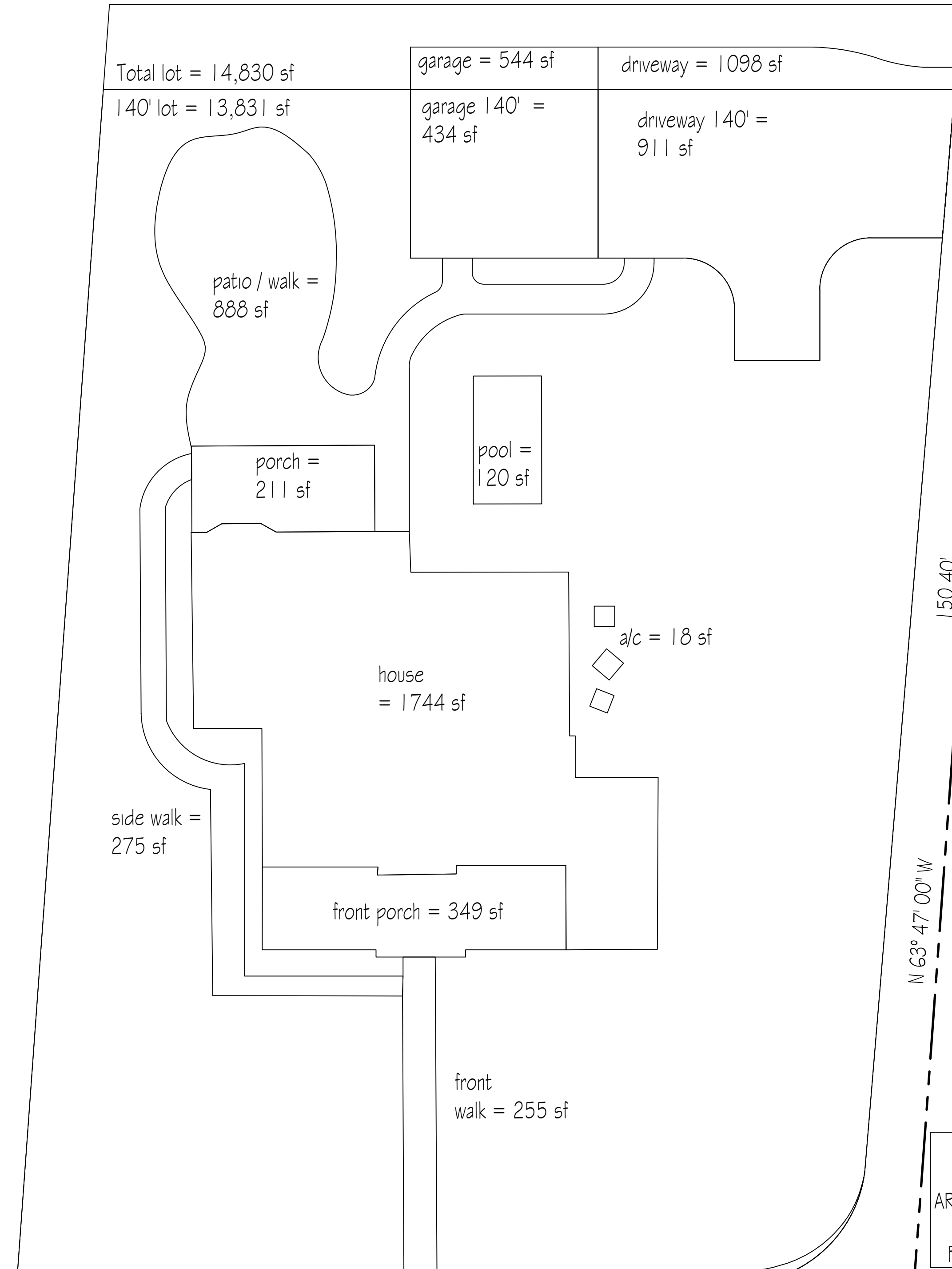
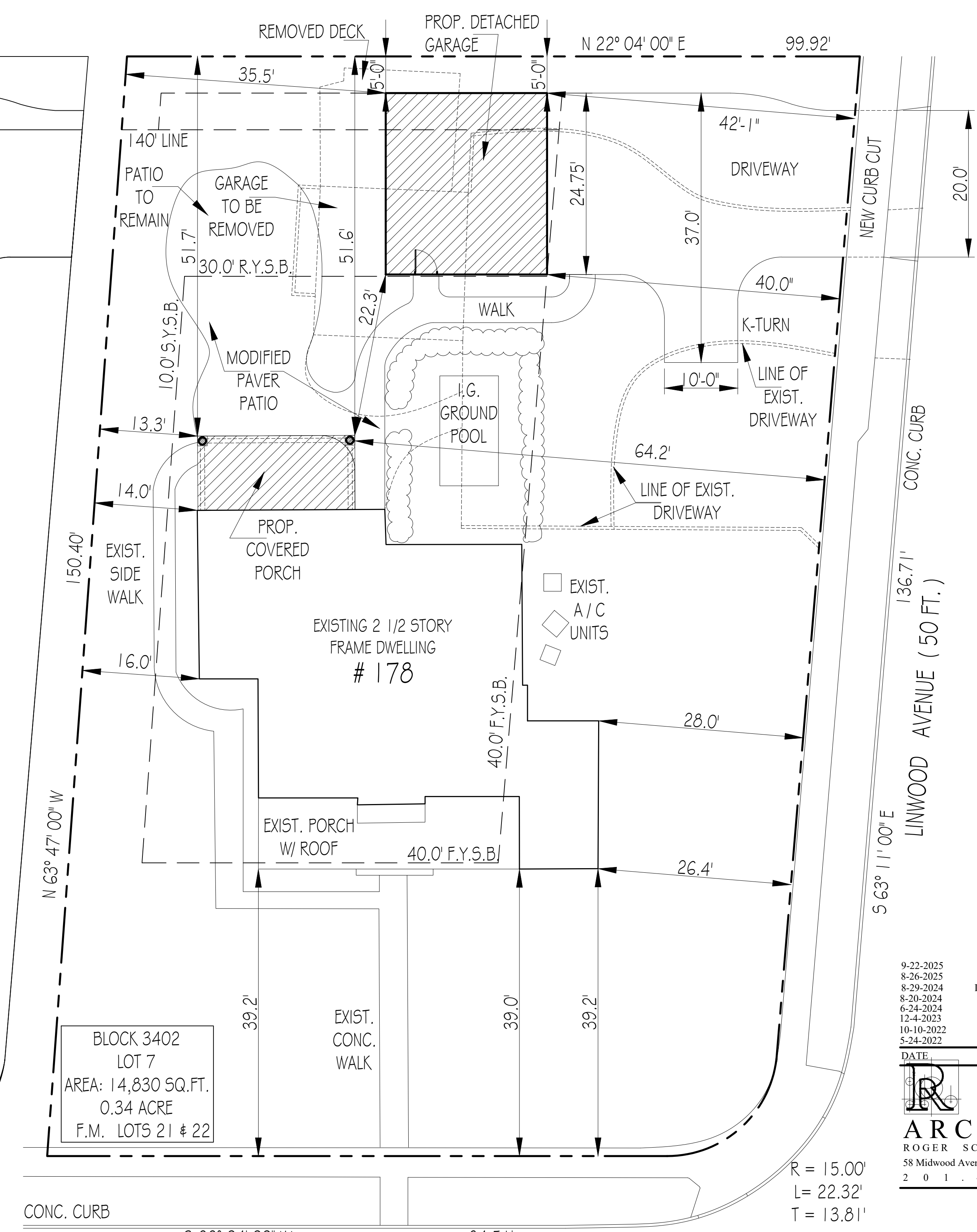


**Z O N I N G S C H E D U L E**

Item	Required	Existing	Proposed	Variance
Height	Max. 30 ft.	Exist.	15.5 ft.	NO
Front Yard Setback	Min. 40 ft.	39.0 / 26.4 ft.	64.2 ft.	NO
Side Yard Setback	Min. 10 ft.	14.0 ft.	13.3 ft. porch	NO
	Both 33 % Lot = X ft.	NA	NA	NO
Rear Yard Setback	Min. 30 ft.	61.7 ft.	51.6 ft porch	NO
Lot Area	Min. 14,700 sf. First 140 ft.	14,830 sf. 13,831 sf.	14,830 sf. 13,831 sf.	NO
Lot Width	Min. 105 ft.	99.92 ft.	99.92 ft.	NO-PE
	Min. 105 ft.	99.92 ft.	99.92 ft.	NO-PE
Avg. Lot Width	Min. 105 ft.	99.92 ft.	99.92 ft.	NO-PE
Lot Depth	Min. 120 ft.	150.40 / 136.71 ft.	150.40 / 136.71 ft.	NO
Lot Coverage	Max. 20 % Lot Area	18.8 %	19.2 %	NO
	Max. 20 % First 140ft.	19.1 %	19.7 %	NO
<b>Gross Building Area</b>				
Prin. Bld.- Total Lot	29 % / 4620 sf. ---		No Change	NO
Prin. Bld.- 140 ft.	32 % / 4060 sf. ---		No Change	NO
Improved Lot Coverage	Max. 40 % Lot Area / 8750 sf.	40.0 % 5925 sf.	37.1 % 5502 sf.	NO
	Max. 45 % First 140 / 5600 sf.	40.5 % 5599 sf.	37.6 % 5205 sf.	NO
<b>Accessory Building</b>				
Height	Max. 15 ft.	N/A	18.0 ft.	NO
Front Yard Setback	Min. 40 ft.	N/A	40.0 ft.	NO
Side Yard Setback	Min. 5 ft.	N/A	35.5 ft.	NO
Rear Yard Setback	Min. 5 ft.	N/A	5.0 ft.	NO
Building Yard Location	Rear/Side	N/A	Rear Yard	NO
Dist. From House	Min. 12 ft.	NA	22.2 ft.	NO
<b>Accessory Building Gross Building Area</b>				
Accsry. Bld.- Total Lot	6.0 % / 962 sf.	2.7 % / 411 sf.	3.6 % / 544 sf.	NO
Accsry. Bld.- 140 ft.	6.5 % / 840 sf.	2.9 % / 411 sf.	3.1 % / 434 sf.	NO
<b>DRIVEWAY</b>				
1/5 LOT WIDTH = 27.34 ft.	54.3 ft	37.0 ft.	37.0 ft.	YES
MAX. 25 FT.	54.3 ft.	37.0 ft.	37.0 ft.	



**1 ZONING DIAGRAMS**  
SCALE: 1" = 10'-0"



**2 SITE PLAN**  
SCALE: 1" = 10'-0"

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY JOHN BUTLER OF BUTLER SURVEYING & MAPPING INC., NJ LIC. #07432 DATED 6-4-2025

9-22-2025 ISSUED FOR VARIANCE  
8-26-2025 ISSUED FOR OWNER REVIEW  
8-29-2024 ISSUED FOR ZONING APPROVAL  
8-20-2024 ISSUED FOR OWNER REVIEW  
6-24-2024 ISSUED FOR ZONING  
12-4-2023 ISSUED FOR OWNER REVIEW  
10-10-2022 ISSUED FOR OWNER REVIEW  
5-24-2022 ISSUED FOR OWNER REVIEW

DATE: \_\_\_\_\_ ISSUE: \_\_\_\_\_

**R D S**  
**ARCHITECTS**  
ROGER SCHLICHT ARCHITECT  
58 Midwood Avenue, Allendale, New Jersey 07401  
2 0 1 . 4 4 7 . 1 9 6 2

Roger D. Schlicht  
NJ. License No. 09576

IANNACONE RESIDENCE  
178 North Pleasant Avenue  
Ridgewood, N.J.

DATE: 5-24-2022  
SCALE: AS NOTED

<p>building coverage total lot garage = 544 sf house = 1744 sf front porch = 349 sf rear porch = 211 sf total = 2848 sf div. 14,830 sf lot = 19.2 %</p>	<p>building coverage 140 ft. lot garage = 434 sf house = 1744 sf front porch = 349 sf rear porch = 211 sf total = 2738 sf div. 13,831 sf lot = 19.7 %</p>	<p>imp. lot coverage total lot above = 2848 sf drive = 1098 sf f. walk = 255 sf s. walk = 275 ac = 18 sf pool = 120 sf patio / walk = 888 sf total = 5502 sf div. 14,830 sf lot = 37.1 %</p>	<p>imp. lot coverage 140 ft lot above = 2738 sf drive = 911 sf f. walk = 255 sf f. walk = 275 ac = 18 sf pool = 120 sf patio / walk = 888 sf total = 5205 sf div. 13,831 sf lot = 37.6 %</p>	<p>accry. gross building area total lot garage = 544 sf total = 544 sf div. 14,830 sf lot = 3.6 % accry. gross building area 140 ft. lot garage = 434 sf total = 434 sf 13,831 sf lot = 3.1 %</p>
---	---	--	--	---