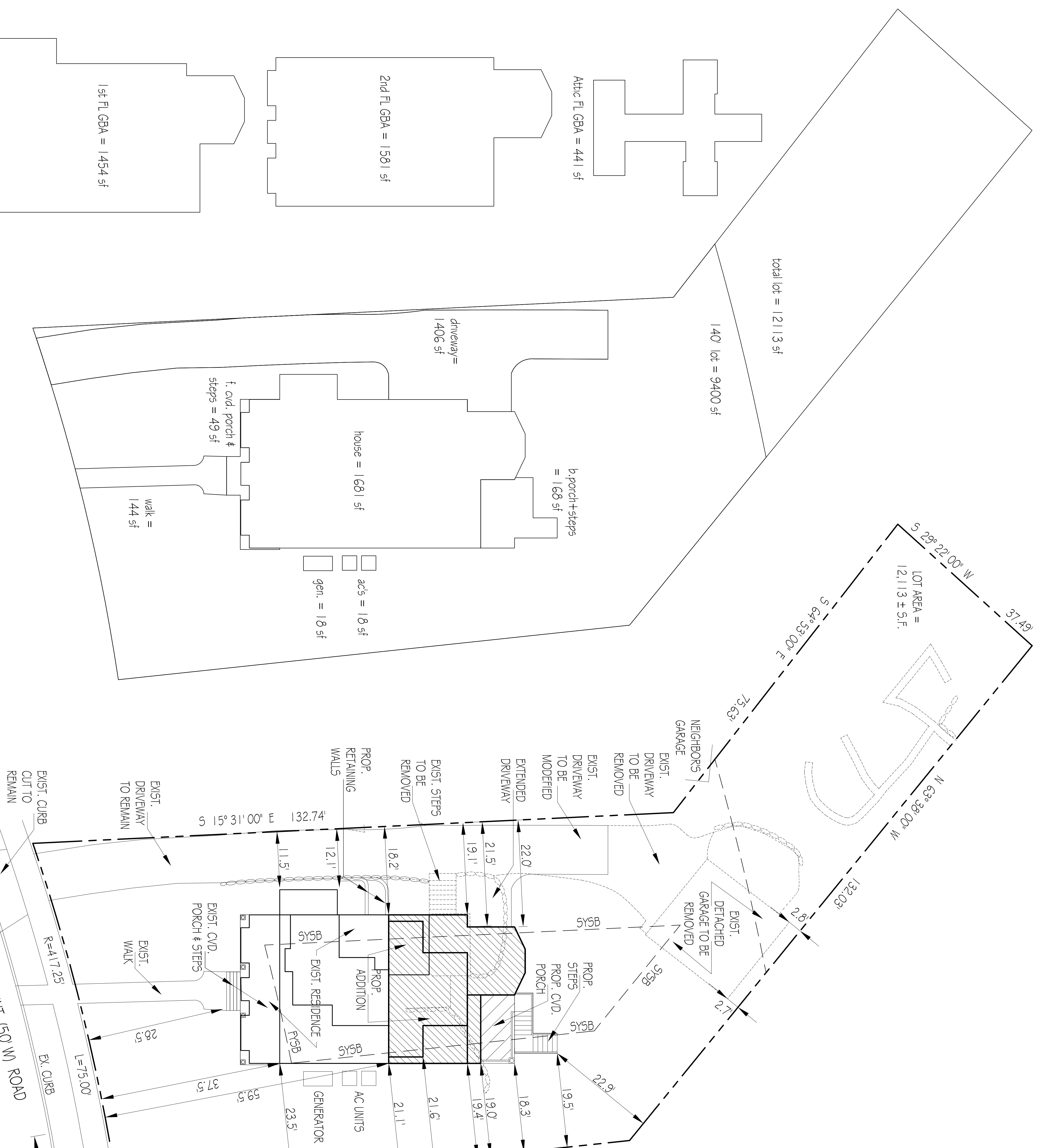


**Z O N I N G S C H E D U L E**

Item	Required	Existing	Proposed	Variance
Height	Max. 30 ft.	35.0 ft.	34.0 ft.	YES
Front Yard Setback	Min. 40 ft.	28.5 ft. steps 30.2 ft. house	59.5 ft.	NO
Side Yard Setback	Min. 15 ft. = 23.33 ft.	11.5 / 21.1 ft.	18.2 ft. Left 18.3 ft. Right	YES YES
	Both 33% Lot	33 ft.	36.5 ft.	NO
Rear Yard Setback	Min. 30 ft.	119.0 ft.	125.0 ft.	NO
Lot Area	Min. 14,000 sf. First 140 ft.	12,113 sf. 9,400 sf.	12,113 sf. 9,400 sf.	NO-PE NO-PE
Lot Width	Min. 80 ft.	75.0 ft.	75.0 ft.	NO-PE
	Min. 100 ft. @ f.y.s.b.	75.0 ft.	75.0 ft.	NO-PE
Avg. Lot Width	Min. 100ft.	56.0 ft.	56.0 ft.	NO-PE
Lot Depth	Min. 120 ft.	208.37 / 238.44 ft.	208.36 / 238.44 ft.	NO
Lot Coverage	Max. 20 %	14.5 %	15.7 %	NO
Lot Area	Max. 20 % First 140 ft.	18.3 %	20.2 %	YES
Gross Building Area				
Prim. Bldg -	32 % / 4090 sf.	15.0 % / 1829 sf.	28.7 % / 3484 sf.	NO
Total Lot	34 % / 3360 sf.	19.4 % / 1829 sf.	36.9 % / 3476 sf.	YES
140 ft. Lot	Acry. Bldg - 6.5 % / 840 sf.	3.6 % / 437 sf.	0 % / 0 sf.	NO
Total Lot	Acry. Bldg - 7.0 % / 682 sf.	4.1 % / 390 sf.	0 % / 0 sf.	NO
140 ft. Lot	Improved Lot	Max. 45 % Lot Area 1500 sf Max. 45 % 49 440 / 5800 sf	28.7 % / 3484 sf 37.1 % / 3484 sf	NO NO



building coverage total lot  
 f.cvd. porch & steps = 49 sf  
 house = 1681 sf  
 b.cvd. porch & steps = 168 sf  
 total = 1898 sf div.  
 12113 sf lot = 15.7 %

building coverage 140 ft. lot  
 f.cvd. porch & steps = 49 sf  
 house = 1681 sf  
 b.cvd. porch & steps = 168 sf  
 total = 1898 sf div.  
 9400 sf lot = 20.2 %

imp. lot coverage total lot  
 above = 1898 sf  
 walk = 144 sf  
 ac = 18 sf  
 generator = 18 sf  
 drive = 1406 sf  
 total = 3484 sf div.  
 12113 sf lot = 28.7 %

gross building area total lot  
 first floor = 1454 sf  
 second floor = 1581 sf  
 attic floor = 441 sf  
 total = 3476 sf div.  
 12113 sf lot = 28.7 %

gross building area 140 ft. lot  
 first floor = 1454 sf  
 second floor = 1581 sf  
 attic floor = 441 sf  
 total = 3476 sf div.  
 9400 sf lot = 36.9 %

acry. gross building area total lot  
 garage = 0 sf  
 total = 0 sf div.  
 12113 sf lot = 0 %

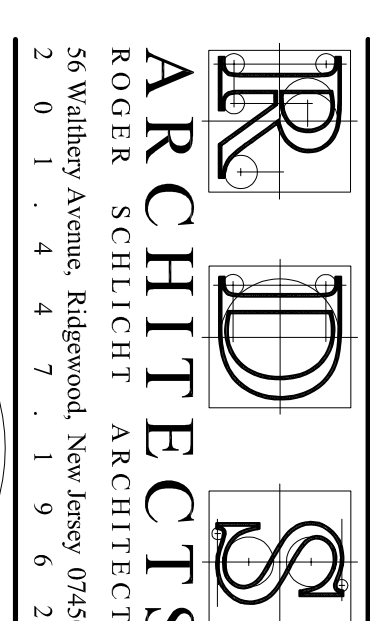
acry. gross building area 140 ft. lot  
 garage = 0 sf  
 total = 0 sf div.  
 9400 sf lot = 0 %

**1 ZONING DIAGRAMS**  
 SCALE: 1" = 100'

**2 SITE PLAN**  
 SCALE: 1" = 100'

SITE INFORMATION TAKEN FROM SURVEY DATED 6-12-2022 PREPARED BY CHRISTOPHER J. LANTIERE - LANDSCAPE ARCHITECTS & ASSOCIATES, P.C. #35990

1-3-2025 ISSUED FOR VARIANCE  
 10-3-2024 ISSUED FOR OWNER REVIEW  
 8-29-2024 ISSUED FOR VARIANCE  
 DATE



Roger D. Schlicht  
 NJ License No. 09576  
**CHRISTIANO RESIDENCE**  
 68 Fairmount Road  
 Ridgewood, N.J.

DATE: 8-29-2024  
 SCALE: AS NOTED  
 SITE DIAGRAM  
 SITE PLAN  
 ZONING SCHEDULE