A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14(C45: 8-36.3) AND N.J.A.C. 13:40-5.1 (d).

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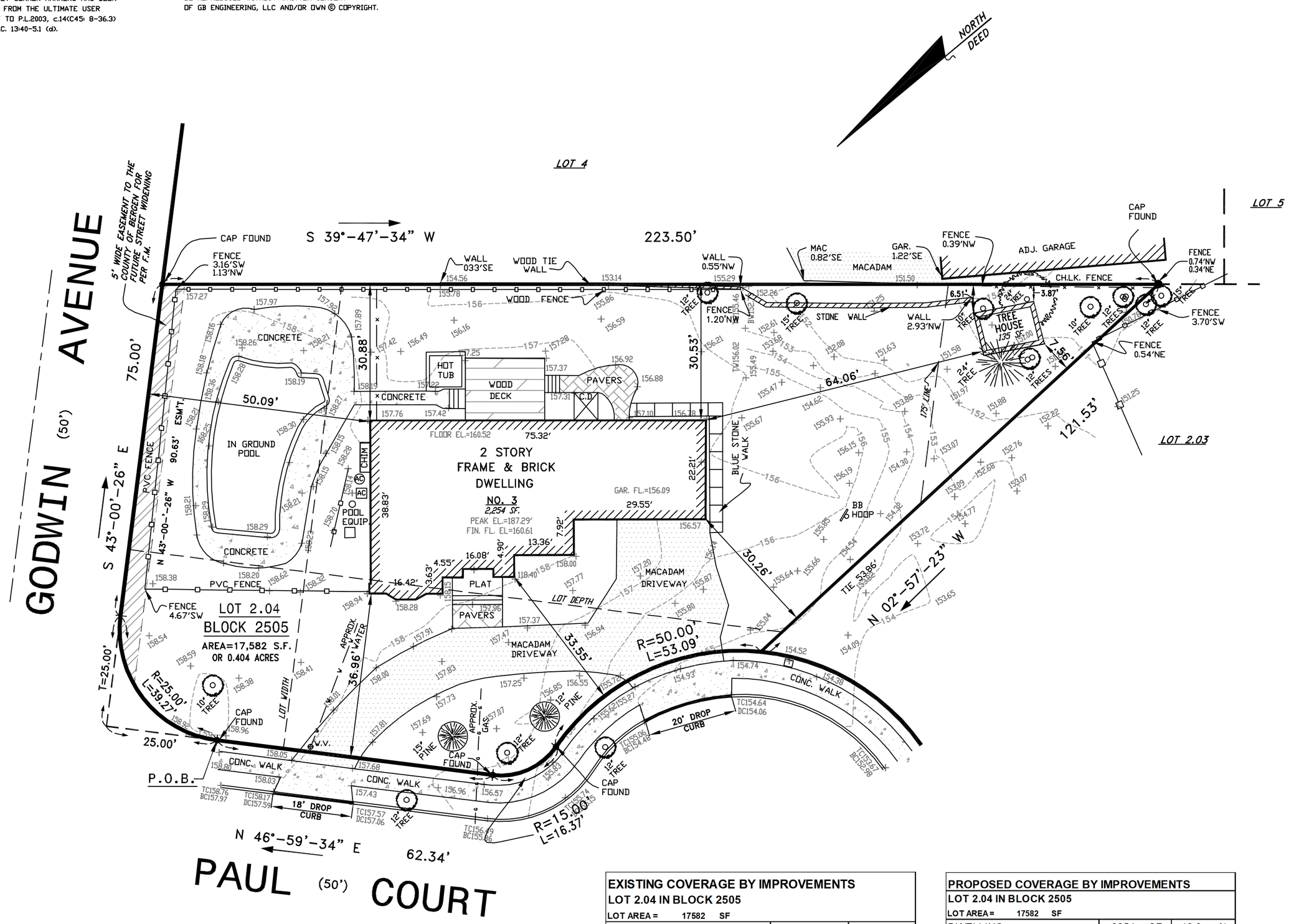
MAP REFERENCE:

1. BEING LOT 2.04 IN BLOCK 2505, AS SHOWN ON THE TAX MAP OF THE VILLAGE OF RIDGEWOOD.
2. BEING LOT 3 IN BLOCK 2505, AS SHOWN ON BERGEN COUNTY FILED MAP NO. 7760.
3. DEED BOOK 3496, PAGE 418.



ZONE "R-110" CORNER LOT	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA: 22,750 SF.	17,582 SF. ⓔ (17,582 SF-175 FT.) PAUL CT. (16,421 SF-175 FT.) GODWIN AVE.	TO REMAIN	NO
MIN. LOT WIDTH @FYS: 130 FT	105.05' ⓔ	TO REMAIN	NO
MIN. AVRG. LOT WIDTH: 130 FT MIN 22,750 SF WITHIN 175'	105.05 ⓔ (17,582 SF-175 FT.)	TO REMAIN	NO
MIN. LOT DEPTH: 140 FT	147.75'	TO REMAIN	NO
MIN. FRONT YARD: PAUL COURT 40 FT	33.55' ⓔ	TO REMAIN	NO
MIN. FRONT YARD: GODWIN AVE. 40 FT	50.09'	TO REMAIN	NO
MIN. SIDE YARD: 15 FT 2/3 BLDG HT = 20 FT	30.53'	TO REMAIN	NO
MIN. REAR YARD: 40 FT	30.26' ⓔ	TO REMAIN	NO
MAX. COV. ABOVE GRADE STR.: 20 %	15.2%	16.0%	NO
MAX. COV. ABOVE GRADE STR.: 20 % PAUL COURT (@175 FT)	15.2%	16.0%	NO
MAX. COV. ABOVE GRADE STR.: 20 % GODWIN AVE. (@175 FT)	15.2%	TO REMAIN	NO
MAX. COV. BY IMP. 7,033 SF	6,399 SF.	6,534 SF.	NO
MAX. COV. BY IMP. @175' 7,033 SF PAUL COURT	6,399 SF.	6,534 SF.	NO
MAX. COV. BY IMP. @175' 7,033 SF GODWIN AVE.	6,399 SF.	TO REMAIN	NO
MAX. GROSS BLDG AREA TOTAL: 4,620 SF.	4,508 SF.	TO REMAIN	NO
MAX. GROSS BLDG AREA @175': 4,620 SF. PAUL COURT	4,508 SF.	TO REMAIN	NO
MAX. GROSS BLDG AREA @175': 4,620 SF. GODWIN AVE.	4,508 SF.	TO REMAIN	NO
MAX. G.B.A ACCESSORY TOTAL: 962 SF.	N/A	135 SF.	NO
MAX. G.B.A ACCESSORY @175': 962 SF. PAUL COURT	N/A	135 SF.	NO
MAX. G.B.A ACCESSORY @175': 962 SF. GODWIN AVE.	N/A	N/A	NO
MAX BUILDING HT.: 30 FT.	30'	TO REMAIN	NO
MAX TREE HOUSE HT.: 10 FT.	N/A	9.92'	NO
MAX. HT. ABOVE GROUND: 20 FT.	N/A	16.50'	NO
MAX. TREE HOUSE G.F.A: 64 SF.	N/A	135 SF. Ⓥ	YES
TREE HOUSE TO PRINCIPAL STR.: 12 FT.	N/A	64.04'	NO
TREE HOUSE-SIDE YARD: 5 FT.	N/A	3.87' Ⓥ	YES
TREE HOUSE-REAR YARD: 5 FT.	N/A	7.56'	NO

ⓔ INDICATES EXISTING NON-CONFORMITY
Ⓥ INDICATES VARIANCE REQUIRED

EXISTING COVERAGE BY IMPROVEMENTS
LOT 2.04 IN BLOCK 2505
LOT AREA = 17582 SF

DWELLING	2254	SF.	12.8	%
DRIVEWAY	1610	SF.	9.2	%
IN-GROUND POOL	636	SF.	3.6	%
CONCRETE PATIO	1092	SF.	6.2	%
WOOD DECK & STEPS	270	SF.	1.5	%
PAVERS	189	SF.	1.1	%
FRONT PLAT & STEPS	70	SF.	0.4	%
BLUESTONE WALK	139	SF.	0.8	%
HOT TUB	75	SF.	0.4	%
BILCO, CHIMN., A/C'S, EQUIP.	64	SF.	0.4	%
TOTAL:	6399	SF.	36.4	%

PROPOSED COVERAGE BY IMPROVEMENTS
LOT 2.04 IN BLOCK 2505
LOT AREA = 17582 SF

DWELLING	2254	SF.	12.8	%
DRIVEWAY	1610	SF.	9.2	%
IN-GROUND POOL	636	SF.	3.6	%
CONCRETE PATIO	1092	SF.	6.2	%
WOOD DECK & STEPS	270	SF.	1.5	%
PAVERS	189	SF.	1.1	%
FRONT PLAT & STEPS	70	SF.	0.4	%
BLUESTONE WALK	139	SF.	0.8	%
HOT TUB	75	SF.	0.4	%
BILCO, CHIMN., A/C'S, EQUIP.	64	SF.	0.4	%
TREE HOUSE	135	SF.	0.8	%
TOTAL:	6534	SF.	37.2	%

EXISTING COVERAGE BY ABOVE GRADE STRUCTURES
LOT 2.04 IN BLOCK 2505
LOT AREA = 17582 SF

DWELLING	2254	SF.	12.8	%
WOOD DECK & STEPS	270	SF.	1.5	%
FRONT PLAT & STEPS	70	SF.	0.4	%
HOT TUB	75	SF.	0.4	%
TOTAL:	2669	SF.	15.2	%

PROPOSED COVERAGE BY ABOVE GRADE STRUCTURES
LOT 2.04 IN BLOCK 2505
LOT AREA = 17582 SF

DWELLING	2254	SF.	12.8	%
WOOD DECK & STEPS	270	SF.	1.5	%
FRONT PLAT & STEPS	70	SF.	0.4	%
HOT TUB	75	SF.	0.4	%
TREE HOUSE	135	SF.	0.8	%
TOTAL:	2804	SF.	16	%

SURVEY CERTIFIED TO: ANDREI BASOV

THOMAS G. STEARNS III – LIC. NO. GB40959
N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR

MAP OF PROPERTY FOR
ANDREI BASOV

LOT 2.04 IN BLOCK 2505 TAX MAP

VILLAGE OF RIDGEWOOD

BERGEN COUNTY NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO: 24GA-28110300

GB ENGINEERING, LLC
ENGINEERS & SURVEYORS
144 JEWELL STREET, GARFIELD, NEW JERSEY 07026
EMAIL: GBSURVEYOR@AOL.COM
TEL (973) 340-0948 FAX (973) 340-0015

SCALE: 1"= 20'-0"
DATE: DECEMBER 23, 2024
SHEET NO. 1 of 1
FILE NO. 2024/1105

0 10 20 40 80
GRAPHIC SCALE:1=20'

ALTHOUGH ABSOLUTE, OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION.

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REVISED: ZONING ADDED