

Exhibit A

View of 488 Overbrook Road from 78 North Van Dien



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Exhibit B

BOUNDARY SURVEY
 TAX LOT 14 BLOCK 3612
 488 OVERBROOK ROAD
 VILLAGE OF RIDGEWOOD
 BERGEN COUNTY, NEW JERSEY

NORTH (REF. NO. 1)



CERTIFICATION:
 I HEREBY CERTIFY TO THE FOLLOWING PARTIES LISTED, THAT THIS MAP HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND IS BASED UPON AN ACTUAL FIELD SURVEY AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND EXCEPT SUCH AS SETS NOT DISCLOSED IN THE REPORT OR FOUND BELOW THE GROUND. THIS MAP IS CERTIFIED TO:
 - JAMES GUSTAF AND LU GUSTAF, H/W
 - FRANCES A. CHAMBERLAIN, ESQ.
 - TONY THE AGENCY, LLC
 - FIRST AMERICAN THE INSURANCE COMPANY

COLOR KEY:
 - BLUE: BOUNDARY LINES, CORNERS AND DISTANCES
 - RED: LOT LINES AND AREA
 - BLACK: EXISTING FEATURES

COMMON ABBREVIATIONS:
 - CON: CONCRETE
 - PH: PLYWOOD
 - M: MASONRY
 - W: WATER VALVE
 - U: UTILITY POLE
 - G: GAS VALVE
 - L: LANDSCAPING
 - S: SET/FOUND PROPERTY MARKER

NOTES:
 1) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH M.A.C. 17:40-5.
 2) A WRITTEN WARNING AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 17:40-5.1(d).
 3) SURVEY BASED ON DEEDS FURNISHED. IT IS STRONGLY RECOMMENDED THAT A FULL TITLE SEARCH BE PERFORMED ON ALL ADJOINING PROPERTIES PRIOR TO ANY PERMANENT CONSTRUCTION.

REFERENCES:
 1) DEED BOOK: 0858 PAGE: 508
 2) OFFICIAL TAX MAP OF VILLAGE OF RIDGEWOOD

PROJECT: BSM22-10596 | Scale: 1" = 20' | 07/07/2022
BUTLER
 SURVEYING & MAPPING, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 41-A PROSPECT STREET • WILAND PARK • NJ • 07432
 PH: (201) 386-0740 • FAX: (201) 386-0741
 DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER: 240428157860
 N.J. PROFESSIONAL LAND SURVEYOR LIC. NO. 41267
JOHN J. BUTLER, PLS
John J. Butler

Survey conducted with N Van Dien July 2022

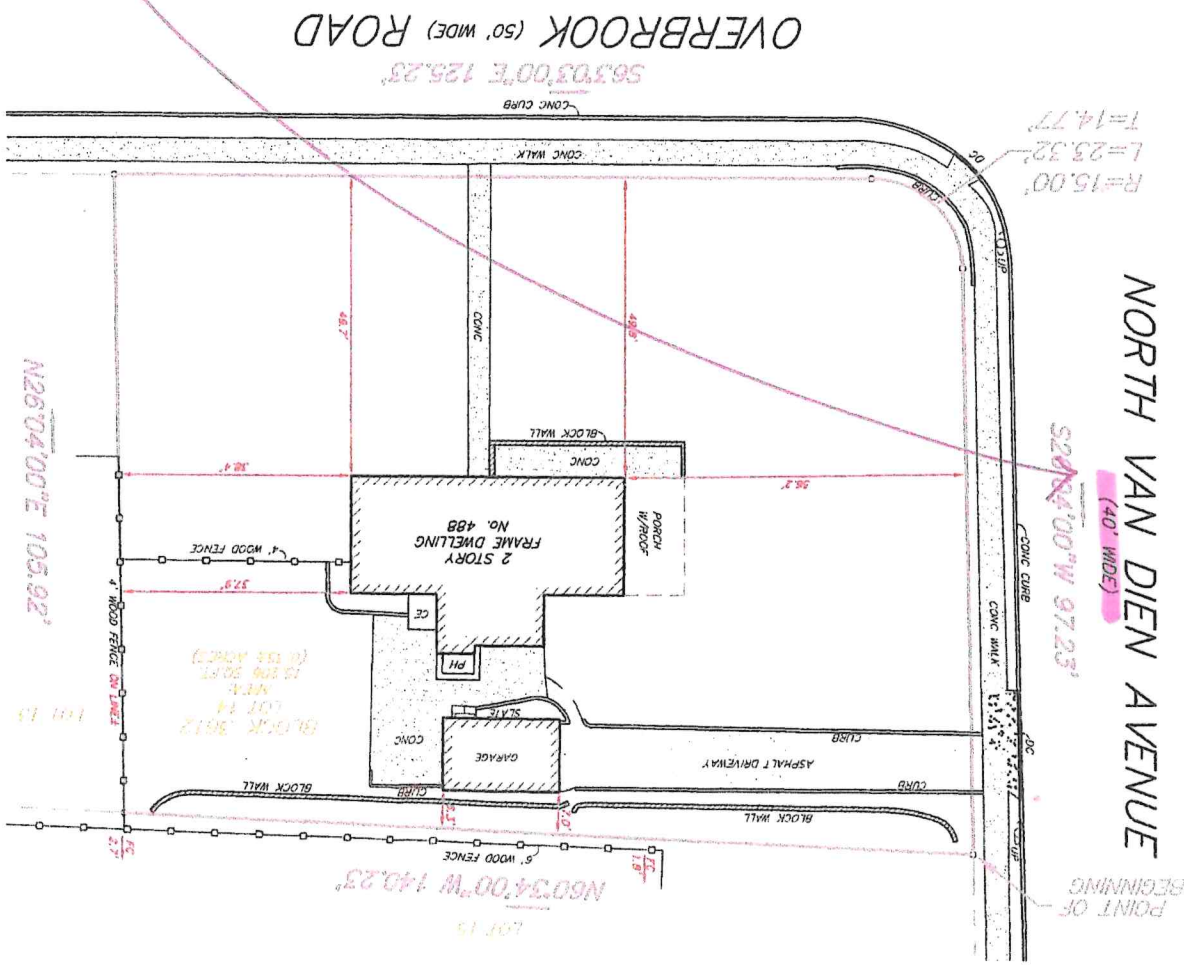


Exhibit C



VILLAGE OF RIDGEWOOD

131 North Maple Avenue
Ridgewood, New Jersey, 07451

Building Department

(201) 670-5500
(201) 670-5549

June 13, 2023

Mr. & Mrs. James Gusfa
121 Doremus Avenue – Apt #2
Ridgewood, N.J. 07450

Re: Block 3612 Lot 14
488 Overbrook Road

Dear Mr. & Mrs. Gusfa:

A review of your application for a building permit regarding 488 Overbrook Road, (R-1 zone) has been made. It is the opinion of the undersigned that a variance must be obtained from the Board of Adjustment for the construction of a covered patio which would result in a side yard of 10.4 feet, to the overhand, and 11.9 feet, to the column, where 21.2 feet is the minimum required, for the construction of a front porch, on North Van Dien Avenue, which would result in a front yard of 35.2 feet where 40 feet is the minimum required and for the width of the driveway of 40 feet, at the widest point, where 22 feet is the maximum required.

Under the provisions of § 190-102E(2)(3) & § 190-121G(3) Article X of the Ridgewood Village Code, "Minimum front yard: 40 feet"; "Minimum side yard: 2/3 the height of the principal building on the site or 15 feet"; "...no driveway shall have a width exceeding 1/5 of the width of such lot..." .

If you have any questions, please feel free to contact me.

Sincerely,

Paola G. Peréz
Assistant Zoning Officer

PGP