



LOT AREA=44,112.77 SQUARE FEET
 BEING LOT 1 BLOCK B ON A CERTAIN MAP ENTITLED
 "COUNTY HOMES OF VIOLA"
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
 AS MAP #2898 BOOK #63 PAGE #33 ON 07/24/1961.

TAX MAP DESIGNATION: 48.12-1-41
 UPDATE
 FOR

1 CANTERBURY LN.

TOWN OF RAMAPO, ROCKLAND COUNTY
 REV 2/8/24 (REV 5/9/24)
 MONTEBELLO, NEW YORK
 UPD. 11/15/22
 MARCH 31, 2022 SCALE: 1" = 20'

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BULK REQUIREMENTS ZONE: RR-50 SINGLE FAMILY RESIDENTIAL

USE GROUP	MIN. LOT AREA	LOT WIDTH VIOLA	LOT WIDTH CANTERBURY	FRONT SETBACK VIOLA	FRONT SETBACK CANTERBURY	FRONT YARD VIOLA	FRONT YARD CANTERBURY	SIDE SETBACK	TOTAL SIDE SETBACK	SIDE YARD	REAR SETBACK	REAR YARD	STREET FRONTAGE	MAXIMUM HEIGHT	DEVELOPMENT COVERAGE	FLOOR AREA RATIO
REQUIRED	50,000 SF	175'	175'	50'	50'	50'	50'	30'	75'	25'	50'	25'	100	35'	20%	0.15
EXISTING	44,112 SF**	172.06***	258.09'	50.7'	50'	50.7'	50.7'	133.3'	N/A	133.3'	51.6'	25'	391.49'	<35'	11.7%	0.06
PROPOSED	44,112 SF**	172.06***	258.09'	50.7'	50'	32.8**	50.7'	133.3'	N/A	133.3'	51.6'	25'	391.49'	<35'	22.5%*	0.06

** EXISTING CONDITION
 * VARIANCE REQUIRED
 IMPERVIOUS COVERAGES
 1) EXISTING HOUSE = 2,680 SQFT
 2) EXISTING DRIVEWAY = 1,500 SQFT
 3) EXISTING FRONT WALKS, STAIRS & PORCH = 400 SQFT
 4) EXISTING DECKS = 632 SQFT
 5) EXISTING SHED = 80 SQFT
 6) POOL & CONCRETE DECKING = 4076 SF
 7) CONCRETE PATIOS & WALKWAYS = 446 SF
 TOTAL = 9,814 SF