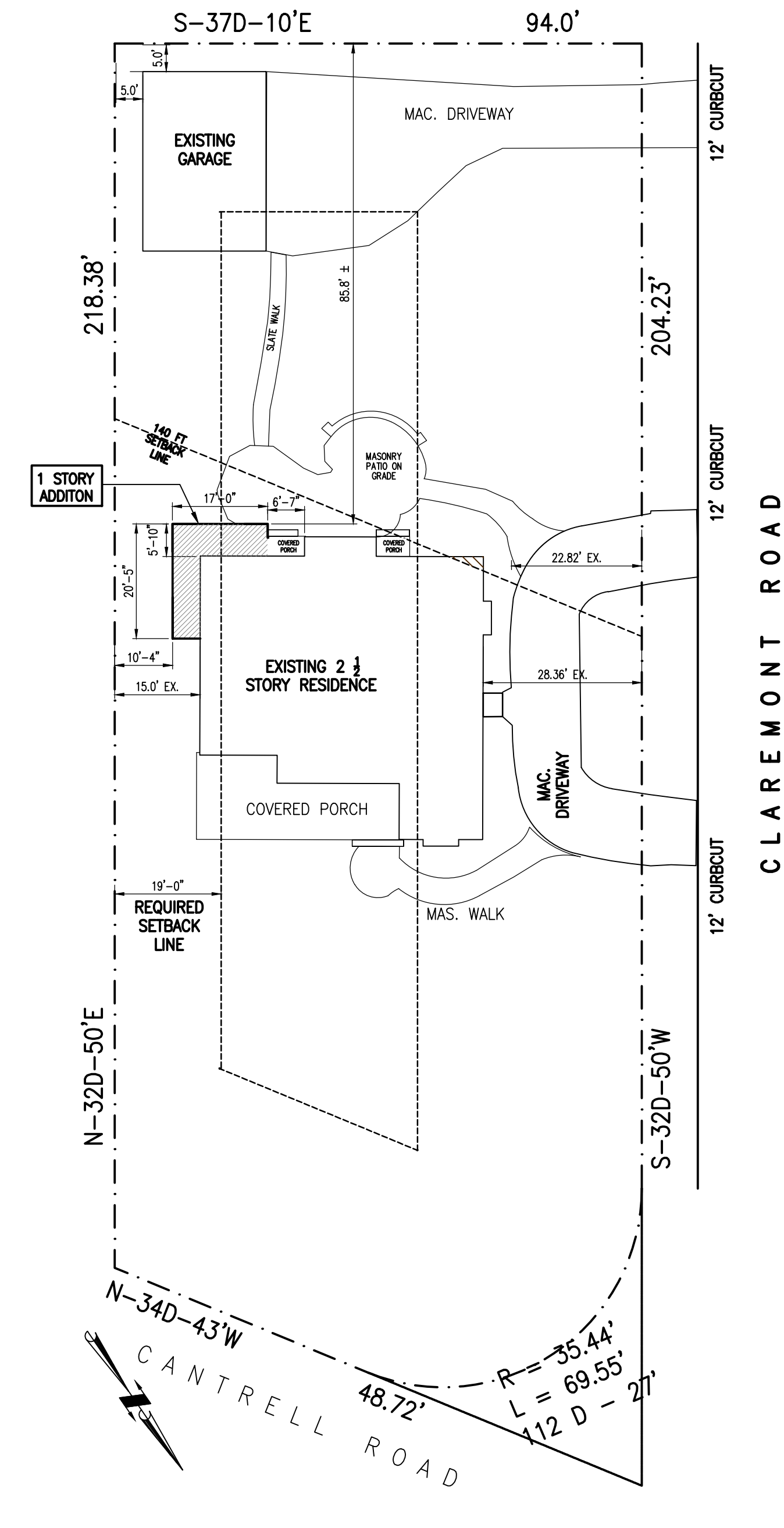


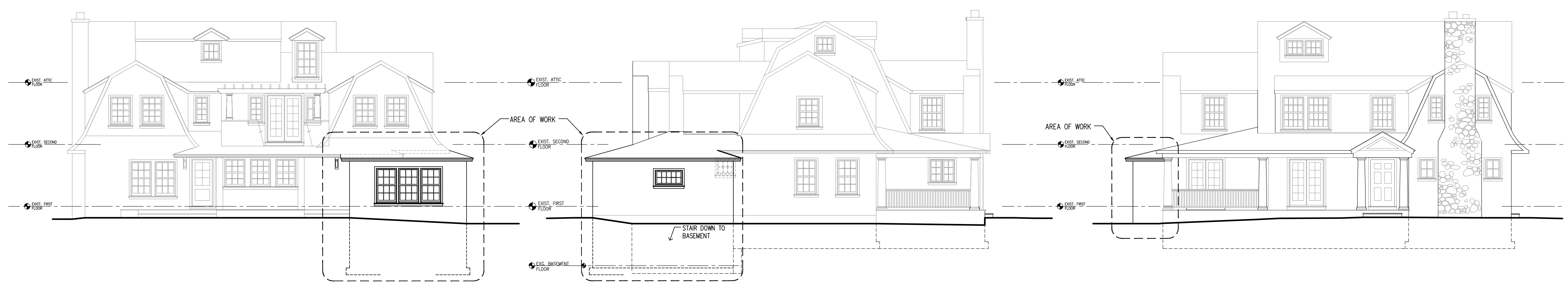
ZONING SCHEDULE

ZONING SCHEDULE R-1					
ITEM	REQUIRED	EXISTING	PROPOSED	COMMENT	
MAX. BUILDING HEIGHT	30/35 FT.	28 FT.	28 FT. UNCHANGED	N/C	
MIN. FRONT SETBACK	40 FT.	**23.82 FT./76.3 FT.	UNCHANGED	N/C	
MIN. SIDEYARD SETBACK	15 FT. or 2/3 HT. (19 FT) *15 FT.		** 30.3 FT.	VARIANCE	
MIN. SIDEYARD TOTAL	33% (94 FT x 33=31 FT)	N/A	N/A	N/C	
MIN. REARYARD SETBACK	30 FT.	88 FT.	85.8 FT.	CONFORMS	
MIN. LOT AREA	16,800 SF.	21,693 SF.	UNCHANGED	N/C	
MIN. LOT WIDTH	120 FT.	**94.0 FT.	UNCHANGED	N/C	
MIN. LOT DEPTH	120 FT.	218.38 FT.	UNCHANGED	N/C	
MAX. COVERAGE ABOVE GRADE STRUCTURE	20% (4,339 SF.)	14% (3,056 SF.)	14.9% (3,226 SF.)	CONFORMS	
MAX. BUILDING COVERAGE @ 140 FT	20% (2,848 SF.)	18.0% (2,568 SF.)	19.2% (2,738 SF.)	CONFORMS	
MAX. GROSS BUILDING AREA	24% (5,000 SF.)	21.5% (4,658 SF.)	22.2% (4,828 SF.)	CONFORMS	
MAX. GROSS BUILDING AREA @ 140 FT.	29% (6,620 SF.)	**29.3% (4,170 SF.)	**30.5% (4,340 SF.)	VARIANCE	
MAX. IMPERVIOUS LOT COVERAGE	40% OR 8,683 SF.	30% (6,514 SF.)	30.8% (6,684 SF.)	CONFORMS	
ACCESSORY BUILDING					
MAX. BUILDING COVERAGE	5% (1,084 SF)	2.2% (480 SF)	UNCHANGED		
MIN. SETBACK	5 FT.	5 FT.	UNCHANGED		
MAX. HEIGHT	15 FT.	15 FT.	UNCHANGED		
MIN. DISTANCE TO PRINCIPAL BLDG.	10 FT.	54 FT.	UNCHANGED		
*EXISTING NON-CONFORMING					
**VARIANCE					
N/C = NO CHANGE PROPOSED					
BUILDING AREAS					
LOT AREA @ 140 FT.		14,239 SF			
FIRST FLOOR		2,138 SF			
FRONT PORCH		438 SF			
SECOND FLOOR		1,874 SF			
ATTIC - (OVER 7FT HT)		166 SF			
NEW ADDITION		170 SF			
EXISTING GARAGE		480 SF			
TOTAL BUILDING AREA		3,226 SF			
TOTAL BUILDING AREA IN 140 FT		2,568 SF			
TOTAL GROSS BUILDING AREA		4,828 SF			
TOTAL GROSS BUILDING AREA IN 140 FT		4,340 SF			
PATIO		665 SF			
DRIVEWAY		1,332 SF			
FRONT WALK		207 SF			
REAR WALK		101 SF			
CIRCULAR DRIVEWAY		1,153 SF			
TOTAL IMPERVIOUS COVERAGE		3,458 SF			
TOTAL LOT COVERAGE		6,684 SF			



1 ARCHITECTURAL SITE PLAN - CONSTRUCTION
 SCALE: 1" = 20'-0"
 INFORMATION ON THIS SITE PLAN WAS TAKEN FROM A "PROPERTY SURVEY" PREPARED BY: DANA J. BEHRE, N.J.P.L.S. Licence #.30079
 BEHRE ASSOCIATES, PROFESSIONAL LAND SURVEYORS & Planners
 10 Madden Ave., Ogdensburg, NJ 07439, PH: (973)827-2840

2 FIRST FLOOR PLAN - PROPOSED
 Z-1.0 SCALE: 1/4" = 1'-0"



3 REAR (SOUTH) ELEVATION - PROPOSED
 Z-1 SCALE: 1/8" = 1'-0"

4 SIDE (EAST) ELEVATION - PROPOSED
 Z-1 SCALE: 1/8" = 1'-0"

5 FRONT (NORTH) ELEVATION - PROPOSED
 Z-1 SCALE: 3/16" = 1'-0"



16 HIGHWOOD AVENUE, ENGLEWOOD, NJ 07631
 PH: 201.816.1818 FX: 201.816.0212

VISIT US AT WWW.AXIS-AG.COM

PROJECT
RESIDENTIAL ADDITION
284 CANTRELL RD
RIDGEWOOD NJ 07450

NOT FOR CONSTRUCTION

CLIENT
JASON AND KATIE ESCARAVAGE
284 CANTRELL RD
RIDGEWOOD NJ 07450

CONSULTANT

DATE
01/05/23
 SCALE
AS NOTED

DRAWN BY
L.S.C.
 CHECKED BY
P.F.G.

DWG TITLE
**ARCHITECTURAL SITE PLAN WITH PROPOSED ADDITION
 PROPOSED FLOOR PLAN & ELEVATIONS
 & ZONING ANALYSIS CHART**

DATE	ISSUE	DESCRIPTION	BY
01/05/23	1	ISSUED FOR ZONING REVIEW	L.S.C.

STEVEN B. LAZARUS, A.I.A.
 NJ AI-10807 CT 8999 PA RA 014920 B
 NY 02122 MD 10946 VA 040105129
 NC 9107 MA 10098 AZ 74013

PIERO F. GABUCCI, A.I.A.
 NJ AI-15289 NY 025119 PA RA 407426

SEAL & SIGNATURE PROJECT #
22-076
 DWG NO
Z-1.0
 1 OF 1

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