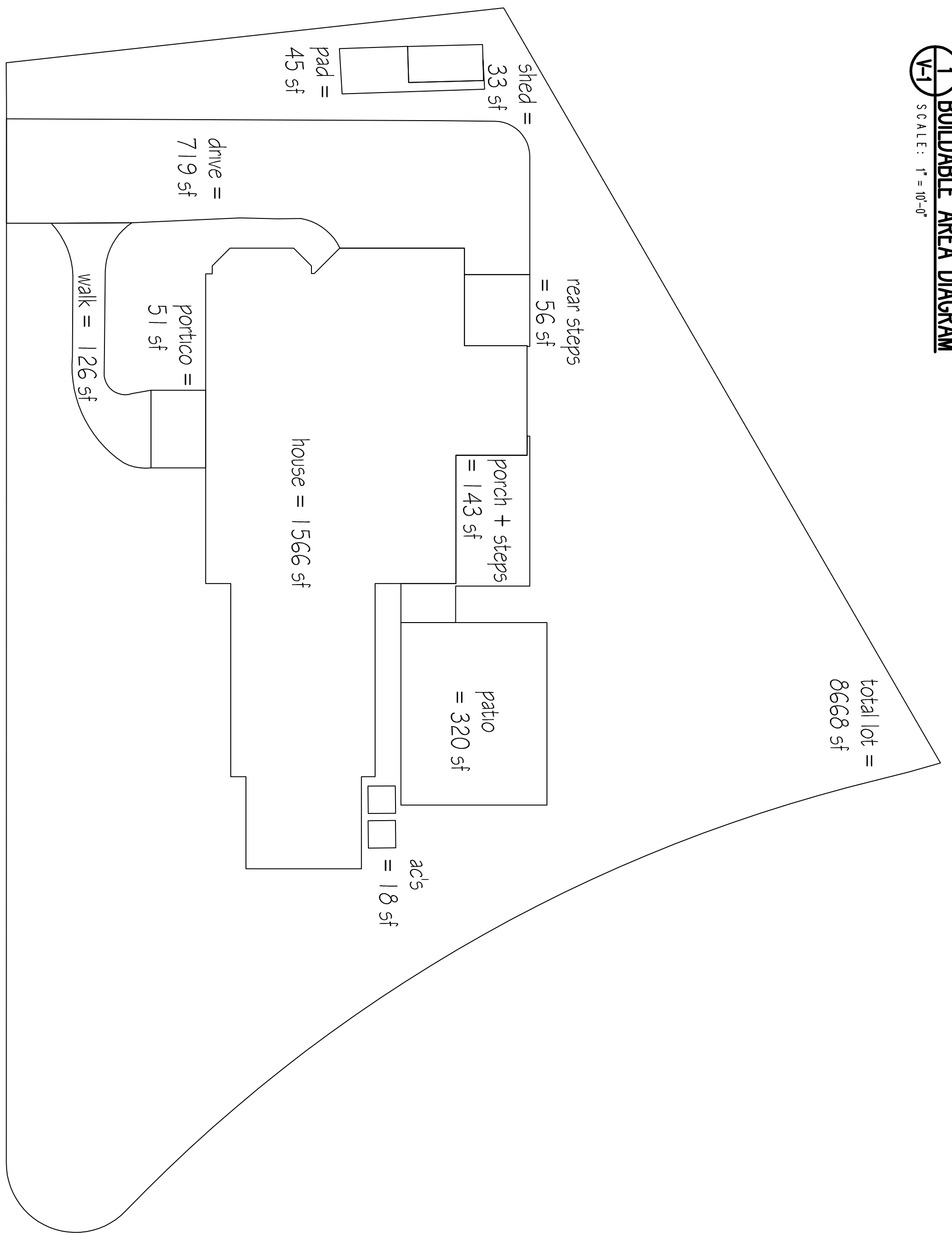
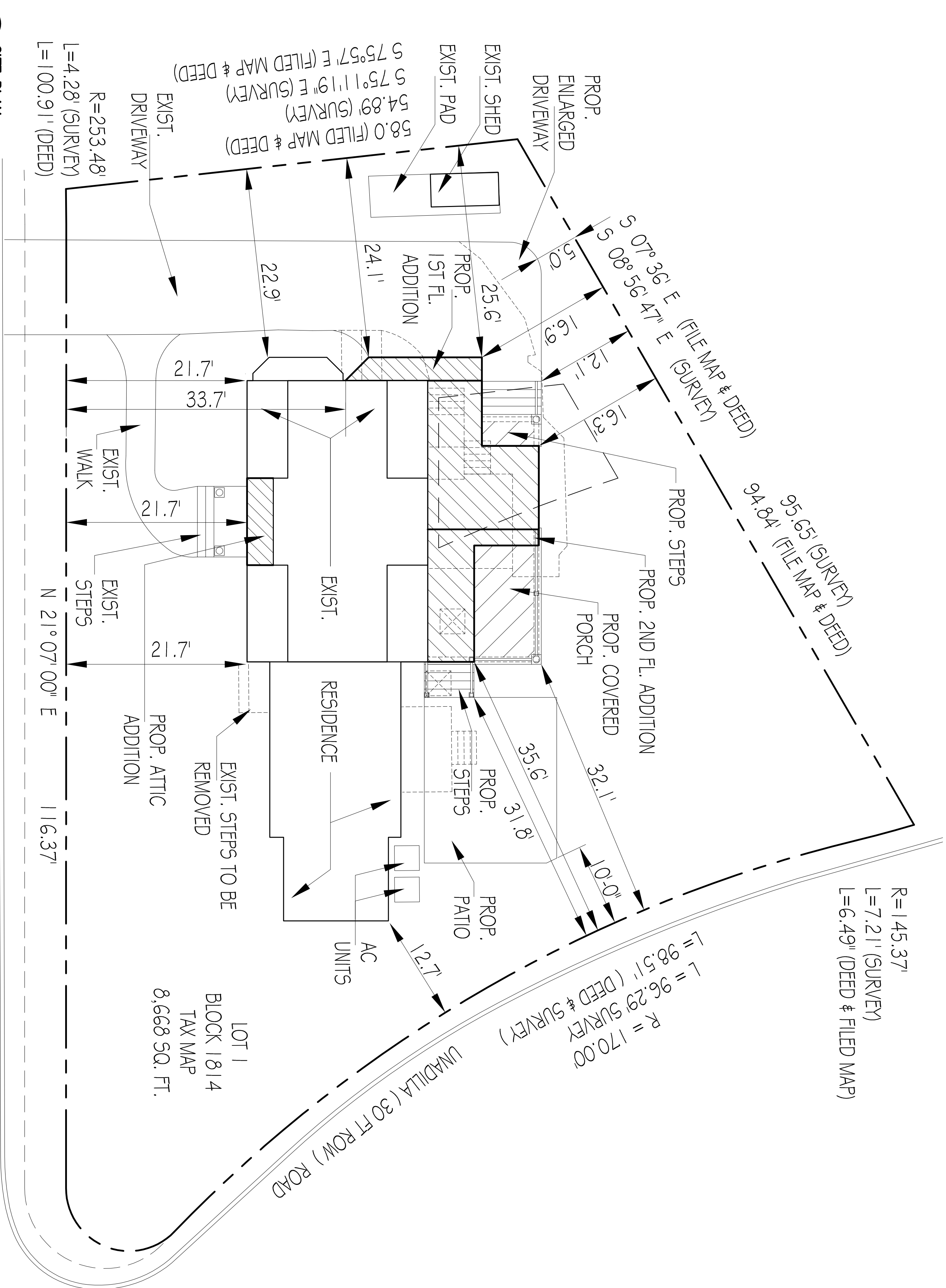


1 BUILDABLE AREA DIAGRAM
SCALE: 1" = 10'-0"



2 ZONING DIAGRAM
SCALE: 1" = 10'-0"



3 SITE PLAN
SCALE: 1/8" = 1'-0"

SITE INFORMATION TAKEN FROM SURVEY DATED 4/12/2024 PREPARED BY DANIEL M. DUNN, P.E., P.L.S.

314 Wastena Terrace, Ridgewood N.J.

Item	Required	Existing	Proposed	Variance
Height	Max. 30 ft.	31.0 ft.	31.0 ft.	YES
Front Yard Setback	Min. 45 ft.	Wastena 21.7 ft. Unadilla 12.7 ft.	21.7 ft. addition 31.8 ft. steps 32.1 ft. porch 35.6 ft. addition	YES YES YES YES
Side Yard Setback	Min. 10 ft.	24.1 ft.	12.1 ft. steps 16.3 ft. addition	NO NO
Rear Yard Setback	Min. 30 ft.	22.9 ft.	24.1 ft. addition	YES
Lot Area	Min. 10,500 sq ft. First 140 ft.	8,668 sq ft. 8,668 sq ft.	8,668 sq ft. 8,668 sq ft.	NO-PE NO-PE
Lot Width	Min. 75 ft.	54.89 / 111.11 ft.	54.89 / 111.11 ft.	NO-PE
	Min. 60 ft.	54.89 / 111.11 ft.	54.89 / 111.11 ft.	NO-PE

Item	Required	Existing	Proposed	Variance
Avg. Lot Width	Min. 75 ft.	83 ft.	83 ft.	NO
Lot Depth	Min. 120 ft.	123.97 / 95.65 ft.	123.97 / 95.65 ft.	NO-PE
Lot Coverage	Max. 20%	18.6%	21.3%	YES
Lot Area	Max. 20%	18.6%	21.3%	YES
First 140 ft.				YES

ZONING SCHEDULE

Item	Required	Existing	Proposed	Variance
Height	Max. 30 ft.	31.0 ft.	31.0 ft.	YES
Front Yard Setback	Min. 45 ft.	Wastena 21.7 ft. Unadilla 12.7 ft.	21.7 ft. addition 31.8 ft. steps 32.1 ft. porch 35.6 ft. addition	YES YES YES YES
Side Yard Setback	Min. 10 ft.	24.1 ft.	12.1 ft. steps 16.3 ft. addition	NO NO
Rear Yard Setback	Min. 30 ft.	22.9 ft.	24.1 ft. addition	YES
Lot Area	Min. 10,500 sq ft. First 140 ft.	8,668 sq ft. 8,668 sq ft.	8,668 sq ft. 8,668 sq ft.	NO-PE NO-PE
Lot Width	Min. 75 ft.	54.89 / 111.11 ft.	54.89 / 111.11 ft.	NO-PE
	Min. 60 ft.	54.89 / 111.11 ft.	54.89 / 111.11 ft.	NO-PE

Gross Building Area

Item	Required	Existing	Proposed	Variance
Prim. Bid. - Total Lot	34 % / 3380 sq ft.	27.2 % / 2359 sq ft.	32.5 % / 2812 sq ft.	NO
Prim. Bid. - 140 ft.	34 % / 3350 sq ft.	27.2 % / 2359 sq ft.	32.5 % / 2812 sq ft.	NO
Accessy. Bid. - Total Lot	7 % / 682 sq ft.	0.4 % / 33 sq ft.	0.4 % / 33 sq ft.	NO
Accessy. Bid. - 140 ft.	7 % / 682 sq ft.	0.4 % / 33 sq ft.	0.4 % / 33 sq ft.	NO
Improved Lot Coverage	Max. 45 % Lot Area / 5500 sq ft.	30 % / 2598 sq ft.	35.5 % / 3077 sq ft.	NO
	Max. 45 % First 140 / 5500 sq ft.	30 % / 2598 sq ft.	35.5 % / 3077 sq ft.	NO

ARCHITECTS
ROGER SCHLICHT ARCHITECT
56 Walkley Avenue, Ridgewood, New Jersey 07150
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Fax: 201-991-1399
www.rschlicht.com

Project ID: S1814
NY License No. 09576

HOAG RESIDENCE
314 Wastena Terrace
Ridgewood, N.J.

DATE: 1-11-2023
SCALE: AS NOTED

SITE PLAN
ZONING DIAGRAMS
ZONING SCHEDULE

V-1

7-22-2024 ISSUED TO FOR VARIANCE
7-11-2024 ISSUED TO FOR OWNER REVIEW
12-21-2023 ISSUED TO FOR ZONING DENIAL
1-13-2023 ISSUED TO OWNER
DATE INSIDE

LOT 1
BLOCK 1814
TAX MAP
8,668 SQ. FT.

R = 145.37'
L = 7.21' (SURVEY)
L = 6.49" (DEED & FILED MAP)

R = 170.00'
L = 96.29' SURVEY (DEED & SURVEY)
L = 88.51' (DEED & SURVEY)

95.65' (SURVEY)
94.84' (FILE MAP & DEED)

WASTENA (40 ft row) TERRACE

WASTENA (40 FT ROW) TERRACE

UMWADILLA (30 FT ROW) ROAD

UMWADILLA (30 FT ROW) ROAD