

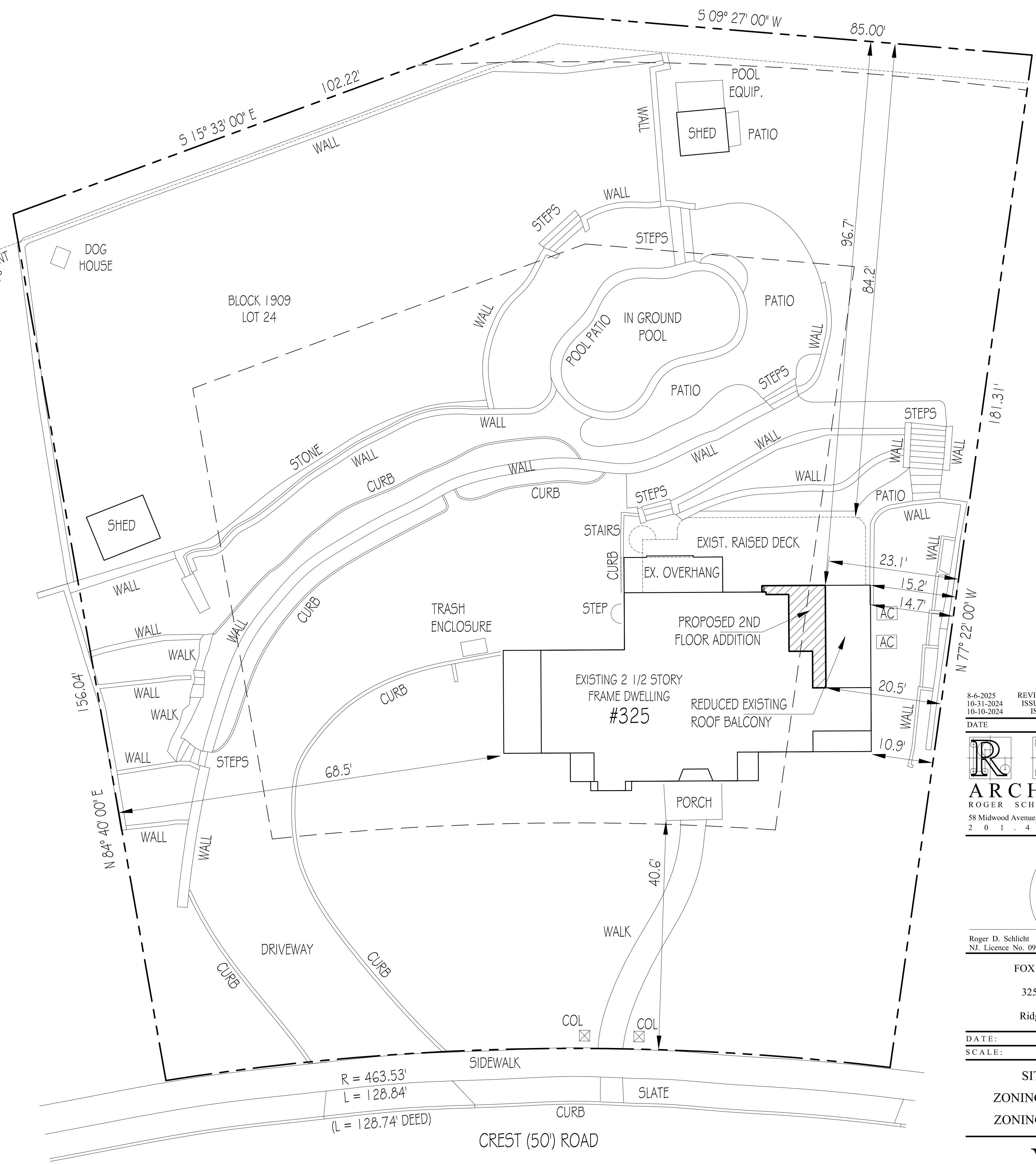
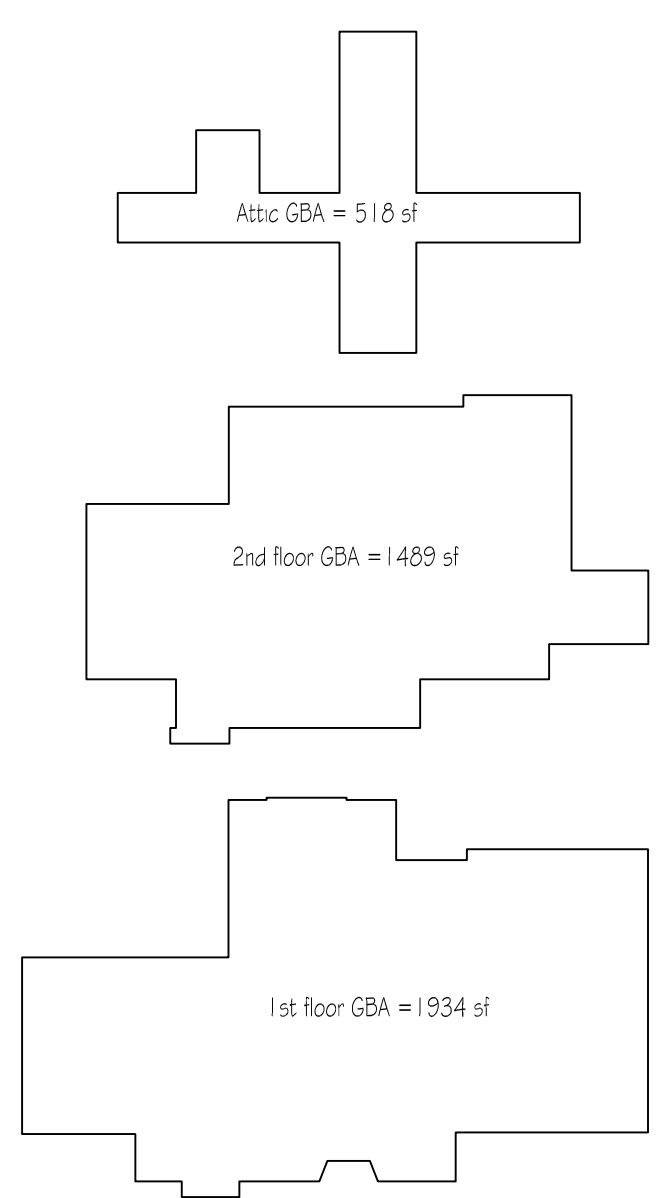
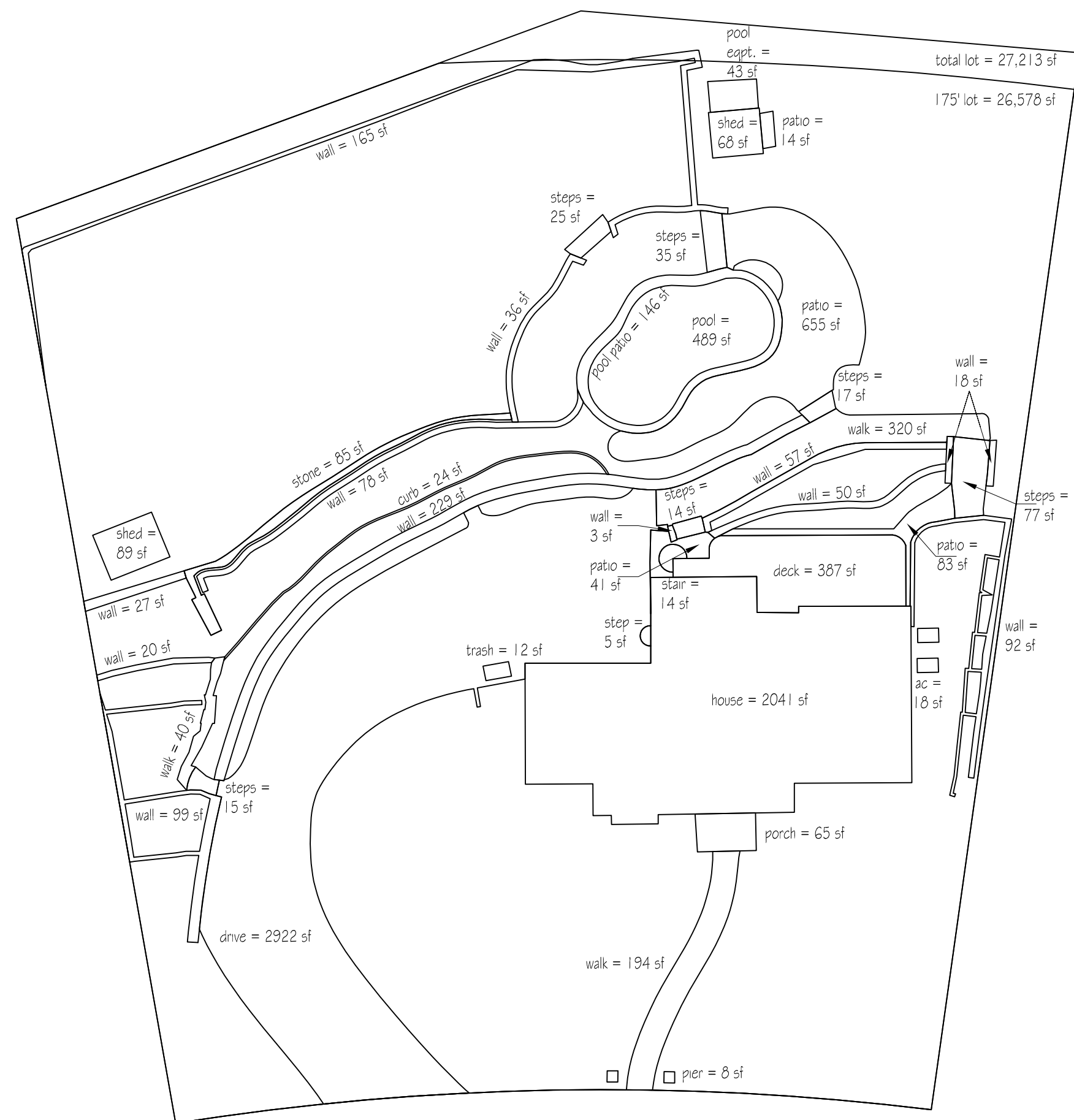
Z O N I N G S C H E D U L E

Item	Required	Existing	Proposed	Variance
Height	Max. 30 ft.	39 ft.	29.0 ft.	NO
Front Yard Setback	Min. 40 ft.	40.6 ft.	No Change	NO
Side Yard Setback	Min. 15 ft. 2/3 Bld. Ht. = 26 ft.	68.5 / 10.9 ft.	20.5 ft. 23.1 ft.	YES
Rear Yard Setback	Min. 40 ft.	84.2 ft.	96.7 ft.	NO
Lot Area	Min. 19,250 sf. First 175 ft.	27,213 sf. 26,578 sf.	27,213 sf. 26,578 sf.	NO NO
Lot Width	Min. 90 ft.	128.84 ft.	128.84 ft.	NO
Avg. Lot Width	Min. 110ft.	155 ft.	155 ft.	NO
Lot Depth	Min. 140 ft.	156.04 / 181.31 ft.	156.04 / 181.31 ft.	NO
Lot Coverage	Max. 20 %	9.8 %	No Change	NO
Gross Building Area				
Principal Bld.	20 % / 5442 sf	14.1 % / 3841 sf	14.5 % / 3941 s.f.	NO
175 ft Lot.	20 % / 5315 sf	14.5 % / 3841 sf	14.8 % / 3941 s.f.	NO
Accessory Bld.	4 % / 1088 sf	.5 % / 157 sf	No Change	NO
Improved Lot Coverage	Max. 35 % Lot Area / 9524 sf	32.4% / 8820 sf	No Change	NO
	Max. 35 % 1 st / 175 ft. / 9302 sf	33.1 % / 8820 sf	No Change	NO

building coverage total lot porch = 65 sf
house = 2041 sf
deck = 387 sf
star = 14 sf
step = 5 sf
shed = 89 sf
shed = 68 sf
total = 2669 sf div.
27213 sf lot = 9.8 %
building coverage 175 ft. lot porch = 65 sf
house = 2041 sf
deck = 387 sf
star = 14 sf
step = 5 sf
shed = 89 sf
shed = 68 sf
total = 2669 sf div.
26578 sf lot = 10.0 %
gross building area total lot first floor = 1934 sf
second floor = 1489 sf
attic floor = 518 sf
total = 3941 sf div.
27213 sf lot = 14.5 %
gross building area 175 ft. lot first floor = 1934 sf
second floor = 1489 sf
attic floor = 518 sf
total = 3941 sf div.
26578 sf lot = 14.8 %
acry. gross building area total lot shed = 89 sf
shed = 68 sf
total = 157 sf div.
27213 sf lot = 0.5 %
acry. gross building area 175 ft. lot shed = 89 sf
shed = 68 sf
total = 157 sf div.
26578 sf lot = 0.5 %

imp. lot coverage total lot above = 2669 sf
pier = 8 sf
drive = 2922 sf
walk = 194 sf
wall = 40 sf
walk = 320
wall = 99 sf
wall = 20 sf
wall = 27 sf
wall = 229 sf
wall = 78 sf
wall = 57 sf
wall = 18 sf
wall = 36 sf
wall = 50 sf
wall = 92 sf
wall = 165 sf
wall = 3 sf
curb = 24 sf
stone = 85
steps = 15 sf
steps = 25 sf
steps = 35 sf
steps = 17 sf
steps = 14 sf
steps = 77 sf
pool patio = 146 sf
pool = 489 sf
patio = 655 sf
patio = 83 sf
patio = 41 sf
pool capt. = 43 sf
ac = 18 sf
trash = 12 sf
total = 8820 sf div.
27213 sf lot = 32.4 %

imp. lot coverage 175' lot pier = 8 sf
drive = 2922 sf
walk = 194 sf
wall = 40 sf
walk = 320
wall = 99 sf
wall = 20 sf
wall = 27 sf
wall = 229 sf
wall = 78 sf
wall = 57 sf
wall = 18 sf
wall = 36 sf
wall = 50 sf
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pool patio = 146 sf
pool = 489 sf
patio = 655 sf
patio = 83 sf
patio = 41 sf
pool capt. = 43 sf
ac = 18 sf
trash = 12 sf
total = 8820 sf div.
26578 sf lot = 33.1 %



1 ZONING DIAGRAMS
SCALE: NTS

2 SITE PLAN
SCALE: 1" = 10'-0"

SITE INFORMATION TAKEN FROM SURVEY DATED 6-12-2019 PREPARED BY RUSSELL S. KAUFMAN - ELS SURVEYING LLC, PE/FLS, NJ LIC. # 246902315200

8-6-2025
10-31-2024
10-10-2024
DATE
ISSUE
ISSUED FOR DENIAL / VARIANCE
ISSUED FOR OWNER'S REVIEW

R D S ARCHITECTS
ROGER SCHLICHT ARCHITECT
58 Midwood Avenue, Allendale, New Jersey 07401
2 0 1 . 4 4 7 . 1 9 6 2

Roger D. Schlicht
NJ. Licence No. 09576

FOX RESIDENCE
325 Crest Road
Ridgewood, N.J.

DATE: 10-10-2024
SCALE: AS NOTED

SITE PLAN
ZONING DIAGRAMS
ZONING SCHEDULE

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