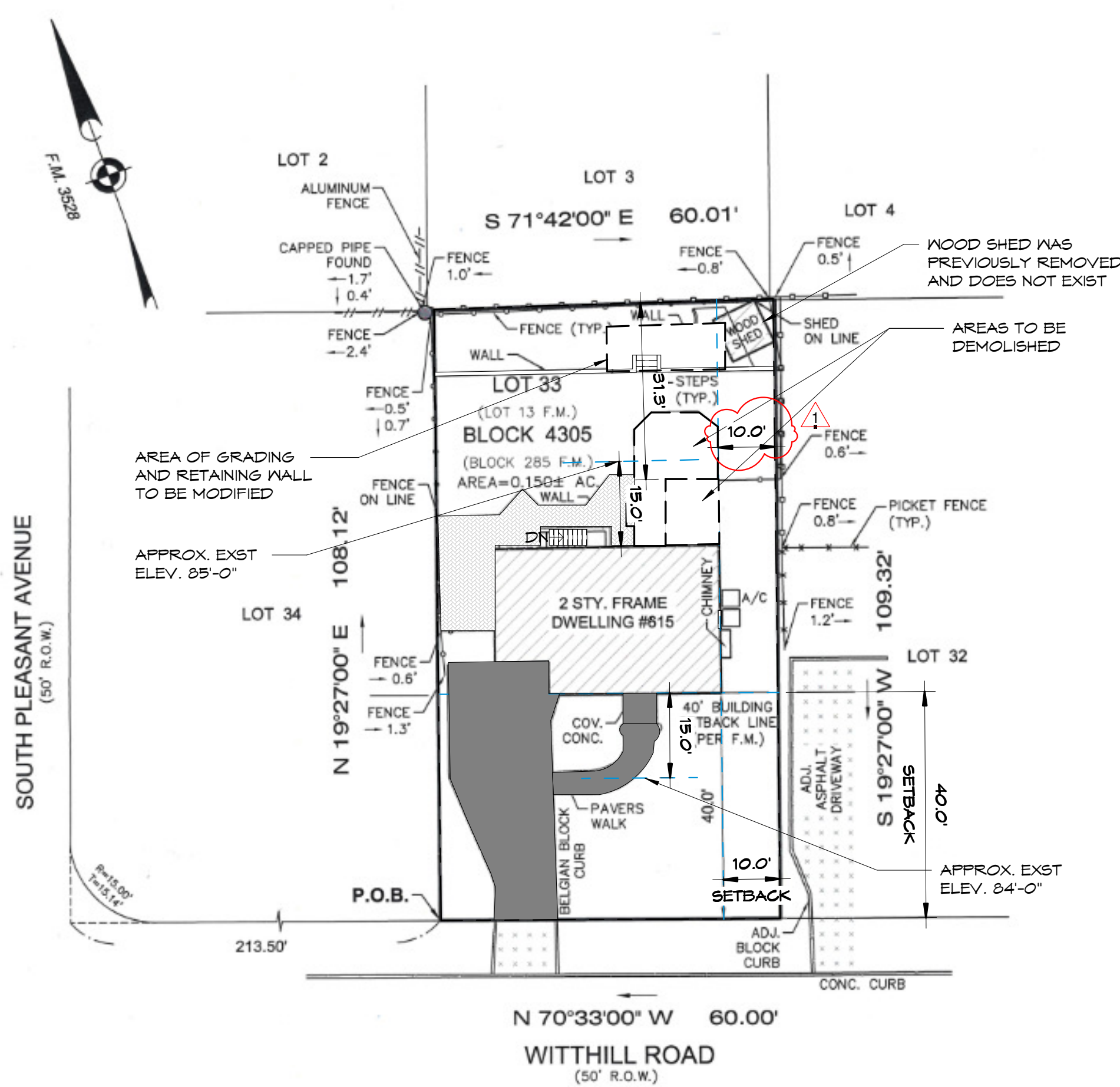
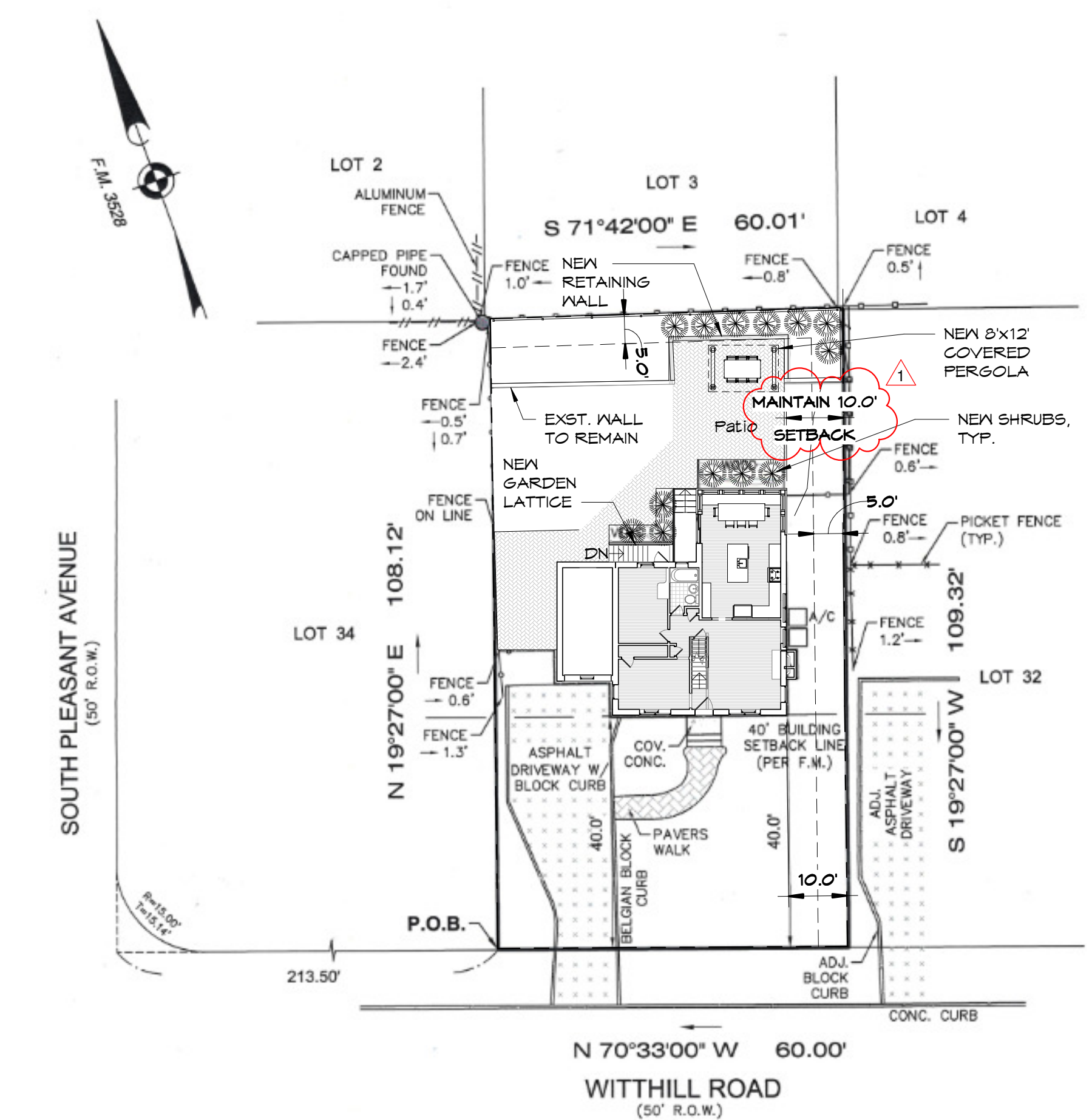


3 Nest View
1/4" = 1'-0"



1 Existing Schematic Site Plan
1" = 20'-0"



2 Proposed Schematic Site Plan
1" = 20'-0"

BUILDING DATA			
	EXISTING	PROPOSED	TOTAL
SQUARE FOOTAGE			
BASEMENT AREA	181.2	145.1	326.3
FIRST FLOOR AREA	1,088.8	71.7	1,160.5
SECOND FLOOR AREA	888.7	209.6	1,098.3
GROSS FLOOR AREA	2,764.7	470.4	3,235.1
VOLUME			
BASEMENT AREA	5,641.1	1,348.1	6,989.2
FIRST FLOOR AREA	8,618.9	690.9	9,309.8
SECOND FLOOR AREA	7,405.5	1,646.6	9,052.1
GROSS VOLUME	21,665.5	3,726.6	25,392.1

AREA, BULK AND YARD REQUIREMENTS					
PROJECT DESCRIPTION:		SINGLE FAMILY ADDITION			
ZONE:		RESIDENTIAL R-2			
BLOCK:		4305 (BLOCK 285 F.M.)			
LOT:		33 (LOT 13 F.M.)			
DESCRIPTION:	REQUIRED	EXISTING	PROPOSED	VARIANCE	
MINIMUM LOT AREA (SQ. FT.)	10,500	6,523	6,523	EXISTING	
LOT WIDTH (MIN. FT.)	75	60	60	EXISTING	
LOT DEPTH (MIN. FT.)	120	108.12	108.12	EXISTING	
MIN. FRONT YARD (MIN. FT.)	40	40	40	NO (N/G)	
MIN. EACH SIDE YARD (MIN. FT.)	10	10	10	NO (N/G)	
MIN. REAR YARD (MIN. FT.)	30	31.3	30.2	NO	
MAX. BUILDING HT. (FT.) MEASURED 15' FROM PRINCIPAL BLDG.	30	25.75	25.75	NO (N/G)	
MAX. BUILDING HT. (STORES)	2-1/2	2-1/2	2-1/2	NO (N/G)	
COVERAGE BY ABOVE GRADE STRUCTURES					
MAX. GROSS BLDG. AREA (LOT AREA 0 - 8,341 SF)	PERCENTAGE	35	30.3	34.6	NO
PRINCIPAL STRUCTURE	SQ.FT.	2,856	1,971.5	2,260.8	NO
MAX. GROSS BLDG. AREA (LOT AREA 0 - 8,341 SF)	PERCENTAGE	15	0	1.2	NO
ACCESSORY STRUCTURE	SQ.FT.	588	0	46	NO
TOTAL COVERAGE BY ABOVE GRADE STRUCTURES (MAX. PERCENTAGE)	PERCENTAGE	20	20	19.9	NO
SQ.FT.	SQ.FT.	2,100	1,304.9	1,304.5	NO
MAX. COVERAGE BY IMPROVEMENTS	PERCENTAGE	45	38.8	44.2	NO
(LOT AREA 0 - 13,999)	SQ.FT.	5,600	2,544.5	2,887.4	NO

Key Plan

Graphic Scale

Cheryl Fothergill
Design Consultant
c/o Poskanzer Skott Architects

No.	Issue Date	Issue Description
1	11/20/2024	Rev. Per Zoning Comments

Poskanzer Skott Architects
550 North Maple Avenue
Ridgewood, NJ 07450
Telephone: 201-445-2322
Facsimile: 201-445-3053
E-mail: www.poskanzerskott.com

Project
Residential Addition
615 Witthill Road
Ridgewood, NJ 07450

Client
Gabriel Rama & Katharine Offer

Drawing Title
ZONING ANALYSIS

Scale As indicated
Project
File No
Drawn CF
Checked BP
Date 09/20/2024
Sheet No

Z-100

NJ 05915
NY 011938
PA B 7813
CT 4823
AZ 12822
NCARB 12652