



LOT AREA = 3738 SF- 1/2(1670) EASEMENT=2903 SF

BULK TABLE - EXISTING ZONE R-2		
USE GROUP A	SINGLE FAMILY	
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	9,000 SF	2903 SF*
MINIMUM LOT WIDTH MARMAN	90'	174.69'
MINIMUM LOT WIDTH TWIN	90'	17.6'*
REQUIRED FRONT YARD (DEPTH) MARMAN	25'	5'*
REQUIRED FRONT YARD (DEPTH) TWIN	25'	60'
REQUIRED SIDE YARD DEPTH	15'	5'*
REQUIRED REAR YARD DEPTH	20'	8'*
TOTAL SIDE YARDS	30'	5'*
MAXIMUM BUILDING HEIGHT	35'	<35'
# OF STORIES	3	3
FLOOR AREA RATIO	0.65	0.84*
PARKING	2	2

*VARIANCE REQUIRED
VISIBILITY INTERSECTION VARIANCE REQUIRED
0.65 WITHOUT DEDUCTION

TAX LOT 50.78-1-26

PROPOSED SINGLE
FAMILY FOR
FRIEDMAN

TOWN OF RAMAPO, ROCKLAND COUNTY
REV 5/14/23
SPRING VALLEY, NEW YORK
REV 2/3/25
JUNE 28, 2021 SCALE : 1" = 20'

20 0 20 40

ANTHONY R. CELENTANO P.E.

31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#76244



- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: RCSD#1
- 3) WATER DISTRICT: SUEZ
- 4) FIRE DISTRICT: SPRING VALLEY
- 5) AMBULANCE DISTRICT: SPRING HILL
- 6) POLICE DISTRICT: SPRING VALLEY
- 7) SCHOOL DISTRICT: EAST RAMAPO

