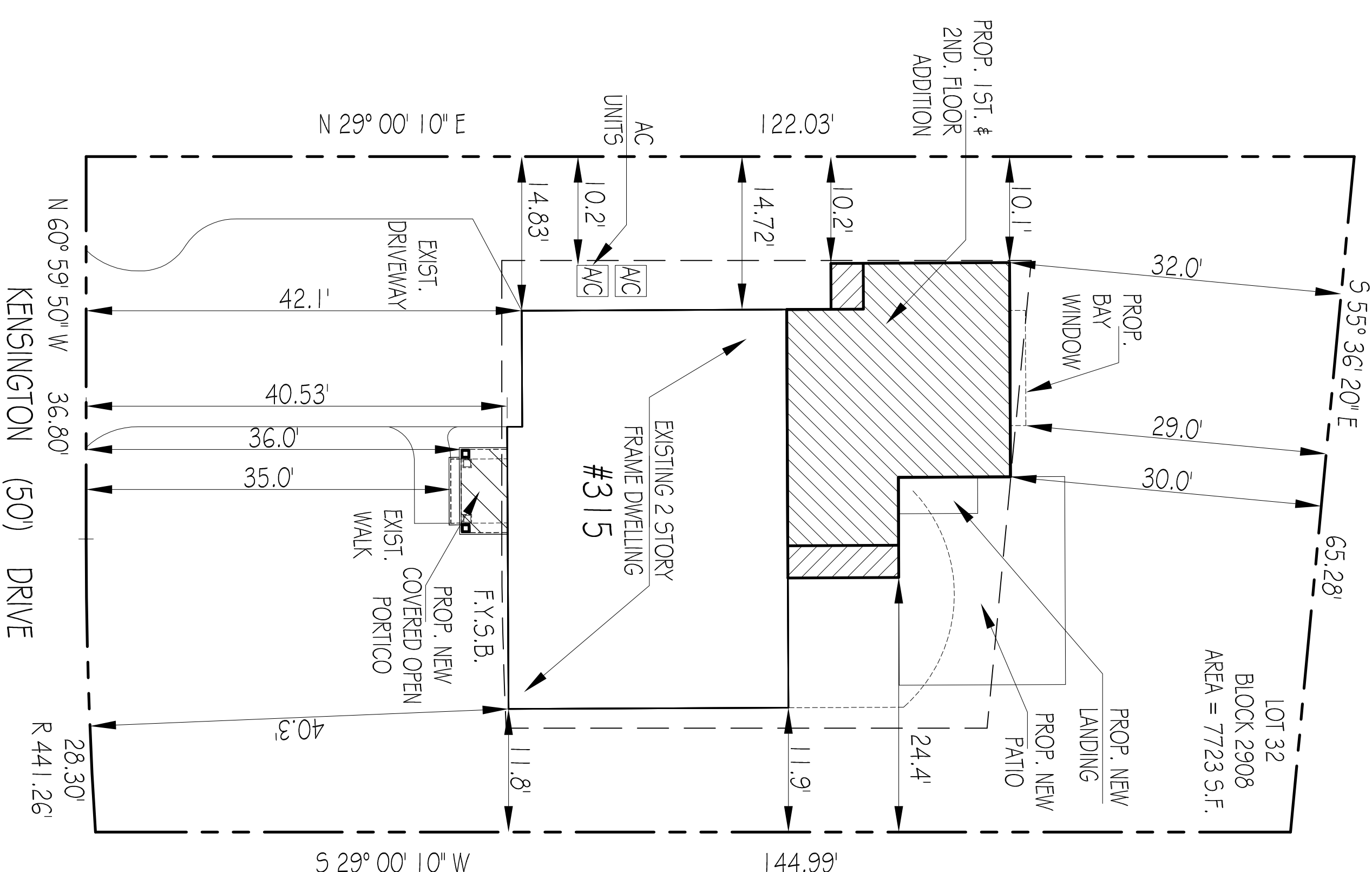
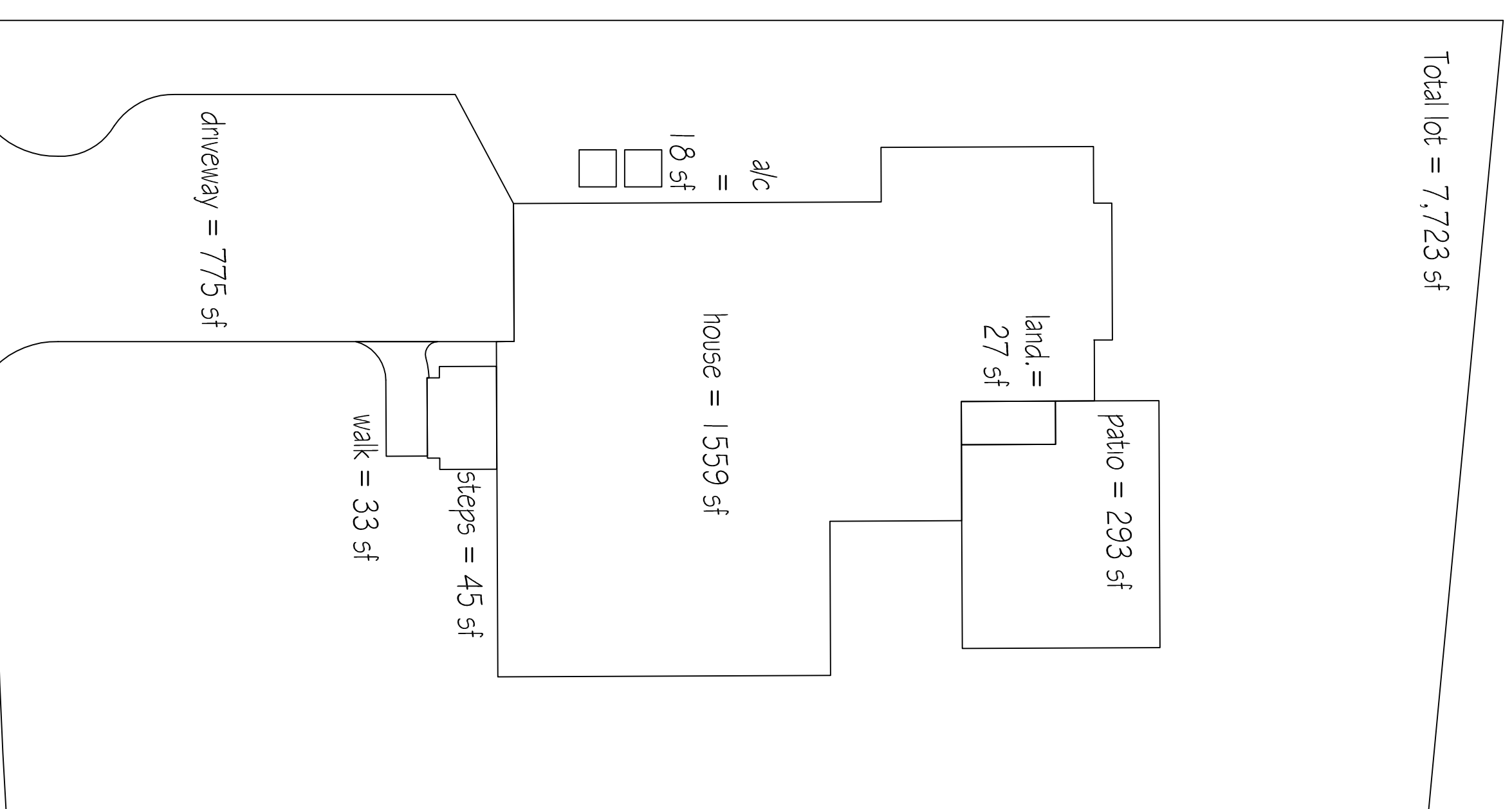
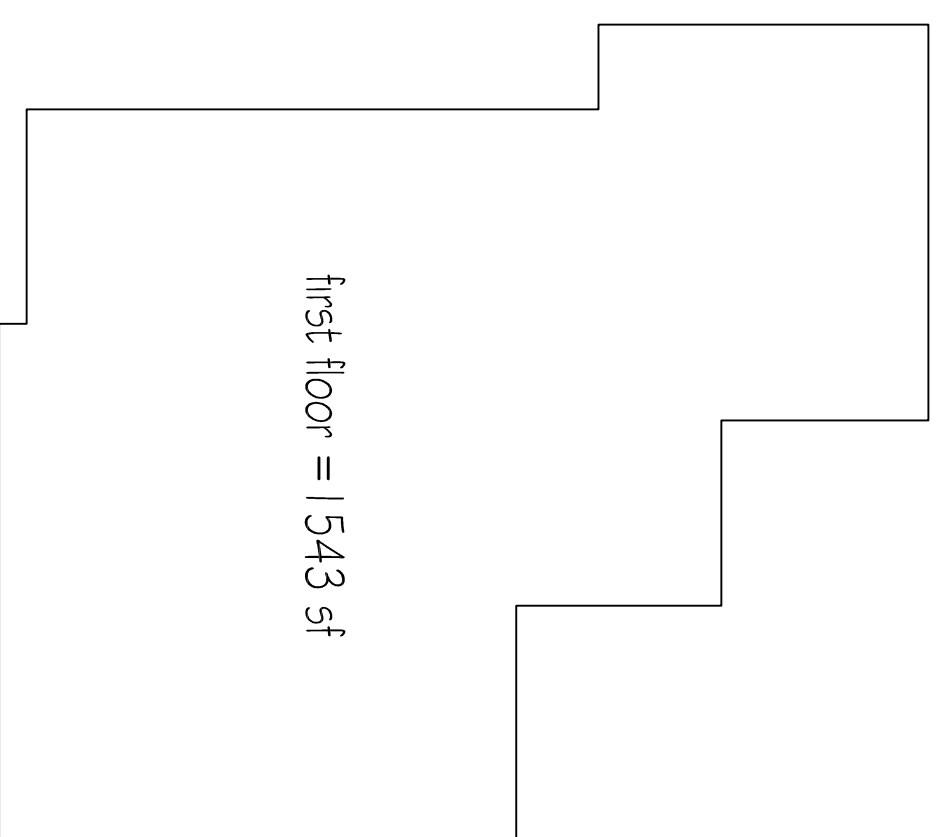
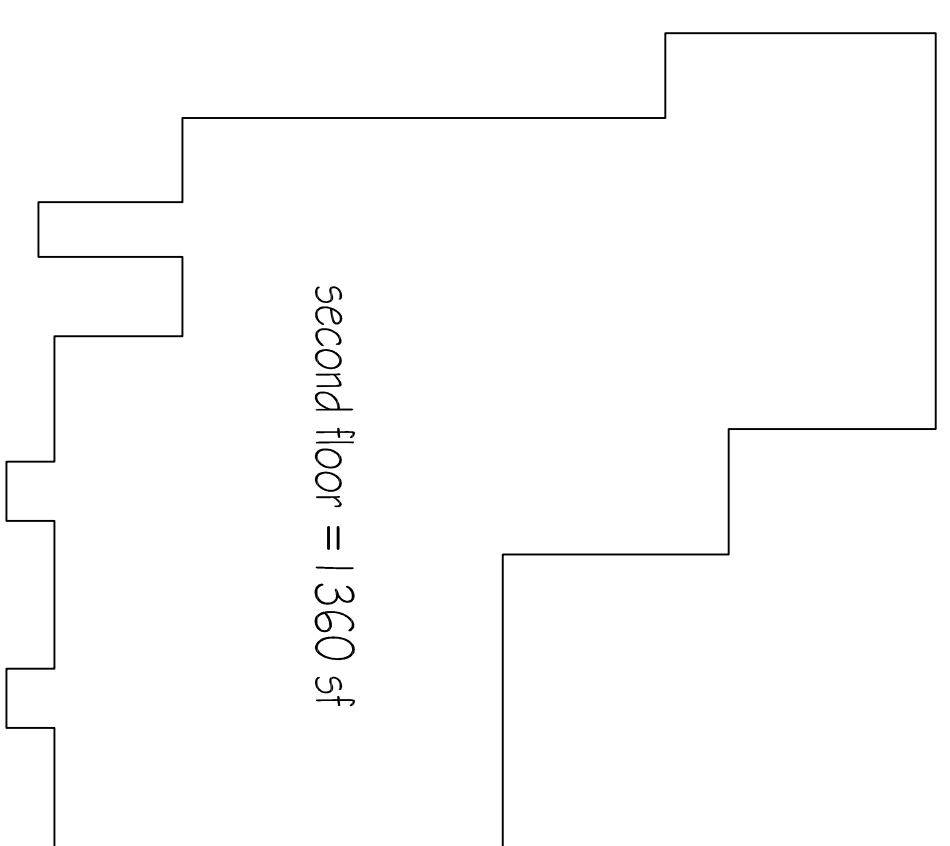


ZONING SCHEDULE

Item	Required	Existing	Proposed	Variance
Height	Max. 30 ft.	25 ft.	24 ft.	NO
Front Yard Setback	Min. 40 ft.	35.0 ft. exist. steps 40.53 ft. house	35.0 ft. exist. steps 36.0 ft. portico roof 71.6 ft. house	NO NO NO
Side Yard Setback	Min. 10 ft.	14.72 / 11.8 ft.	10.1 ft. to addition 24.4 ft. to addition	NO NO
Rear Yard Setback	Min. 30 ft.	39.1 ft.	30.0 ft.	NO
Lot Area	Min. 10,500 sf. First 140 ft.	7723 sf. 7723 sf.	7723 sf. 7723 sf.	NO-PE NO-PE
Lot Width	Min. 75 ft.	65 ft.	65 ft.	NO-PE
Avg. Lot Width	Min. 75 ft.	65 ft.	65 ft.	NO
Lot Depth	Min. 120 ft.	122.03 / 114.99 ft.	122.03 / 114.99 ft.	NO-PE
Lot Coverage	Max. 20 % Lot Area	16.1 %	20.8 %	YES
Gross Building Area	35 % / 2856 sf. Ptn. Bid - 140 ft.	28.8 % / 2227 sf. 28.8 % / 2227 sf.	37.6 % / 2903 sf. 37.6 % / 2903 sf.	YES YES
Acce. Bid - Total Lot	7.5 % / 588 sf.	0 % / 0 sf.	0 % / 0 sf.	NO
Acce. Bid - 140 ft.	7.5 % / 588 sf.	0 % / 0 sf.	0 % / 0 sf.	NO
Improved Lot Coverage	Max. 45 % Lot Area / 5600 sf.	30.7 % 2371 sf.	37.6 % 2750 sf.	NO NO
	Max. 45 % First 140 / 5600 sf.	30.7 % 2371 sf.	37.6 % 2750 sf.	NO NO



gross building area total lot
first floor = 1543 sf
second floor = 1360 sf
total = 2903 sf div.
7723 sf lot = 37.6 %

building coverage total lot
steps = 45 sf
house = 1559 sf
total = 1604 sf div.
7723 sf lot = 20.8 %

imp. lot coverage total lot
above = 1604 sf
drive = 775 sf
f. walk = 33 sf
ac = 18 sf
land = 27 sf
patio = 293 sf
total = 2750 sf div.
7723 sf lot = 35.6 %

1 ZONING DIAGRAMS

2 SITE PLAN

SCALE: 1" = 10'-0"

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY BUTLER SURVEYING & MAPPING, JOHN J. BUTLER, DATED 3-25-2022

4-21-2024 ISSUED FOR VARIANCE

DATE ISSUED

RIDGES ARCHITECTS

ROGER SCHLICHT ARCHITECT

56 Walling Avenue, Ridgewood, New Jersey 07450

201.477.1902

Roger D. Schlicht
NJ License No. 09576

UHRICH RESIDENCE

315 Kensington Drive
Ridgewood, N.J.

DATE: 4-21-2024

SCALE: AS NOTED

SITE PLAN
ZONING SCHEDULE
ZONING DIAGRAM