3 GROSS BUILDING AREA DIAGRAMS

ZONING AREA DIAGRAMS

V-1 SCALE: NIS

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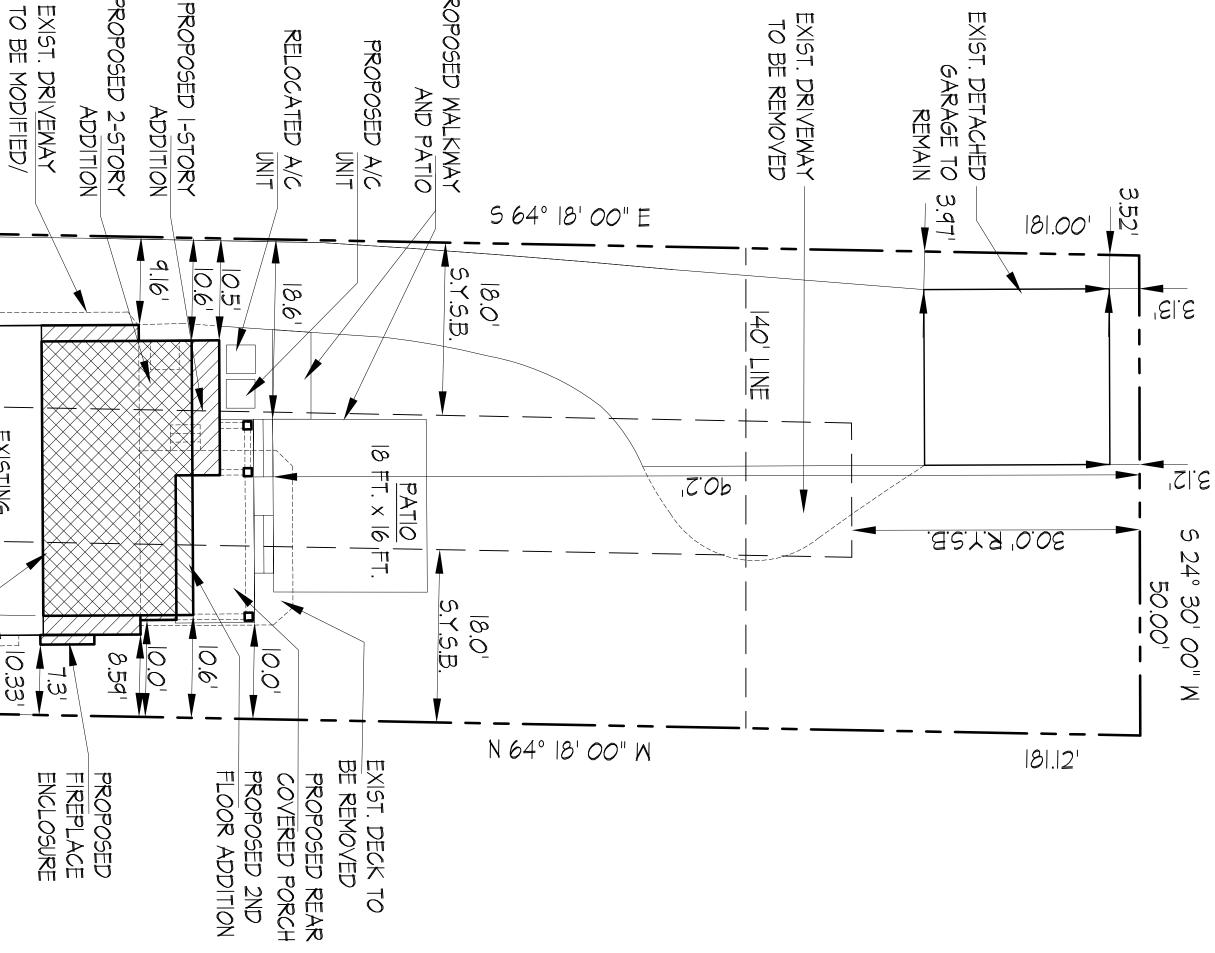
SITE PLAN

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY EDWARD R. TEUNISEN, OF TEUNISEN SURVEYING & PLANNING CO., NJ LIC. #23140 DATED AUG-25-2008.

ZONING AREA DIAGRAMS ZONING SCHEDULE SITE PLAN

AR D. Schlicht icence No. 09576 HOGAN RESIDENCE CHIT SCHLICHT Ridgewood, N.J. 82 John Street

step stones = 37 ST \frac{\partial}{2} \frac{\partial}{2} \frac{\partial}{2} house = 1285 st <u>patio</u> = 288 st porch = 170 st 7000ch PROPOSED WALKWAY AND PATIO EXIST. DRIVEWAY
TO BE MODIFIED/
INCREASED PROPOSED 2-STORY ADDITION PROPOSED I-STORY ADDITION EXIST. DRIVEWAY -RELOCATED A/C PROPOSED A/C



140 140 140 140 140

|40' |ot=

drive =

15 | GOP = 101 | Ot =

r. porch = 170 sf front porch = 43 sf total = 1498 sf div

7,000 =

= 21.4 %

building coverage house = 1285 sf

nouse

garage = 353 st house = 1285 st r. porch = 170 st front porch = 43 st total = 1851 st div. 9,051 = 20.5 %

Front Yard Setback

Min. 40 ft.

38.5 ft. to steps 42.65 ft. to house

38.0 ft. to portico NO *Allowed per sec. 190-119-A-4-g

Height

Max. 30 ft.

27 ft.

27 ft.

NO

<u>ltem</u>

Required

Existing

Proposed

<u>Variance</u>

82 John Street, Ridgewood, N J Lot 6 Block 3501 Z O N I N G

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building coverage

D101

garage =

. Б -N 24° 42.65 38 OO = $\frac{\bar{\Omega}}{N}$ (40^{-}) 38.0 EXISTING
2 STORY
FRAME
DWELLING
#82 45.0' F.Y.S.B. 101 50.00 \bar{o} 42.69 EXIST. FRONT SLATE WALK -REMAIN PROPOSED
FRONT COVERED
PORTICO - EXIST. FRONT COVERED PORCH TO BE REMOVED PROPOSED
SECOND STORY
ADDITION 7

second floor = 1225 total = 2510 sf div. 7,000 = 35.9% gross building first floor = second floor GBA = s building area 140 floor = 1285 sf nd floor = 1225 sf | | | | | | $\frac{1}{Q}$

gross building area tota first floor = 1285 sf second floor = 1225 sf 040 0101 40 tota first floor gba =1285 sf Lot Coverage Lot Area Improved Lot Coverage Side Yard Setback Rear Yard Setback Gross Building Area Prin. Bld.- Total 34 % / 3,077sf. 21 % / 1905 sf. Prin. Bld.- 140' 35% / 2,450 sf. 27.2% / 1905 sf. Accry. Bld.- Total 7 % / 682 sf. 3.9 % / 353 sf. Accry. Bld.- 140' 7.5 % / 588 sf. 0 % / 0 sf. Avg. Lot Width Lot Depth Lot Width Lot Area Max. 45 % Lot Area / 4,073 sf Max. 45 % 1st 140 / 3,150 sf Min. 14,000 sf. First 140 ft. Both 33 % Lot = 16.5 ft. Min. 15 ft. 2/3 Bld. Ht. = 18.0 ft. Max. 20 % First 140 ft. Min 100 ft. @ f.y.s.b. Min. 100ft. Max. 20 % Min. 120 ft. Min. 30 ft. Min. 80 ft. 9.16 ft./7.74 ft. L = 10.5 ft. to 1st fl. YES
10.6 ft. to 2nd fl.
18.6 ft. to rear entry
R = 7.3 ft. to chimney YES
10.0 ft. to cvd. porch
10.0 ft. to 1st fl.
10.6 ft. to 2nd fl. 42.2% / 3818 sf 42.7 % / 3000 sf 9,051 sf. 7,000 sf. 16.9 ft. 50 ft. 20.5 % 19.7 % 50 ft. 50 ft. 88.2 ft. 181 ft./181.12 ft. **181 ft./ 181.12 ft.** No Change No Change 48.2 % / 3,372 sf 45.1 % / 4,079 sf 20.5 % 9,051 sf. 7,000 sf. 21.4 % 50 ft. 90.2 ft. 16.46 ft. 50 ft. 50 ft. 27.7 % / 2,510 sf. 35.9 % / 2,510 sf. 5-14-2020 3-11-2020 2-15-19 8-31-18 3-29-18 3-28-18 9-29-17 NO-PE NO-PE <u>YES</u> YES NO <u>YES</u> <u>YES</u> **N**O NO-PE NO-PE **N**O <u>YES</u> <u>YES</u>

| | walk = 37 sf | total = 3372 sf c | 7,000 = 48.2 %

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a_05| = = |0101

2510 st div.

step stones = 4 ac = 18 st patio = 288 st

imp. lot coverage above = 1498 st

drive

1490 st

Malk = 37 sf total = 4079 sf 9,051 = 45.1 %

. <u>≤</u>.

step stones = ac = |8 st

<u>____</u>

above

11 11

= |85| st

j.

9×1×6

= |844 sf

0110

ISSUED FOR BOA HEARING
ISSUED FOR REVIEW
REVISED - ISSUED FOR VARIANCE
REVISED - ISSUED FOR VARIANCE
ISSUED FOR VARIANCE
ISSUED FOR OWNER REVIEW
ISSUED FOR VARIANCE ECTS

ARCHITECT ⁷ Jersey 07450 9 6 2