

# ZONING SCHEDULE

LOT: 31                      BLOCK: 1202      TOWN OF RIDGEWOOD  
 ZONE: R-1                      USE GROUP: R-5      CLASS: 5B

LOT SIZE	REQUIRED	EXISTING
MINIMUM LOT AREA	14000 SF.	1245 SF
LOT AREA WITHIN 140.0'	N/A	10965 SF.
MINIMUM LOT WIDTH	100' MIN. @ MIN. 40.0' F.Y. SB.	79'
	80' MIN. WITHIN 140.0' OF F.L.L.	79'
MINIMUM AVAG LOT WIDTH	100'	78'
MINIMUM LOT DEPTH	120'	232.9'

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SETBACKS	MAX REQUIRED	EXISTING	PROPOSED
FRONT YARD	40 FT	43.5 FT	NC/43.5 FT
SIDE YARD (RIGHT) (1)	20.9 FT	19.5 FT	NC/19.5 FT
SIDE YARD (LEFT) (1)	20.9 FT	☆ 2.9 FT	2.8 FT
COMBINED SIDE YARD (2)	26 FT	22.4 FT	22.3 FT
REAR YARD	30 FT	161.2 FT	136.2 FT
BUILDING HEIGHT (MAX.)	30 FT 2 1/2 STYS	(7) 34.9 FT	NC/34.9 FT
BUILDING COVERAGE	20% / 3683 SF.	7.3% / 1361 SF.	10.3% / 1896 SF.
MAXIMUM TOTAL BLDG. COVER W/IN 140'	20% / 2193 SF.	12.4% / 1361 SF.	17.3% / 1361 SF.
IMPERVIOUS COVER BY IMPROVEMENTS (5)	6966 SF	21% / 3,225 SF	23.3% / 4,296 SF
IMPERV. COVER BY IMPRVEMNTS W/IN 140' (6)	4934 SF	35.4% / 3,225 SF	39.2% / 4,296 SF
MAX GROSS BUILDING AREA (3)	4620 SF	2213 SF	2482 SF
MAX GROSS BUILDING AREA WITHIN 140'	3120 SF	2213 SF	2482 SF
MAX GROSS BLDG AREA ACCESSORY	5%	NA	NA
MAX GBA ACCESSORY WITHIN 140 FT	5%	NA	NA

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## COVERAGE BY ABOVE GRADE STRUCTURES

	EX STG	EXIST. W/IN 140'	ADDED	PROP TOTAL	WITH-IN 140.0'
GROUND FLR FOOTPRINT	1297 SF	1297 SF	269 SF	1566 SF	1566 SF
STEPS & STOOPS	64 SF	64 SF	-19 SF	45 SF	45 SF
COV PORCHES	NA	NA			
GARAGE	NA	NA			
TOTAL	1361 SF	1361 SF	535 SF	1896 SF	1896 SF

IMPROVEMENT COVERAGE BREAKDOWN

	<u>EXISTG</u>	<u>EXIST w/IN140</u>	<u>ADDED</u>	<u>PROP TOTAL</u>	<u>WITH-IN 140.0'</u>
BUILDING COVER	1361 SF	1361 SF	535 SF	1896 SF	1896 SF
DRIVEWAY	2378 SF	2378 SF	-189 SF	2189 SF	2189 SF
WALKS	130 SF	130 SF	65 SF	195 SF	195 SF
A/C PADS	16 SF	16 SF	0 SF	16 SF	16 SF
PATIO	0 SF	0 SF	0 SF	0 SF	0 SF
TOTAL	3885 SF	3885 SF	411 SF	4296 SF	4296 SF

GROSS BULDG AREA

<u>FLOOR</u>	<u>EXISTING</u>	<u>ADDED</u>	<u>TOTAL</u>	<u>WITH-IN 140.0'</u>
FIRST FLOOR	1297 FT	269 FT	1896 FT	1896 FT
SECOND FLOOR	9'6 FT	0 FT	916 FT	916 FT
ATTIC @ 7-0"				
TOTAL GBA	2213 FT	269 FT	2482 FT	2482 FT
(GARAGE-DETACHED)				
VOLUME				

- ① SIDE YARD SETBACK BASED ON 2/3 RDS BLDG HT OR 15 FT (GREATEST):  
(31.5' HT) x .666 or 2/3rds = 20.9 FT
- ② COMBINED SIDE YARD SETBACK IS BASED ON 33% OF LOT WIDTH = .33 X 79 FT = 26 FT
- ③ MAX GBA FOR LOTS 14,000- 19,249 SF = 29 % / OR 4620 = 29 % X 18,415 = 5340 SF LESSER OF = 4620 SF
- ④ MAX GBA W/IN 140 FT FOR LOTS 14,000- 19,249 SF = 29 % / OR 4620 = 29 X 10,965 = 5340 SF (LESSER OF = 3180)
- ⑤ IMPROVED COVER for lots 14,000- 24,999 SF = 40% BUT NOT ABOVE 8750 SF = .4 X 18,415 = 6966 SF
- ⑥ IMPROVED COVER W/IN 140' for lots 0- 13,999 sf = 45% BUT NOT ABOVE 8750 = .45 X 10,965 = 4934 SF
- ⑦ BLDG HT CALCULATION- SEE SHT A-V

★ **EXIST. NON CONFORMING**

1. RIGHT SIDE SETBACK - NO CHANGE
1. LEFT SIDE SETBACK- VARIANCE REQUESTED

✓ **VARIANCES REQUESTED**

- LEFT SIDE YARD SETBACK - REQUIRED IS 20.9', EXISTING IS 8.9', PROPOSED IS 8.8' 11.7 FT OVER, CHANGE OF 0.1 FT (EXISTING NON CONFORMING CONDITION)