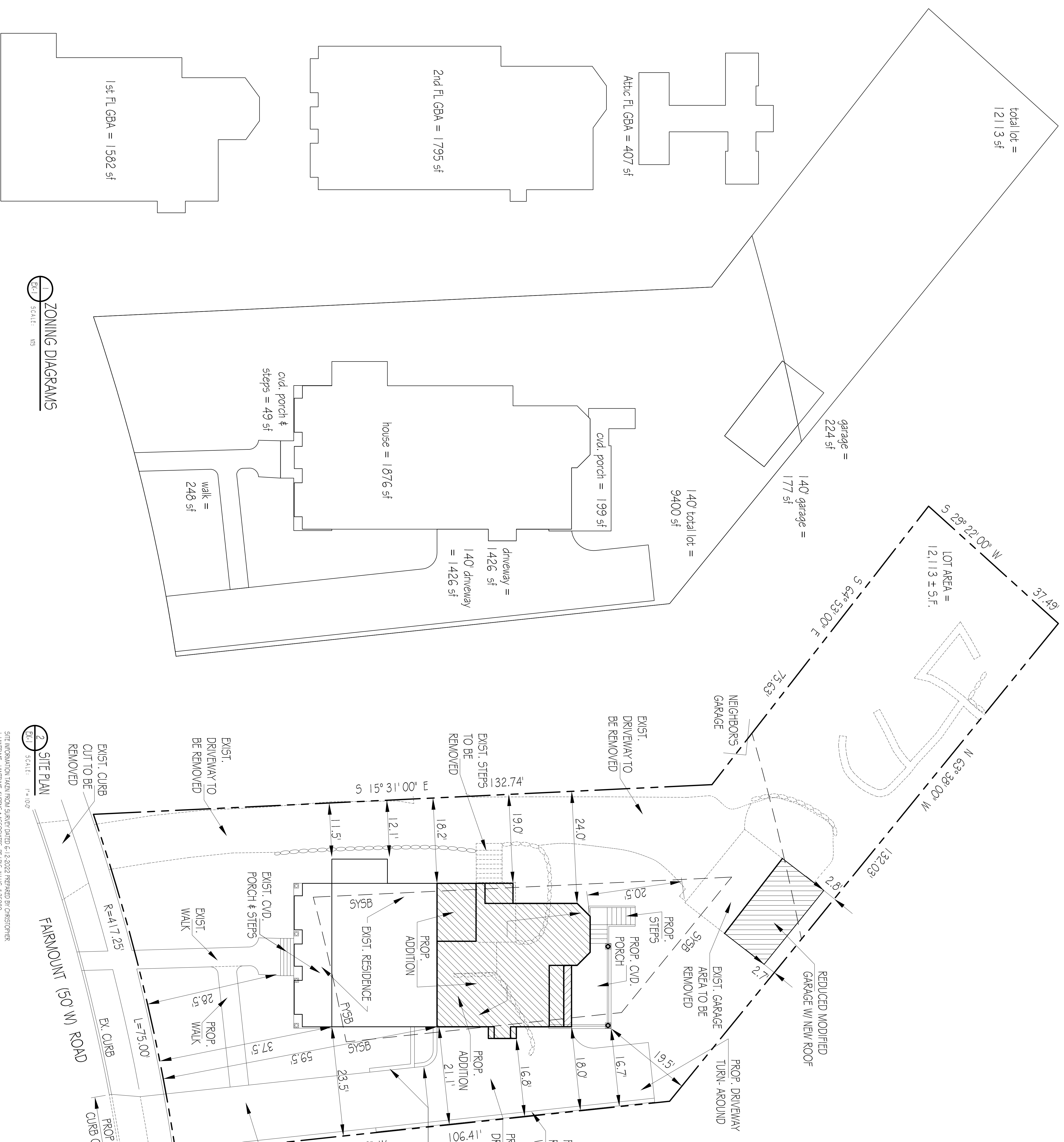


Z O N I N G S C H E D U L E

Item	Required	Existing	Proposed	Variance
Height	Max. 30 ft.	36.0 ft.	34.0 / 32.9 ft.	<u>YES</u>
Front Yard Setback	Min. 40 ft.	28.5 ft. steps 37.5 ft. house	59.5 ft.	<u>NO</u>
Side Yard Setback	Min. 15 ft. 2/3 Bid. Ht. = 23.33 ft.	11.5 / 21.1 ft.	18.2 / 16.7 ft.	<u>YES</u>
	Both 33 % Lot 33 ft. = 24.0 ft.		34.9 ft.	<u>NO</u>
Rear Yard Setback	Min. 30 ft.	119.0 ft.	105.7 ft.	<u>NO</u>
Lot Area	Min. 14,000 sf. First 140 ft.	12,113 sf. 9,400 sf.	12,113 sf. 9,400 sf.	<u>NO-PE</u> <u>NO-PE</u>
Lot Width	Min. 80 ft.	75.0 ft.	75.0 ft.	<u>NO-PE</u>
Avg. Lot Width @ 1/3 s.d.	Min. 100 ft.	75.0 ft.	75.0 ft.	<u>NO-PE</u>
Lot Depth	Min. 120 ft.	208.37 / 238.44 ft.	208.36 / 238.44 ft.	<u>NO</u>
Lot Coverage	Max. 20 %	14.5 %	19.3 %	<u>YES</u>
Lot Area	Max. 20 % First 140 ft.	18.3 %	24.5 %	<u>YES</u>

Gross Building Area		Pin. Bid - 32 % / 4090 s.f.		15.0 % / 1829 s.f.		31.2 % / 3784 s.f.		
Total Lot	140 ft. Lot	34 % / 3390 s.f.	19.4 % / 1829 s.f.	40.3 % / 3784 s.f.				<u>YES</u>
Acry. Bid - 6.5 % / 840 s.f.	Total Lot	3.6 % / 437 s.f.	1.8 % / 224 s.f.					<u>NO</u>
Acry. Bid - 7.0 % / 882 s.f.	140 ft. Lot	4.1 % / 390 s.f.	1.9 % / 177 s.f.					<u>NO</u>
Improved Lot Area / 5600 sf	Max. 45 % Lot Coverage	31.6 % / 3833 sf	42.2 % / 3970 sf					<u>NO</u>
		37.1 % / 4491 sf						<u>NO</u>



1 ZONING DIAGRAMS
SCALE: 1" = 100'

2 SITE PLAN
SCALE: 1" = 100'

11-21-2024 ISSUED FOR VARIANCE
10-3-2024 ISSUED FOR OWNER REVIEW
8-29-2024 ISSUED FOR VARIANCE

ROGER SCHLICHT ARCHITECTS
56 Wadhway Avenue, Ridgewood, New Jersey 07450
2 0 1 . 4 7 7 . 1 9 6 2

Roger D. Schlich
NJ License No. 09576

CHRISTIANO RESIDENCE
68 Fairmount Road
Ridgewood, N.J.

DATE: 8-29-2024
SCALE: AS NOTED

SITE DIAGRAM
SITE PLAN
ZONING SCHEDULE

SITE INFORMATION TAKEN FROM SURVEY DATED 6-12-2022 PREPARED BY CHRISTOPHER J. LAVINONE - LAND/TEAM KUBENS & ASSOCIATES, P.C./P.L.L.C. # 35990