

TAX SECTION 49.17 BLOCK 1 LOT 2.11

REFERENCES:

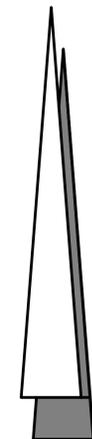
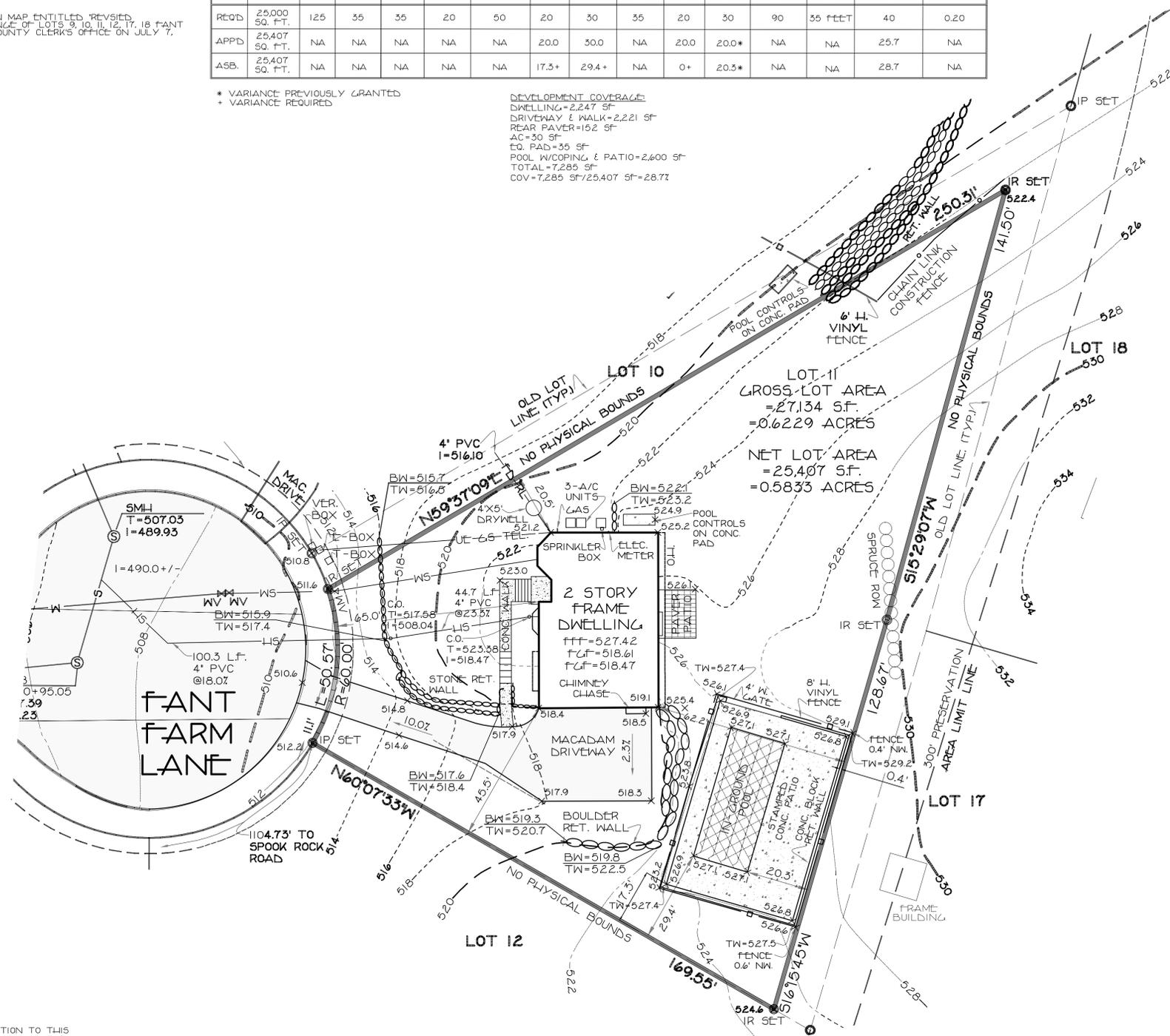
-AS-BUILT INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY SPARACO & YOUNGBLOOD, PLLC DATED SEPTEMBER 19, 2024, PROVIDED BY THE HOMEOWNER.  
 -BEING KNOWN AS LOT 1 ON A CERTAIN MAP ENTITLED "REVISED SUBDIVISION PLAN FOR LOT LINE CHANGE OF LOTS 9, 10, 11, 12, 17, 18 FANT PROPERTY" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JULY 7, 2014 AS MAP #8245, B.129, P.89

BULK REQUIREMENTS ZONE: RP (R-80)

USE GROUP	MINIMUM LOT AREA	LOT WIDTH (FEET)	FRONT SETBACK (FEET)	FRONT YARD (FEET)	SIDE SETBACK (FEET)	TOTAL SIDE SETBACK (FEET)	SIDE YARD (FEET)	SIDE YARD POOL (FEET)	REAR SETBACK (FEET)	REAR YARD (FEET)	REAR YARD POOL (FEET)	STREET FRONTAGE (FEET)	MAXIMUM HEIGHT (FEET)	DEVELOPMENT COVERAGE (PERCENT)	FLOOR AREA RATIO (FAR)
REQD	25,000 SQ. FT.	125	35	35	20	50	20	30	35	20	30	90	35 FEET	40	0.20
APPD	25,407 SQ. FT.	NA	NA	NA	NA	NA	20.0	30.0	NA	20.0	20.0*	NA	NA	25.7	NA
ASB.	25,407 SQ. FT.	NA	NA	NA	NA	NA	17.3+	29.4+	NA	0+	20.5*	NA	NA	28.7	NA

\* VARIANCE PREVIOUSLY GRANTED  
 + VARIANCE REQUIRED

DEVELOPMENT COVERAGE:  
 DWELLING=2,247 SF  
 DRIVEWAY & WALK=2,221 SF  
 REAR PAVER=152 SF  
 AC=30 SF  
 EQ. PAD=35 SF  
 POOL W/COVERING & PATIO=2,600 SF  
 TOTAL=7,285 SF  
 COV=7,285 SF/25,407 SF=28.7%



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UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE, AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

VARIANCE PLAN FOR  
**14 FANT FARM LANE**  
 VILLAGE OF MONTEBELLO  
 TOWN OF RAMAPO  
 ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI, P.E., PLLC 633 WOODMONT LANE SLOATSBURG, NEW YORK 10974 (917) 418-0999 EMAIL: PGSKI@EARTHINK.NET	SHEET NO. 14FANT DATE 12/21/25 SCALE 1"=20'
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