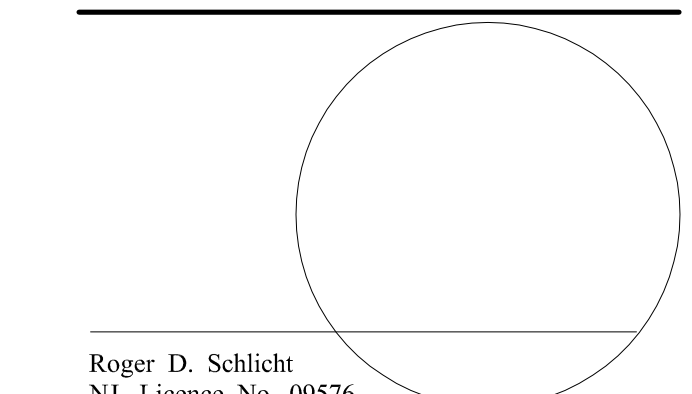


Z O N I N G S C H E D U L E

| Item | Required | Existing | Proposed | Variance | |
|---------------------|---|----------------------------------|---|-------------------|----|
| Height | Max. 30 ft. | 32.3 ft. | 29.0 ft. | NO | |
| Front Yard Setback | Min 40 ft. Avondale | 29.6 ft. steps 35.5 ft. house | 29.5 ft. steps 31.5 ft. portico 35.0 ft. addition | YES YES YES | |
| Side Yard Setback | Heights Min. 15 ft. 2/3 Bld. Ht. = 21.51 ft. | 19.9 ft. house 10.7 ft. | 24.4 ft. 12.3 ft. | YES YES | |
| Rear Yard Setback | Both 33 % Lot = NA | NA | NA | NO | |
| Lot Area | Min. 16,800 sf. First 140 ft. | 16,612 sf. 11,296 sf. | 16,612 sf. 11,296 sf. | NO-PE NO-PE | |
| Lot Width | Min. 100 ft. | 75.0 ft. | 75.0 ft. | NO-PE | |
| Avg. Lot Width | Min. 120 ft. | 83.19 ft. | 83.19 ft. | NO-PE | |
| Lot Depth | Min. 120 ft. | 198.52 / 201.73 ft. | 198.52 / 201.73 ft. | NO | |
| Lot Coverage | Max. 20 % | 10.5 % | 15.3 % | NO | |
| Lot Area | Max. 20 % First 140 ft. | 15.3 % | 22.4 % | YES | |
| Gross Building Area | Prin. Bld.- 29 % / 4620 s.f. | 13.7 % / 2291 s.f. | 22.1 % / 3678 s.f. | NO | |
| Total Lot | Prin. Bld.- 32 % / 4060 s.f. | 20.2 % / 2291 s.f. | 32.5 % / 3678 s.f. | YES | |
| 140 ft. Lot | Accry. Bld.- 6 % / 962 s.f. | 3.0 % / 499 s.f. | No Change | NO | |
| Total Lot | Accry. Bld.- 6.5 % / 840 s.f. | 4.2 % / 479 s.f. | No Change | NO | |
| 140 ft. Lot | Improved Lot | Max. 40 % Lot Area / 8750 sf | 23.4% / 3901 sf | 35.0 % / 5817 sf | NO |
| Coverage | Max. 45 % 1 st / 140 / X sf | 34.3 % / 5600 sf | 29.7 % / 3356 sf | NO | |
| Garage | | | | | |
| Height | Max. 18 ft. | 18.0 ft. | 18.0 ft. | YES | |
| Front Yard Setback | Min. 40 ft. | N/A | 61.0 ft. | NO | |
| Side Yard Setback | Min. 5 ft. | 2.8 ft. | 2.8 ft. | YES | |
| Rear Yard Setback | Min. 5 ft. | 58.5' | 58.5 ft. | NO | |
| Dist. From House | Min. 12 ft. | --- | 30.75 ft. | NO | |

7-8-2025 ISSUED FOR VARIANCE
 7-2-2025 ISSUED FOR OWNERS REVIEW
 5-13-2025 ISSUED FOR ZONING DENIAL / VARIANCE
 5-7-2025 ISSUED TO OWNER

DATE ISSUE



ROSEN RESIDENCE
 96 Avondale Road
 Ridgewood, NJ

DATE: 5-7-2025
 SCALE: AS NOTED

SITE DIAGRAM
 SITE PLAN
 ZONING SCHEDULE

V-1

building coverage total lot
 f. steps = 51 sf
 house = 1982 sf
 rear entry = 22 sf
 garage = 499 sf
 total = 2554 sf div.
 16,612 sf lot = 15.3 %

building coverage 140 ft. lot
 f. steps = 51 sf
 house = 1982 sf
 rear entry = 22 sf
 garage = 479 sf
 total = 2534 sf div.
 11,296 sf lot = 22.4 %

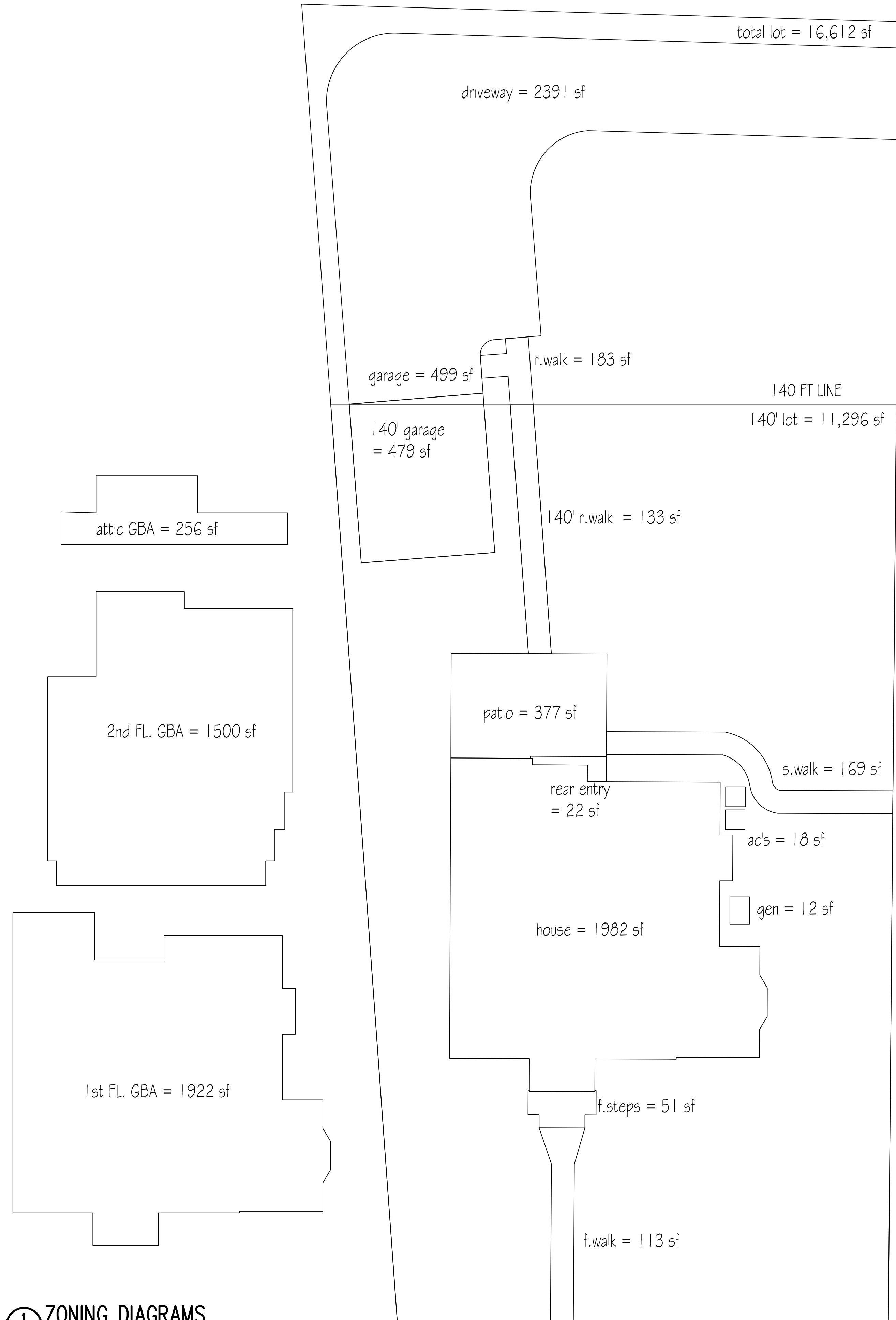
gross building area total lot
 first floor = 1922 sf
 second floor = 1500 sf
 attic = 256
 total = 3678 sf div.
 16,612 sf lot = 22.1 %

gross building area 140 ft. lot
 first floor = 1922 sf
 second floor = 1500 sf
 attic = 256
 total = 3678 sf div.
 11,296 sf lot = 32.5 %

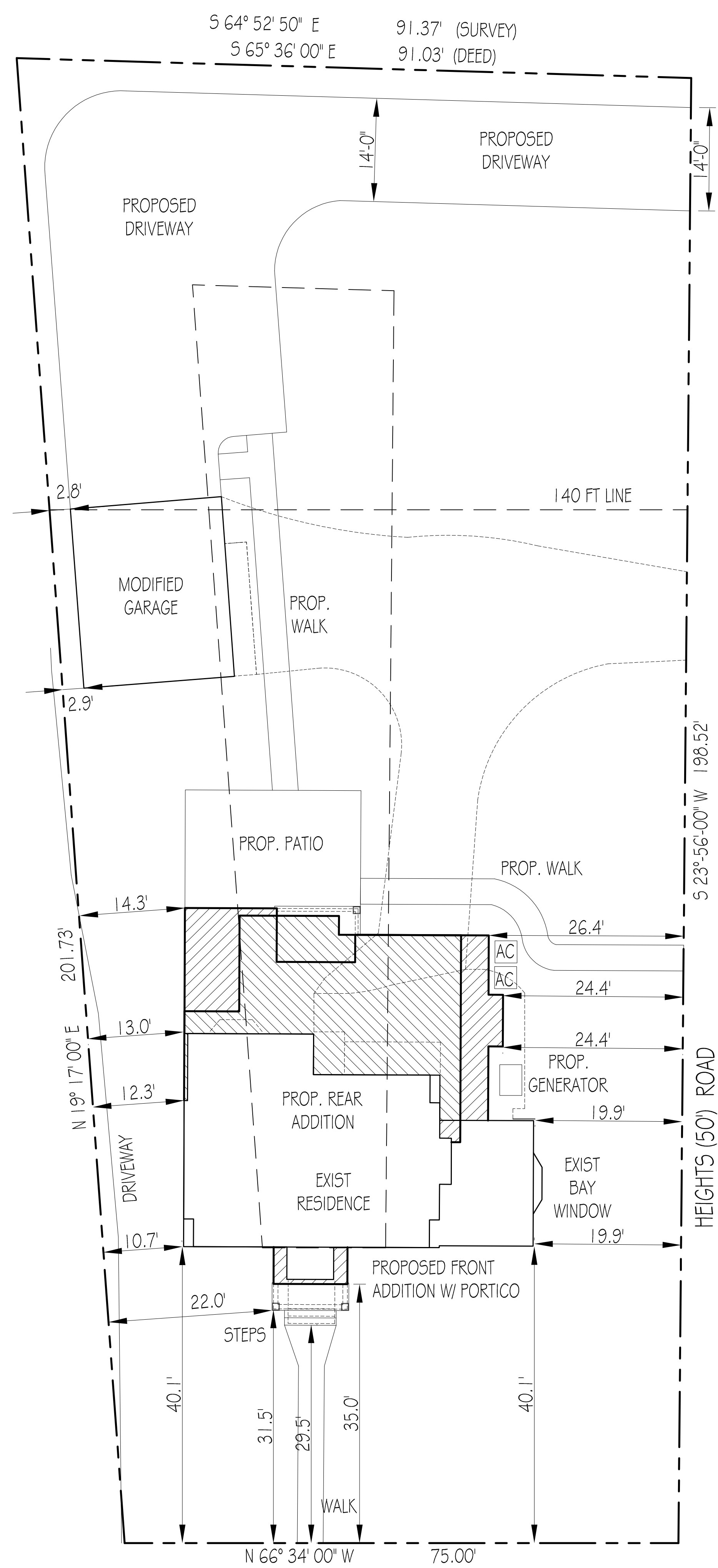
imp. lot coverage total lot
 above = 2554 sf
 f. walk = 113 sf
 gen = 12 sf
 ac's = 18 sf
 s.walk = 169 sf
 patio = 377 sf
 r. walk = 183 sf
 driveway = 2391 sf
 total = 5817 sf div.
 16,612 sf lot = 35.0 %

imp. lot coverage 140 ft lot
 above = 2534 sf
 f. walk = 113 sf
 gen = 12 sf
 ac's = 18 sf
 s.walk = 169 sf
 patio = 377 sf
 r. walk = 133 sf
 tota = 3356 sf div.
 11,296 sf lot = 29.7 %

accry. gross building area total lot
 garage = 499 sf
 total = 499 sf div.
 16,612 sf lot = 3.0 %
 accry. gross building area 140 ft. lot
 garage = 479 sf
 total = 479 sf
 11,296 sf lot = 4.2 %



1 ZONING DIAGRAMS
 SCALE: NIS



2 SITE PLAN
 SCALE: 1" = 20'-0"

SITE INFORMATION TAKEN FROM SURVEY DATED PREPARED BY GB ENGINEERING