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SUBJECT TO EASEMENTS AND RESTRICTIONS THAT AFFECT SUBJECT PROPERTY. SUBJECT TO AN ACCURATE TITLE SEARCH. UNDERGROUND UTILITIES-UNDERGROUND TANKS-TREES-LANDSCAPE FEATURES-HAZARDOUS WASTE-FRESHWATER WETLANDS-FLOOD-RIPARIAN DELINEATIONS, IF ANY, ARE NOT SHOWN HEREIN.

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).

THIS MAP OR ANY PART THEREOF NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT OF GB ENGINEERING, LLC AND/OR OWN © COPYRIGHT.

THIS BUILDING LOCATION SURVEY MADE FOR TITLE PURPOSES ONLY. ALTHOUGH ABSOLUTE, OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION. NO CORNER STAKES HAVE BEEN REQUESTED OR SET.

MAP OF PROPERTY FOR
TAMBI KAT AND DINA KAT, HUSBAND AND WIFE

	Required/Allowed	Existing	Proposed	Impact	Variance Required
R-2					
MAX. BUILDING HEIGHT (ft)	30	19.17	27.19	8.02	
MAX. BUILDING STORIES	2.5	1.00	2.0	1.0	
MIN. FRONT YARD (ft) for LOCKWOOD ROAD	40	39.71	39.71	-0.29	V
MIN. FRONT YARD (ft) for WITTHILL ROAD to SECOND FLOOR ADDITION	40	18.51	18.51	-21.49	
MIN. FRONT YARD (ft) for WITTHILL ROAD to FRONT COVERED PORCH	40	18.51	9.78	-30.22	V
MIN. SIDE YARD (ft) opposite WITTHILL ROAD	10	18.53	18.53	NO CHANGE	
MIN. REAR YARD (ft) to REAR COVERED PORCH	30	32.13	21.53	-8.47	
MIN. REAR YARD (ft) to ATTACHED FRAME SHED 1	30	21.01	21.01	-8.99	V
MIN. LOT AREA (sf) (Corner Lots)	14,700	9,513.00	9,513.00	NO CHANGE	
MIN. LOT WIDTH (ft)	105	88.35	88.35	NO CHANGE	
MIN. AVERAGE LOT WIDTH (ft)	105	92.07	92.07	NO CHANGE	
MIN. LOT DEPTH (ft)	120	108.87	108.87	NO CHANGE	
MAX. TOT. COVERAGE OF ABOVE GRADE STRUCTURES (% of lot area)	20%	16.02%	21.56%	-1.56%	V
MAX. TOT. COVERAGE OF ABOVE GRADE STRUCTURES (sf)	1,903	1,523.79	2,051	-148.12	V
HOUSE (sf)	NA	1,288.16	1,348.68	60.52	
ENCLOSED PORCH (sf)	NA	94.44	0	-94.44	
FRONT COVERED PORCH W/ STEPS (sf)	NA	0.00	345	345.00	
PLT / DRIVEWAY STEPS (sf)	NA	26.04	26.04	NO CHANGE	
REAR COVERED DECK W/ STEPS (sf)	NA	0.00	287	287.00	
ATTACHED FRAME SHED 1 (sf)	NA	44.00	44	NO CHANGE	
ACCESSORY FRAME SHED 2 (sf)	NA	71.15	0	-71.15	
MAX. GROSS BUILDING AREA (PRINCIPAL)	3,234	1,426.60	2,024.68	598.08	
MAX. GROSS BUILDING AREA (DETACHED ACCESSORY BUILDINGS)	666	71.15	0.00	NO CHANGE	
MAX. COVERAGE BY IMPROVEMENTS (% of lot area)	40%	28.85%	31.39%	2.54%	
MAX. COVERAGE BY IMPROVEMENTS (ft)	3,805	2,744.82	2,986	241.29	
ABOVE GRADE STRUCTURES (sf)	1,903	1,523.79	2,051	526.93	
CONCRETE WALK (sf)	NA	117.70	117.70	NO CHANGE	
ASPHALT DRIVE (sf)	NA	587.98	587.98	NO CHANGE	
CONCRETE BLOCK (sf)	NA	166.91	166.91	NO CHANGE	
BL. STONE (sf)	NA	33.07	33.07	NO CHANGE	
BRICK WALL (sf)	NA	13.97	13.97	NO CHANGE	
SIDE STEPS (sf)	NA	15.76	15.76	NO CHANGE	
CONC. BLOCKS & WALKS (sf)	NA	178.65	0.00	-178.65	
WOOD PLAT (sf)	NA	106.99	0.00	-106.99	

2 BULK REGULATIONS
SCALE: NOT TO SCALE

KAT RESIDENCE
225 LOCKWOOD ROAD
RIDGWOOD, NEW JERSEY 07450
OWNERS:
DINA & TAMBI KAT
ARCHITECT:
ROBERT C. BARNETT, R.A.
NJ LIC. #21AI01888700
LOT 1, BLOCK 4317

DATE: REVISION:

1/14/25 ZONING REVIEW



PREPARED BY:
CBH ARCHITECTS
350 SPRINGFIELD AVE, STE. 200
SUMMIT, NJ 07901
PHONE: 973-735-3027
EMAIL: BOB@CBHARCHITECTS.COM

DATE: 1/14/25

SCALE: AS NOTATED @ 36"X24"

DRAWING TITLE:
SITE PLAN
BULK REGULATIONS

DRAWING NUMBER:

T-1.00

1 SITE PLAN BY OTHERS
SCALE: 1" = 10'-0" OVERLAY BY CBH ARCHITECTS

**KAT
RESIDENCE**

225 LOCKWOOD ROAD
RIDGWOOD, NEW JERSEY 07450

OWNERS:
DINA & TAMBI KAT

ARCHITECT:
ROBERT C. BARNETT, R.A.
NJ LIC. #21AI01888700

LOT 1, BLOCK 4317

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1 EXISTING WEST (FRONT) ELEVATION
A3 00 SCALE : 1/4" = 1'-0"

2 EXISTING SOUTH (SIDE) ELEVATION
A3 00 SCALE : 1/4" = 1'-0"



3 PROPOSED WEST (FRONT) ELEVATION
A3 00 SCALE : 1/4" = 1'-0"

4 PROPOSED SOUTH (SIDE) ELEVATION
A3 00 SCALE : 1/4" = 1'-0"



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DATE: 1/14/25
SCALE: AS NOTATED @ 36"X24"

DRAWING TITLE:
EXISTING EXTERIOR ELEVATIONS
PROPOSED EXTERIOR ELEVATIONS

DRAWING NUMBER:

A-3.00

**KAT
RESIDENCE**

225 LOCKWOOD ROAD
RIDGEWOOD, NEW JERSEY 07450

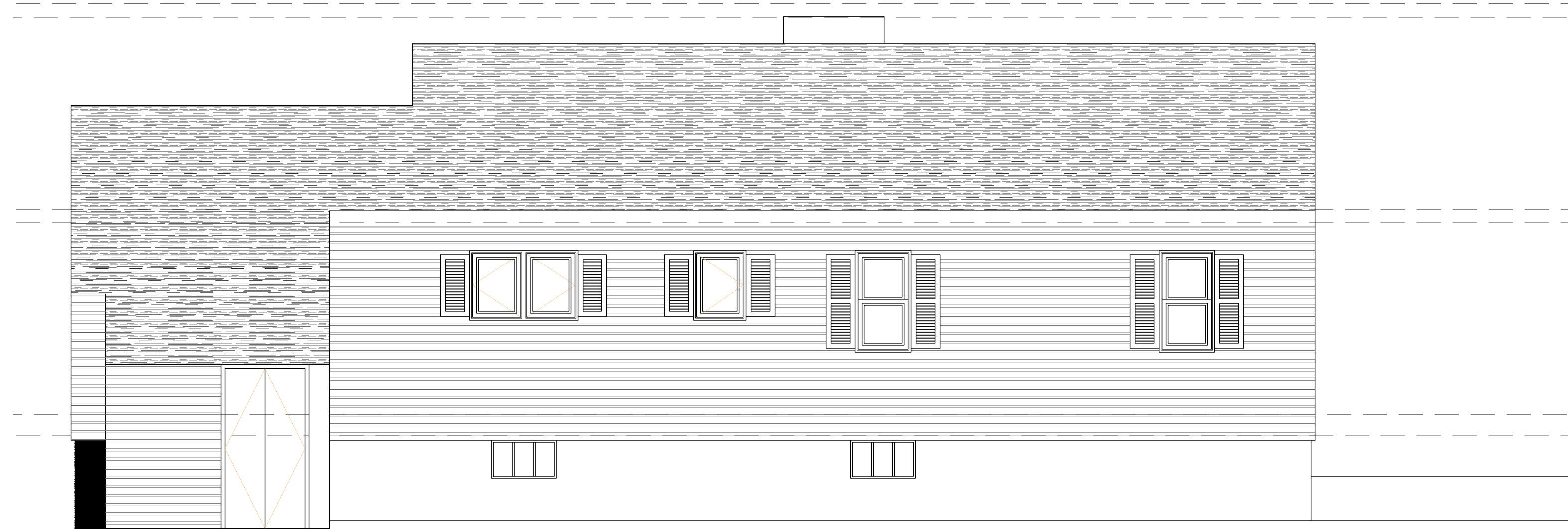
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LOT 1, BLOCK 4317

DATE: REVISION:

1/14/25 ZONING REVIEW



1 EXISTING EAST (FRONT) ELEVATION
A3 01 SCALE : 1/4" = 1'-0"

2 EXISTING NORTH (SIDE) ELEVATION
A3 01 SCALE : 1/4" = 1'-0"



3 PROPOSED EAST (FRONT) ELEVATION
A3 01 SCALE : 1/4" = 1'-0"

4 PROPOSED NORTH (SIDE) ELEVATION
A3 01 SCALE : 1/4" = 1'-0"



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DRAWING TITLE:
EXISTING EXTERIOR ELEVATIONS
PROPOSED EXTERIOR ELEVATIONS

DRAWING NUMBER:

A-3.01