

PERCENT
INCREASE

2290/1397=163%
INCREASE

EXISTING IMPERVIOUS SURFACE RATIO:

1. HOUSE, OVERHANG, PORCH, DECK= 1397 SF
2. DRIVEWAY AND WALKWAY= 1,969 SF
3. SHEDS=98

TOTAL= 3464 SF
3464/36441=0.095

PROPOSED AND EXISTING IMPERVIOUS SURFACE RATIO:

1. EXISTING HOUSE, OVERHANG, PORCH, DECK= 1397 SF
2. PROPOSED ADDITION=2290 SF
3. EXISTING DRIVEWAY AND WALKWAY= 1,969 SF
4. PROPOSED WALK= 125 SF
3. SHEDS=98

TOTAL= 5879 SF
5879/36441=0.16

BULK REQUIREMENTS

USE GROUP	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH ARDLEY	EFFECTIVE SQUARE	FRONT YARD	SIDE YARD	TOTAL SIDE YARD	REAR YARD	MAXIMUM BUILDING COVERAGE	IMPERVIOUS SURFACE RATIO	FRONT YARD IMPERVIOUS RATIO	MAXIMUM HIEGHT		MAXIMUM EXPOSED BUILDING HEIGHT
												STORIES	FEET	
REQUIRED	35,000 S.F.	100'	125'	125'	50'	25'	60'	50'	0.10	0.25	0.20	2 1/2	25	40'
EXISTING	36,441 S.F.	289.23'	288.02'	125'	47.4'	62.9'	244.8'	41.1'	0.04	0.095	0.05	2	<25	<40'
PROVIDED	36,441 S.F.	289.23'	288.02'	125'	40"	62.9'	208.3'	20.4"	0.10	0.16	0.08	2	<25	<40'

*VARIANCE REQUIRED

EXISTING BUILDING COVERAGE 1397 SF/36,441 SF=0.04

PROPOSED BUILDING COVERAGE 3687 SF/36,441 SF=0.10

ZONE: R-35

FRONT YARD IMPERVIOUS EXISTING

782/14431=.05

FRONT YARD IMPERVIOUS PROPOSED

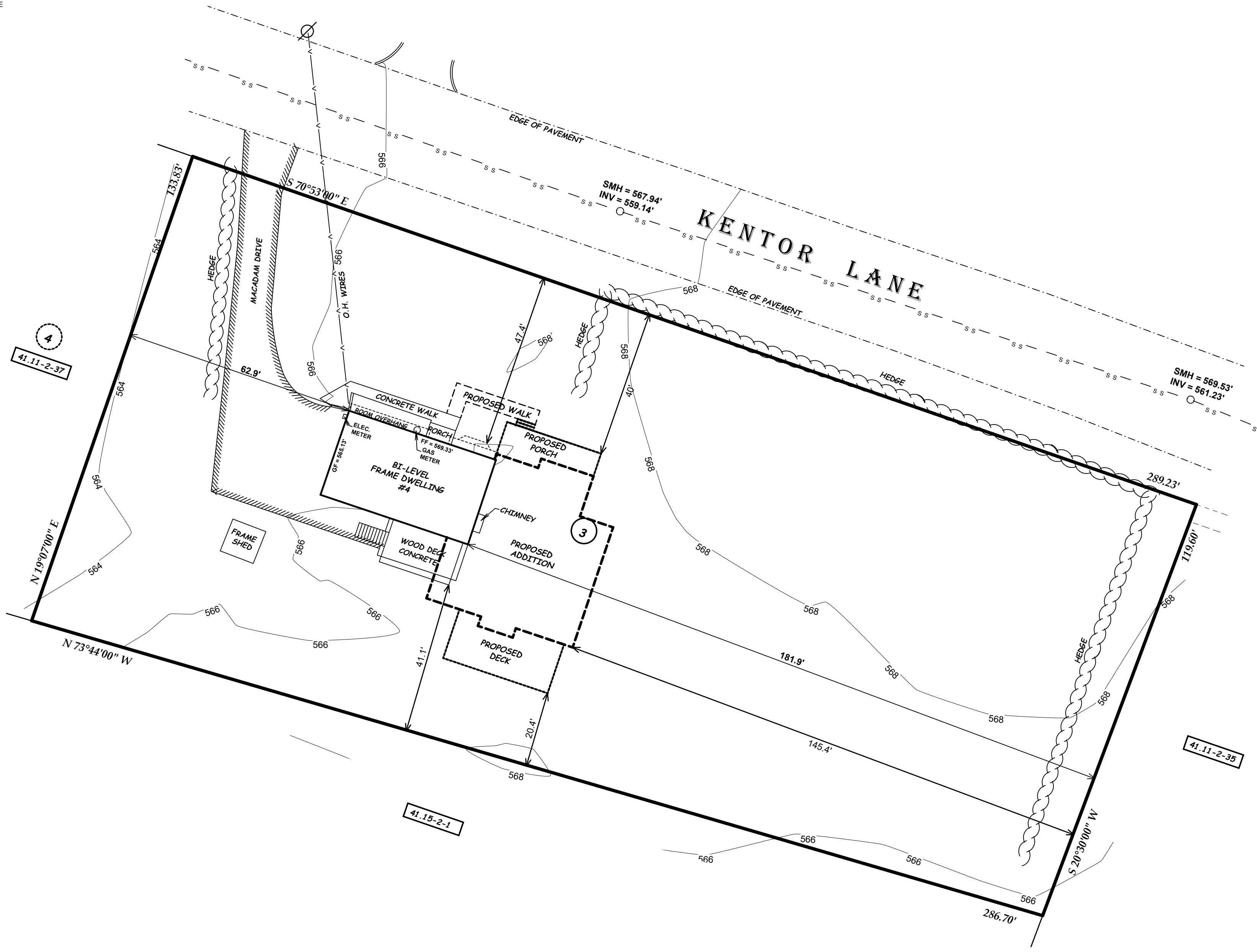
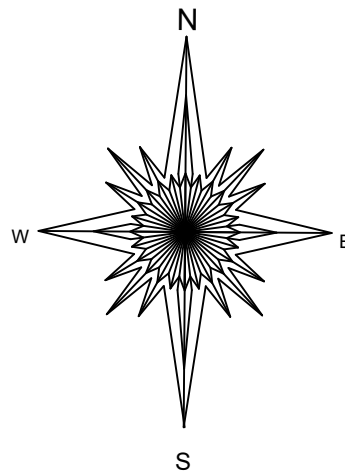
1175/14431=.08



VICINITY MAP

SCALE 1"=300'

- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
2) SEWER DISTRICT: ACSO#1
3) WATER DISTRICT: VEOLIA NORTH AMERICA, UNITED STATES
4) FIRE DISTRICT: HILLOREST
5) AMBULANCE DISTRICT: SPRING HILL
6) POLICE DISTRICT: RAMAPO
7) SCHOOL DISTRICT: EAST RAMAPO



LOT AREA = 36,441.89 SQUARE FEET
BEING LOT 3 ON A CERTAIN MAP ENTITLED
"EARL COURT"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #3187 BOOK #67 PAGE #39 ON 12/05/1963.



TAX MAP DESIGNATION: 41.11-2-36

PROPOSED
ADDITION
FOR

4 KENTOR LN

TOWN OF RAMAPO, ROCKLAND COUNTY

WESLEY HILLS, NEW YORK

NOVEMBER 25, 2024 SCALE: 1" = 20'

0 20 40 60

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