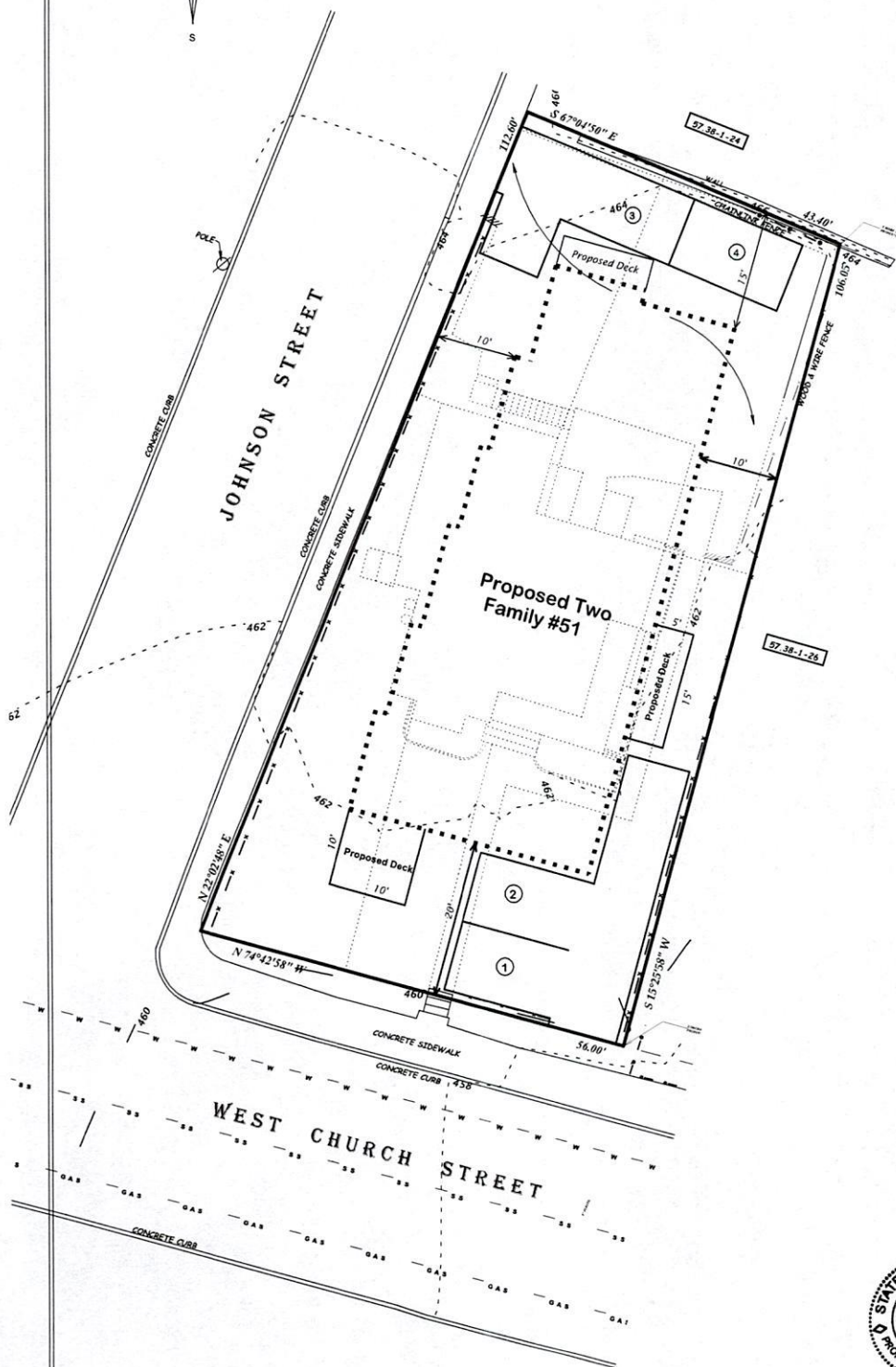
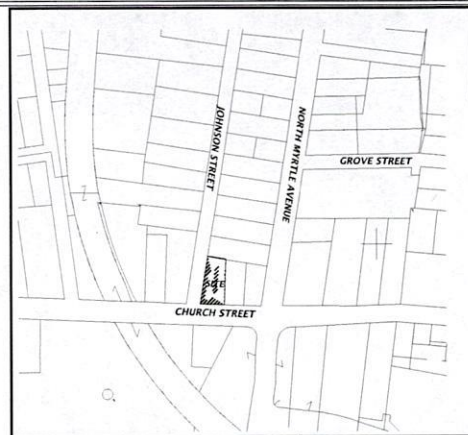
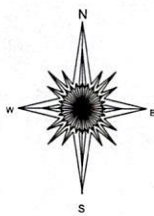
Front Yard W Church 25' required, 20' proposed

Front Yard Johnson 25' required, 10' proposed

Side Yard 15' required 10' proposed

Rear yard 20' required 15' proposed

FAR 0.65 required 0.70 proposed



NOTE:  
 "IT IS A VIOLATION OF THE STATE EDUCATION LAW  
 FOR ANY PERSON UNLESS ACTING UNDER THE  
 DIRECTION OF A LICENSED LAND SURVEYOR TO  
 ALTER AN EASEMENT AND WHEN  
 "ONLY COPIES OF THIS SURVEY MARKED WITH THE  
 LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL  
 FORWARDED OR IN SEAL ARE THE PRODUCT OF THE  
 LAND SURVEYOR."  
 "THIS SURVEY WAS PREPARED FOR THE PARTIES AND  
 PURPOSES INDICATED HEREON. ANY EXTENSION OF  
 THE USE BEYOND THE PURPOSES AGREED TO  
 BETWEEN THE CLIENT AND THE SURVEYOR, EXCEEDS  
 THE SCOPE OF THE ENGAGEMENT."  
 "THIS SURVEY MAY BE SUBJECT TO AN ACCURATE  
 ABSTRACT OF TITLE."  
 "EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE  
 SURFACE OF THE GROUND THAT ARE  
 NOT VISIBLE ARE NOT SHOWN."

LOT AREA: 5,412.06 SQUARE FEET

TAX MAP DESIGNATION: 57.38-1-25

PROPOSED TWO  
 FAMILY FOR

**51 W. CHURCH ST.**

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

NOVEMBER 7, 2024 SCALE: 1" = 10'

0 10 20 30

ANTHONY R. CELENTANO P.E.

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**BULK REQUIREMENTS ZONE: R-2 TWO FAMILY DWELLING**

USE GROUP	MIN. LOT AREA	LOT WIDTH	FRONT YARD	TOT. SIDE YARD	SIDE YARD	REAR YARD	STREET FRONTAGE	MAX. BUILDING HEIGHT	FLOOR AREA RATIO	PARKING
C	10,000 S.F.	105'	25'	30'	15'	20'	70'	35'	0.65	4
REQUIRED	5,412.06	53'	109.25'	20'	10'	N/A	168.6'	43.5'	0.70*	4
PROVIDED										

\*VARIANCE REQUIRED  
 22 H VISIBILITY