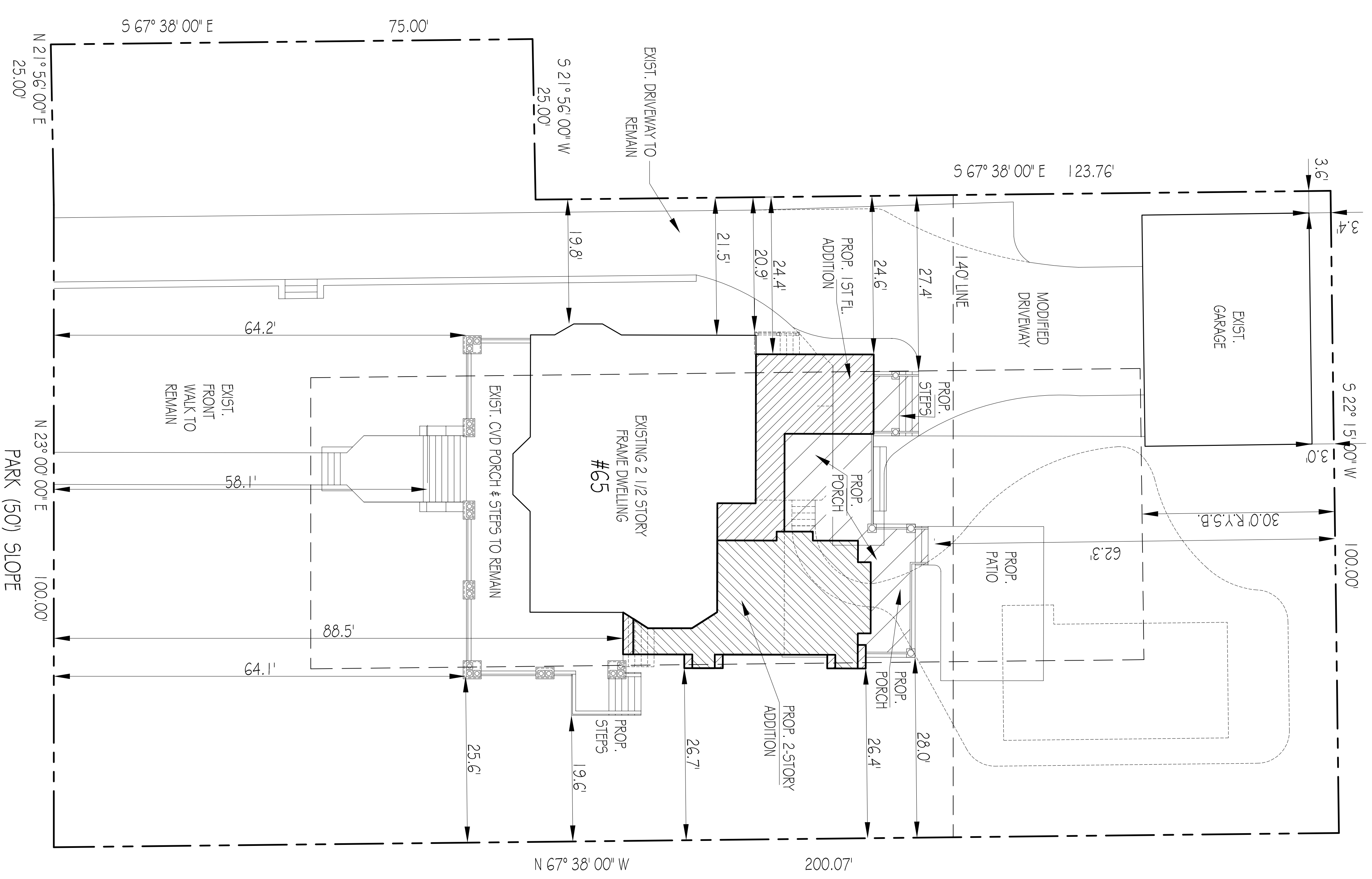
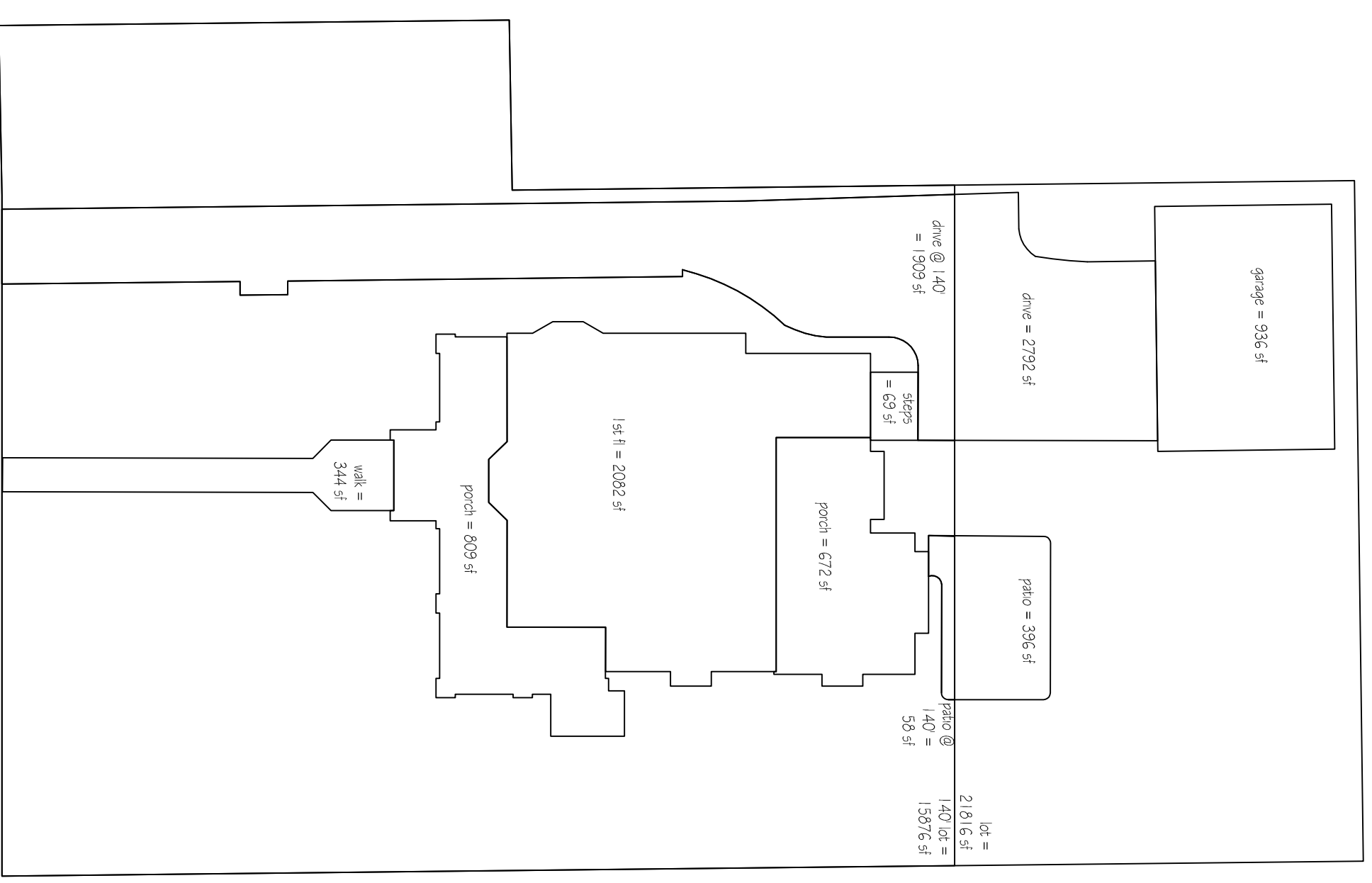
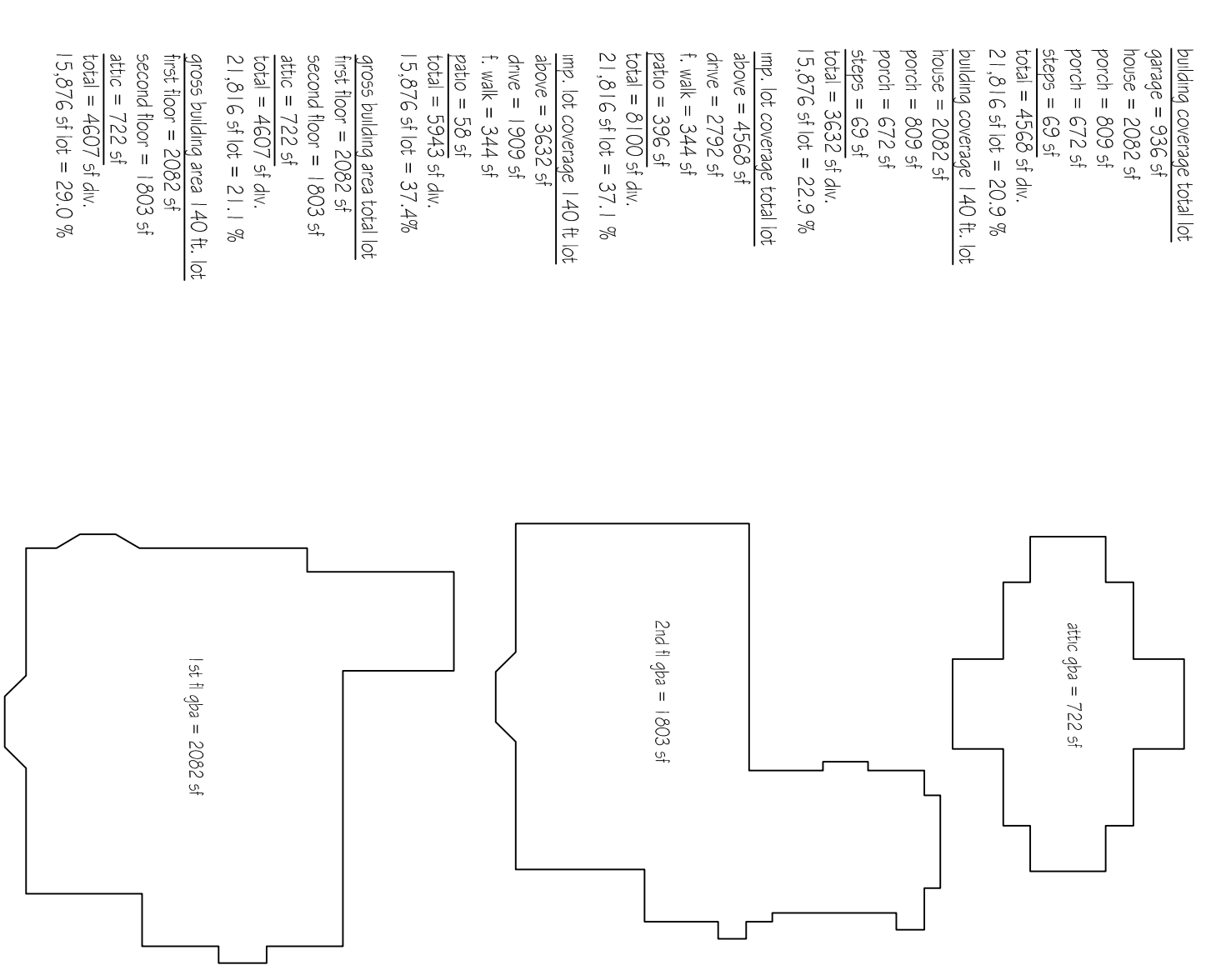
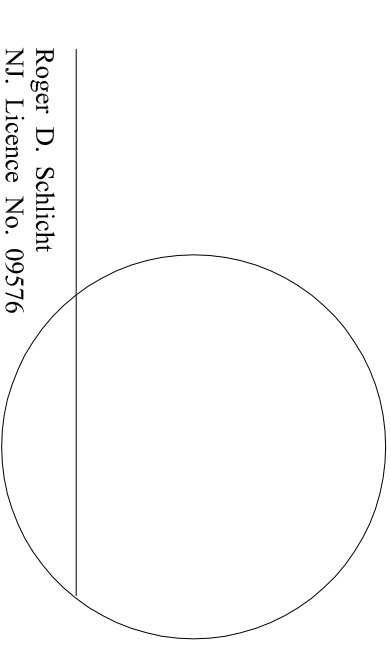


Z O N I N G S C H E D U L E

Item	Required	Existing	Proposed	Variance
Height	Max 30 ft.	41.0 ft.	38.0 ft.	NO
Front Yard Setback	Min 40 ft.	58.1 ft. steps	88.5 ft.	NO
Side Yard Setback	Min 15 ft. 2/3 Bid. Ht. = 27.33 ft.	19.4 / 25.6 ft.	27.6 ft. steps 24.4 ft. addition 19.6 ft steps	NO YES YES
Rear Yard Setback	Both 33 % Lot = 41.25 ft.	45.0 ft.	48.2 ft.	NO
Lot Area	Min 14,000 sf. First 140 ft.	21,816 sf. 15,876 sf.	21,816 sf. 15,876 sf.	NO NO
Lot Width	Min 100 ft. @ f.y.s.b. Min 80 ft.	125 ft.	125 ft.	NO
Avg. Lot Width	Min 100ft.	115.5 ft.	115.5 ft.	NO
Lot Depth	Min 120 ft.	200 ft.	200 ft.	NO
Lot Coverage	Max 20 % Lot Area Max 20 % First 140 ft.	15.9 % 16.0 %	20.9 % 22.9 %	YES YES
Gross Building Area	Pin. Bid - 24 % / Total Lot 5000 sf.	16.5 % / 3,601 sf.	21.1 % / 4807 sf.	NO
Pin. Bid - 140 ft. Lot	29 % / 4620 sf.	22.6 % / 3,601 sf.	29.0 % / 4807 sf.	NO
Accy. Bid - Total Lot	5 % / 1000 sf.	4.3 % / 936 sf.	No Change	NO
Accy. Bid - 140 ft. Lot	6 % / 962 sf.	0 % / 0 sf.	No Change	NO
Improved Lot Coverage	Max 40 % Lot Area / 8750 sf.	41.0 % 8,948 sf.	37.1 % / 8100 sf 37.4 % / 5943 sf	NO NO



8-2-2023 ISSUED FOR VARIANCE
6-5-2023 ISSUED FOR HPC MEETING
6-1-2023 ISSUED FOR OWNERS REVIEW
2-21-2023 ISSUED FOR VARIANCE / DENIAL LTR
DATE: _____ ISSUE



Roger D. Schlicht
NJ License No. 09576
LEONARD RESIDENCE
65 Park Slope
Ridgewood, N.J.
DATE: 2-21-2023
SCALE: AS NOTED

ZONING DIAGRAMS
SITE PLAN
ZONING SCHEDULE
V-1