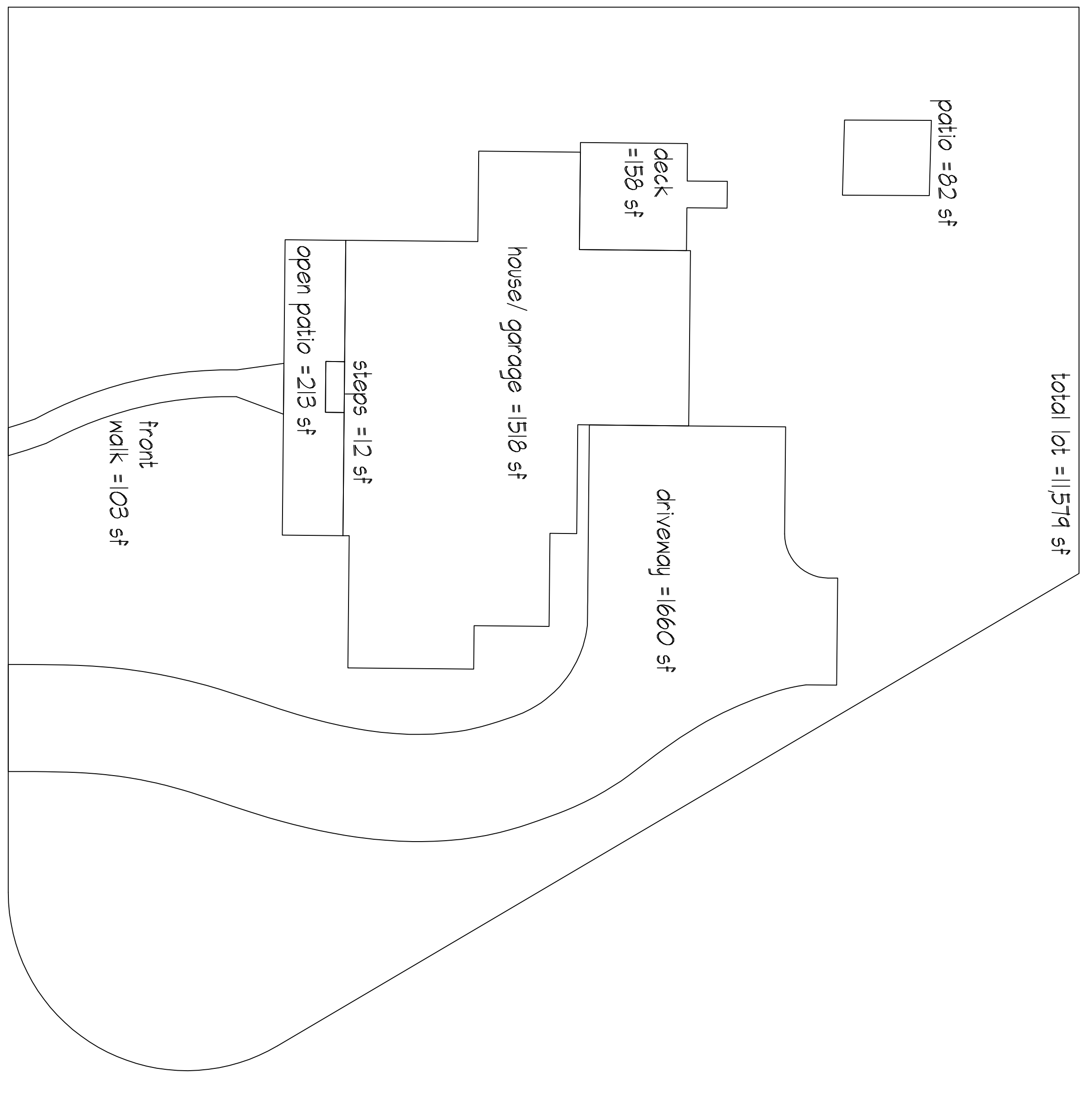


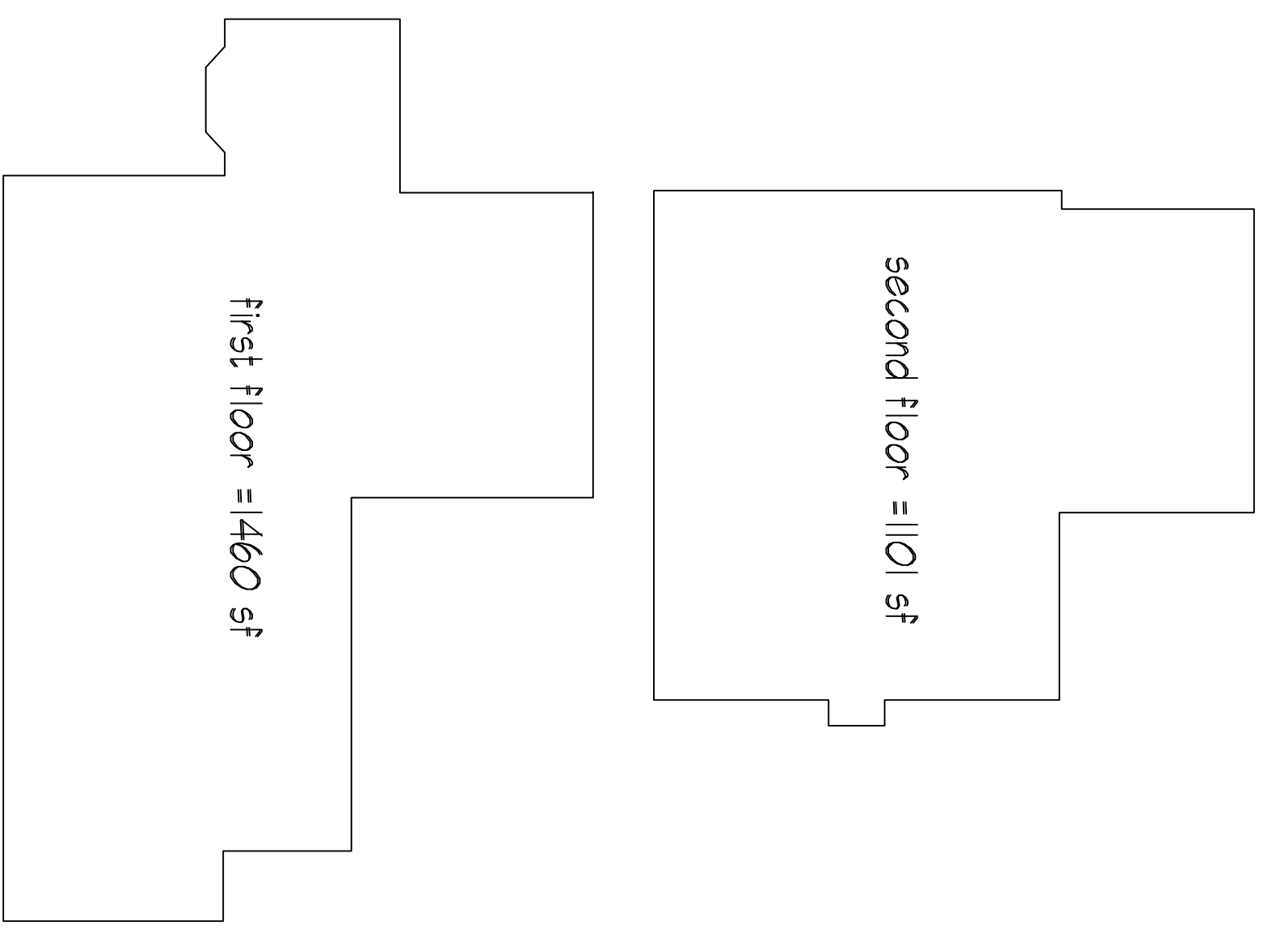
Z O N I N G S C H E D U L E

Item	Required	Existing	Proposed	Variance
Height	Max. 30 ft.	26 ft.	12 ft.	NO
Front Yard Setback	Min. 45 ft. West Terr. Min. 40 ft. N. Monroie	30.6 ft. 25.2 ft.	No Change 24.7 ft.	NO-PE YES
Side Yard Setback	Min. 10 ft.	15.0 ft.	15.0 ft.	NO
Side Yard Setback	Both 33 % Lot = 36.86 ft.	NA	NA	NO
Rear Yard Setback	Min. 30 ft.	39.4 ft.	59 ft.	NO
Lot Area	Min. 14,700 sf. First 140 ft. - 14,700	11,579 sf. 11,579 sf.	11,579 sf. 11,579 sf.	NO-PE NO-PE
Lot Width	Min. 105 ft.	99.17 ft.	99.17 ft.	NO-PE
Avg. Lot Width	Min. 75 ft. @ F.Y.S.B.	63.45 ft.	63.45 ft.	NO-PE
Lot Depth	Min. 120 ft.	120.0 ft.	120.0 ft.	NO
Lot Coverage	Max. 20 % Lot Area	13.8 %	14.6 %	NO
Gross Building Area	Max. 20 % First 140ft.	13.8 %	14.6 %	NO
Pln. Bid - Total Lot	32 % / 4060 sf.	21.4 % / 2478 sf.	22.1 % / 2561 sf.	NO
Pln. Bid - 140 ft.	32 % / 4060 sf.	21.4 % / 2478 sf.	22.1 % / 2561 sf.	NO
Accsy. Bid - Total Lot	6.5 % / 840 sf.	0 % / 0 sf.	0 % / 0 sf.	NO
Accsy. Bid - 140 ft.	6.5 % / 840 sf.	0 % / 0 sf.	0 % / 0 sf.	NO
Improved Lot Coverage	Max. 45 % Lot Area / 5600 sf.	23.4 % 2706 sf.	32.4 % 3746 sf.	NO
Driveway Width	Max. 45 % First 140 / 5600 sf.	23.4 % 2706 sf.	32.4 % 3746 sf.	NO
Driveway Width	Wastena 19.0 ft. N. Monroie 20.8 ft.	None 17.5 ft.	12.0 ft. 22.0 / 28.0 ft.	NO YES



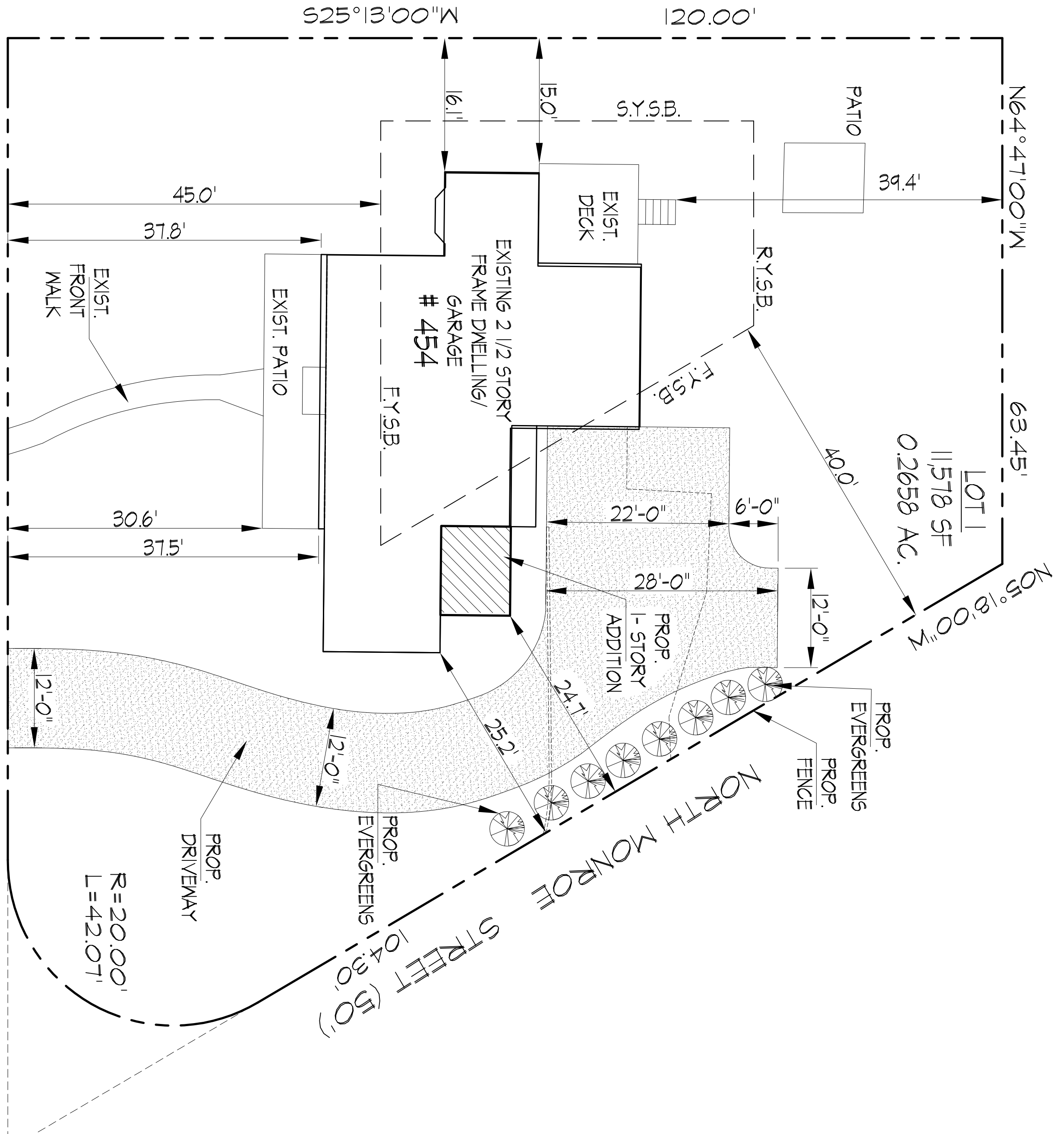
1 ZONING DIAGRAM
SCALE: 1"=10'

lot coverage total
house/garage = 1518 sf
steps = 12 sf
deck = 158 sf
total = 1688 sf div.
11,579 = 14.6 %
Imp. lot coverage total
above = 1688 sf
drive = 1660 sf
porch = 213 sf
patio = 82 sf
f. walk = 103 sf
total = 3746 sf div.
11,579 = 32.4 %
gross building area total
first floor = 1460 sf
second floor = 1101 sf
total = 2561 sf div.
11,579 = 22.1 %

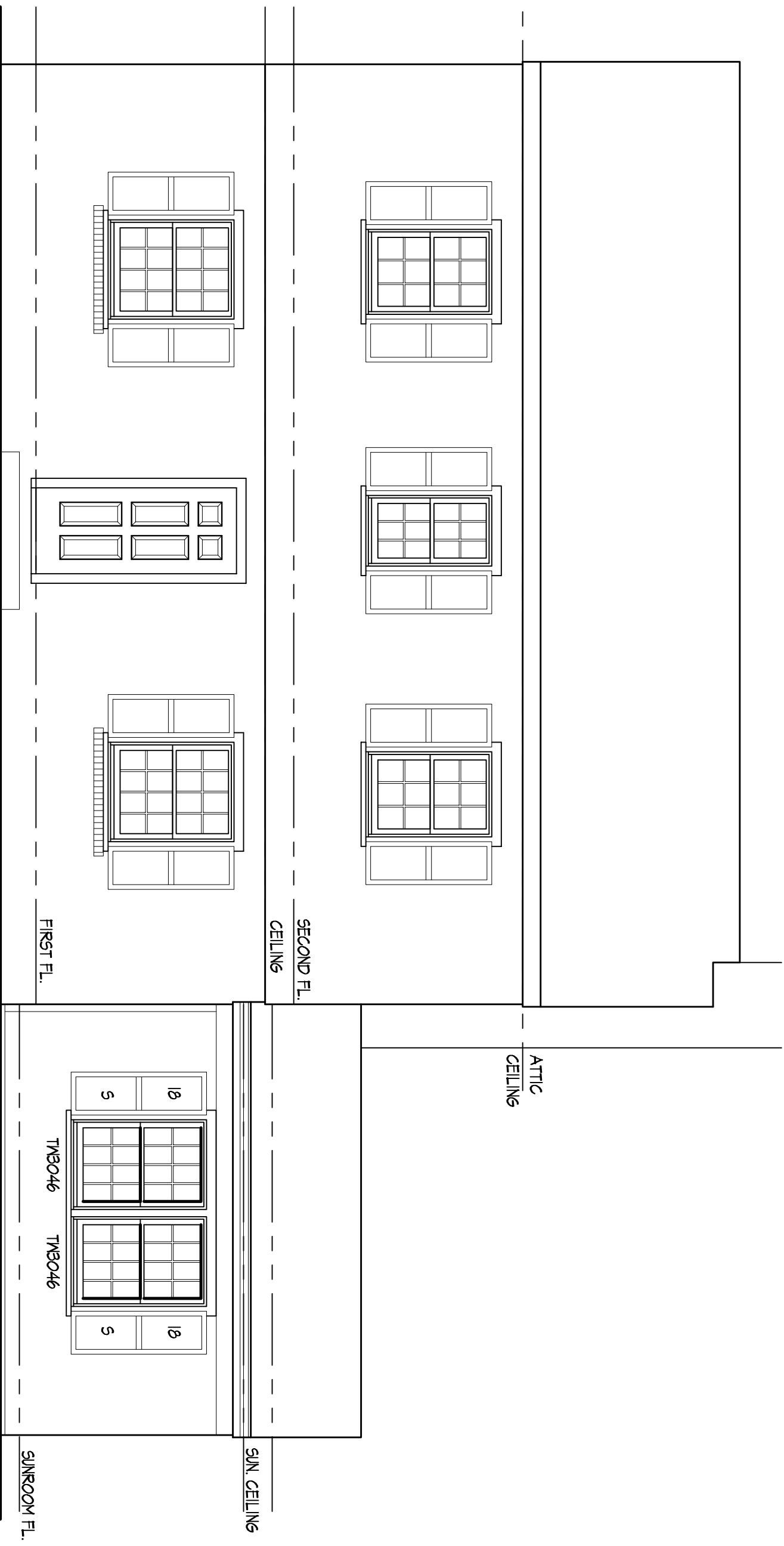


2 SITE PLAN
SCALE: 1"=10'

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY DONALD P. GREENER, OF D. P. GREENER AND ASSOCIATES, INC., N.J. LIC. #35886 DATED 5-16-2016



3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



515-3090 ISSUED FOR BOA HEARING
238-3020 ISSUED FOR VARIANCE
214-3020 ISSUED FOR ZONING REVIEW
23-3020 ISSUED FOR OWNERS REVIEW

RIDGES ARCHITECTS
ROGER SCHLICHT ARCHITECT
56 Watney Avenue, Ridgewood, New Jersey 07450
201.477.1962

Roger D. Schlich
NJ License No. 09576
BERNA RESIDENCE
454 Wastena Terrace,
Ridgewood, N.J.

DATE: 2-3-2020
SCALE: AS NOTED
ZONING DIAGRAM
SITE PLAN
ZONING SCHEDULE
FRONT ELEVATION