

SECOND FLOOR PLAN

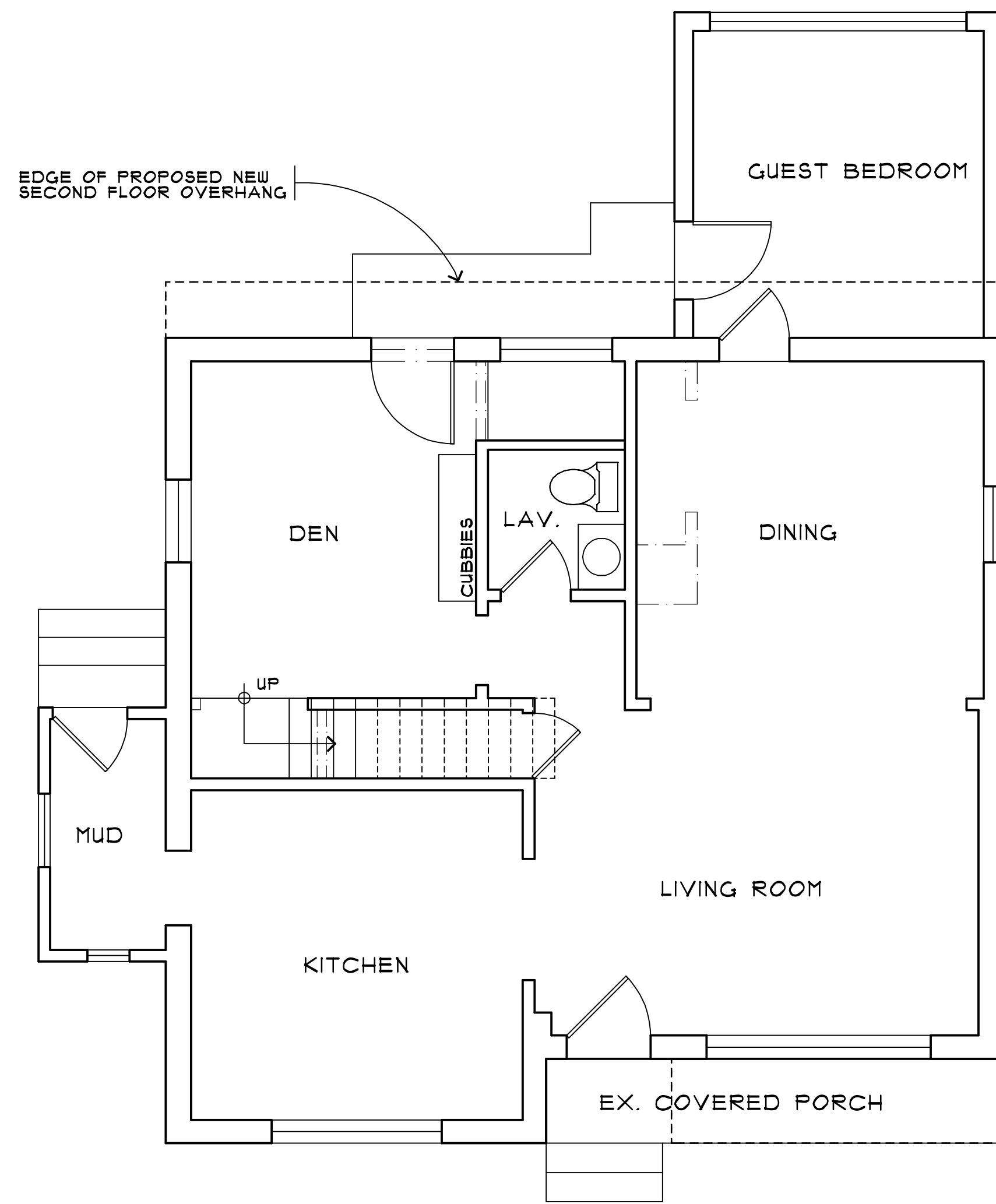
SCALE: 1/4" = 1'-0"

TABULATION OF EXISTING FRONT YARD SETBACKS FOR HOUSES ON THE SAME SIDE OF THE STREET

ADDRESS	SETBACK
560 CLIFF STREET	16.58'
564 CLIFF STREET	11.44'
568 CLIFF STREET	15.5'
572 CLIFF STREET	15.44'
576 CLIFF STREET	16.00'
580 CLIFF STREET	15.33'
584 CLIFF STREET	21.1'
590 CLIFF STREET	25.00' (SUBJECT PROPERTY)
594 CLIFF STREET	37.44'
598 CLIFF STREET	26.44'

TOTAL 20.15' / 10 = 20.11' EXISTING AVERAGE FRONT YARD SETBACK

EXISTING FIRST FLOOR AREA:	990 S.F.
EXISTING DETACHED GARAGE:	338 S.F.
EXISTING SHED:	34 S.F.
EXISTING COVERED FRONT PORCH:	50 S.F.
EXISTING COVERED REAR PORCH:	12 S.F.
PROPOSED NEW SECOND FLOOR ADDITION:	844 S.F. (INCLUDES OVERHANG)
PROPOSED NEW SECOND FLOOR OVERHANG:	31 S.F.
EXISTING DRIVEWAY AREA (TO REMAIN):	932 S.F.
EXISTING WALKWAY AREA (TO REMAIN):	12 S.F.
EXISTING UNCOVERED REAR STAIR:	5.0 S.F.
EXISTING UNCOVERED FRONT STAIR:	9.0 S.F.
EXISTING RETAINING WALL:	22 S.F.
PROPOSED NEW STONE PATIO:	41 S.F.
COVERAGE BY ABOVE GRADE STRUCTURES CALCULATED AS FOLLOWS:	
EXISTING:	
990 S.F. + 338 S.F. + 34 S.F. + 50 S.F. + 12 S.F. = 1,424 S.F. / 7,842 S.F. = 18.13%	
PROPOSED NEW:	
990 S.F. + 338 S.F. + 34 S.F. + 50 S.F. + 12 S.F. + 31 S.F. = 1,443 S.F. / 7,842 S.F. = 18.40%	
COVERAGE BY ALL IMPROVEMENTS CALCULATED AS FOLLOWS:	
EXISTING:	
1,424 S.F. (BUILDING) + 1,040 S.F. (PAVEMENTS) = 2,464 S.F. / 8,471 S.F. = 29.09%	
PROPOSED NEW:	
1,443 S.F. (BUILDING) + 1,081 S.F. (PAVEMENTS) = 2,524 S.F. / 7,842 S.F. = 32.19%	
MAXIMUM GROSS BUILDING AREA CALCULATED AS FOLLOWS:	
EXISTING:	
990 S.F. (FIRST FLOOR) / 7,842 S.F. = 12.6%	
PROPOSED NEW:	
990 S.F. (EX. FIRST FLOOR) + 844 S.F. (PROPOSED SECOND FLOOR) = 1,834 S.F. / 7,842 S.F. = 23.39%	



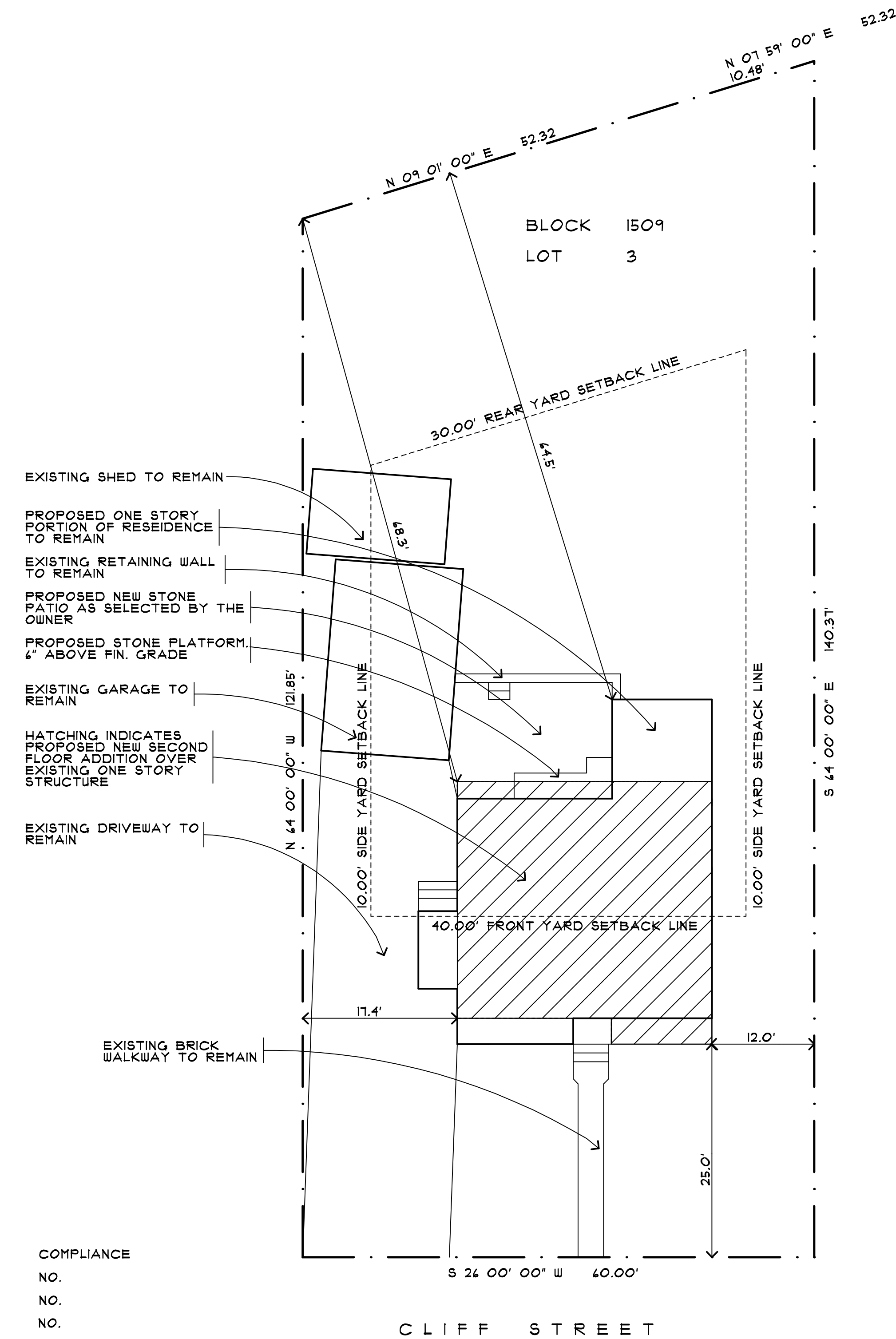
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

ZONING DATA R-2 ZONE

	REQUIRED/ ALLOWED	EXISTING	PROPOSED FINAL	COMPLIANCE
MINIMUM LOT AREA	10,500 S.F.	7,842 S.F. **	7,842 S.F.**	NO.
LOT WIDTH	75.00'	40.00'**	40.00'**	NO.
FRONT YARD SETBACK	40.00'	25.00'**	25.0' (MATCH EXISTING)	NO.
SIDE YARD SETBACK	10.00' / 19.8' COMBINED	12.0' / 29.4' COMBINED	12.0' / 29.4' COMBINED	YES.
REAR YARD SETBACK	30.00'	44.5'	48.3'	YES.
BUILDING HEIGHT	30.00' / 2 1/2 STORIES	15.00' / 1 STORY	29'-8" / 2 STORIES	YES.
COVERAGE BY ABOVE GRADE STRUCTURES	20%	18.13%	18.40%	YES.
COVERAGE BY ABOVE GRADE STRUCTURES WITHIN 140' OF FRONT LOT LINE	20%	18.13%	18.40%	YES.
COVERAGE BY ALL IMPROVEMENTS	45% (3,538 S.F.)	31.36% (2,444 S.F.)	33.35% (2,544 S.F.)	YES.
COVERAGE BY ALL IMPROVEMENTS WITHIN 140' OF FRONT LOT LINE	45% (3,538 S.F.)	31.36% (2,444 S.F.)	33.35% (2,544 S.F.)	YES.
MAXIMUM GROSS BUILDING AREA (PRINCIPAL)	35% (2,751 S.F.)	12.4% (990 S.F.)	23.4% (1,854 S.F.)	YES.
MAXIMUM GROSS BUILDING AREA WITHIN 140' OF LOT LINE (PRINCIPAL)	35% (2,751 S.F.)	12.4% (990 S.F.)	23.4% (1,854 S.F.)	YES.
MAXIMUM GROSS BUILDING AREA (ACCESSORY)	1.5% (590 S.F.)	4.1% (314 S.F.)	4.1% (314 S.F.)	YES.
MAXIMUM GROSS BUILDING AREA WITHIN 140' OF LOT LINE (ACCESSORY)	1.5% (590 S.F.)	4.1% (314 S.F.)	4.1% (314 S.F.)	YES.

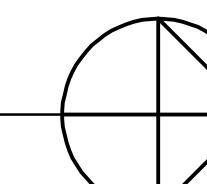
**PRE-EXISTING NON-CONFORMITY



SCHEMATIC SITE PLAN

SCALE: 1" = 10'-0"

SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY DANIEL DUNN, PLS. #33098 DATED MARCH 4, 2011.



ADDITION AND ALTERATIONS TO THE
MANGER RESIDENCE
590 CLIFF STREET
RIDGEWOOD, NEW JERSEY

DRAWN BY: JJB
CHECKED BY: ME

DATE: 01/28/20

REVISIONS:

SHEET NO.
1 OF 2

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