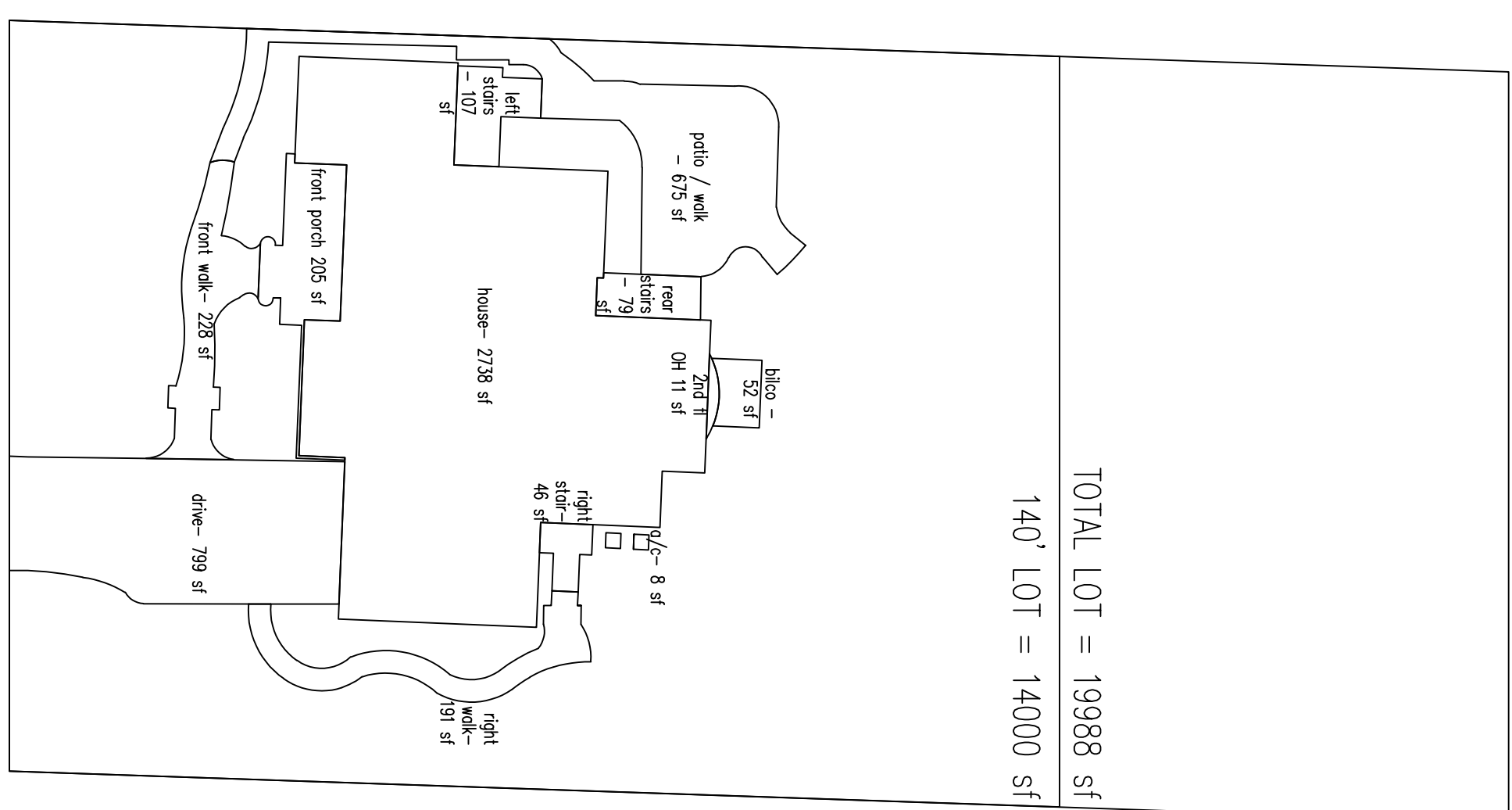
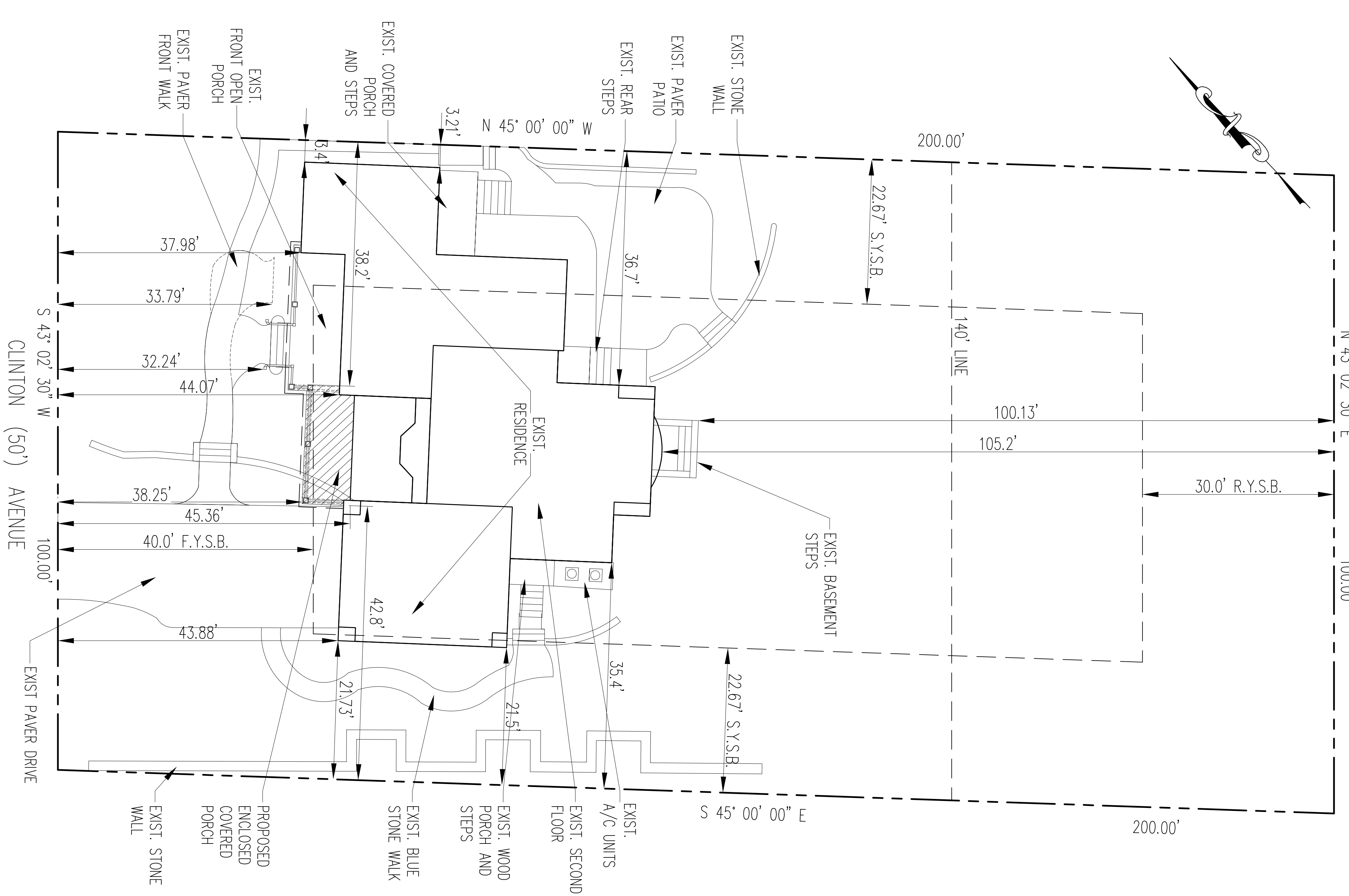
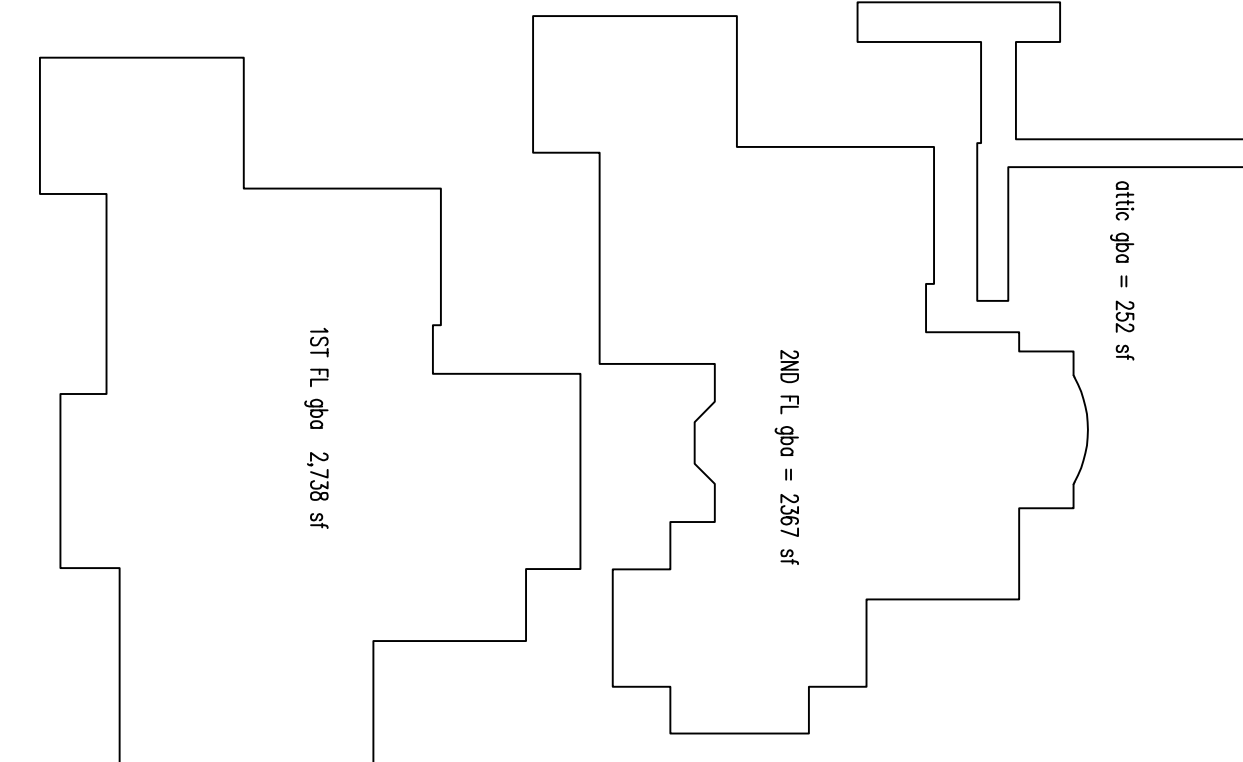


**Z O N I N G S C H E D U L E**

Item	Required	Existing	Proposed	Variance
Height	Max. 30 ft.	34 ft.	Exist. 18.0 ft.	NO
Front Yard Setback	Min. 40 ft.	45.36 ft. house 38.25 ft. porch 32.24 ft. steps	Exist. 38.25 ft	<b>VARIANCE</b>
Side Yard Setback	Min. 15 ft. 2/3 Bid. Ht. = 22.67 ft.	3.21 ft./ 21.50 ft.	Exist. 38.2 / 42.8 ft.	NO
Rear Yard Setback	Min. 30 ft.	100.13 ft.	Not Applic.	NO
Lot Area	Min. 14,000 sf. First 140 ft.	19,988 sf. 14,000 sf.	19,988 sf. 14,000 sf.	NO NO
Lot Width	Min. 80 ft.	100 ft.	100 ft.	NO
Avg. Lot Width	Min. 100 ft. @ f.y.s.b.	100 ft.	100 ft.	NO
Lot Depth	Min. 120 ft.	200 ft./200 ft.	200 / 200 ft.	NO
Lot Coverage	Max. 20 %	16.2 %	16.2 %	NO
Lot Area	Max. 20 % First 140 ft.	23.1 %	23.1 %	<b>NO-PE</b>
Gross Building Area	Pin. Bid.- 24 % / 5000 sf. Total Lot 29 % / Pin. Bid.- 4620 sf.	26.2 % / 5230 sf. 37.4 % / 5,357 sf.	26.8 % / 5,357 sf. 38.3 % / 5,357 sf.	<b>VARIANCE</b> <b>VARIANCE</b>
Acqrry. Bid.- 140 ft.	Lot 5% / 1000 sf. 0% / 0 sf. 6% / 962 sf. 0% / 0 sf.	0% / 0 sf. 0% / 0 sf.	0% / 0 sf. 0% / 0 sf.	NO NO
Improved Lot Coverage	Max. 40 % Lot Area / 8750 sf.	25.7% / 5,139 sf.	25.7% / 5,139 sf.	NO
	Max. 40 % 1st Floor / 8750 sf.	36.7 % / 5,139 sf.	36.7 % / 5,139 sf.	NO



house = 2738 sq ft  
 2nd fl OH = 11 sq ft  
 front porch = 205 sq ft  
 left steps = 107 sq ft  
 rear steps = 79 sq ft  
 patio = 52 sq ft  
 right steps = 46 sq ft  
 total = 3238 sq ft  
 19,988 sq ft lot = 16.2 %  
 building coverage 140 ft. lot  
 house = 2738 sq ft  
 2nd fl OH = 11 sq ft  
 front porch = 205 sq ft  
 left steps = 107 sq ft  
 rear steps = 79 sq ft  
 patio = 52 sq ft  
 right steps = 46 sq ft  
 total = 3238 sq ft  
 14,000 sq ft lot = 23.1 %  
 imp. lot coverage 140 ft. lot  
 drive = 3238 sq ft  
 drive = 799 sq ft  
 f. walk = 228 sq ft  
 oc = 8 sq ft  
 patio = 675 sq ft  
 right walk = 191 sq ft  
 total = 5139 sq ft  
 14,000 sq ft lot = 36.7 %  
 gross building area 140 ft. lot  
 first floor = 2738 sq ft  
 second floor = 2867 sq ft  
 office = 252 sq ft  
 total = 5230 sq ft div.  
 19,988 sq ft lot = 26.2 %  
 gross building area 140 ft. lot  
 first floor = 2738 sq ft  
 second floor = 2867 sq ft  
 office = 252 sq ft  
 total = 5230 sq ft div.  
 14,000 sq ft lot = 38.3 %



**1 ZONING DIAGRAMS**

**2 SITE PLAN**

SCALE: 1" = 20'-0"  
 SCALE: 1" = 10'-0"  
 SITE INFORMATION TAKEN FROM SURVEY PREPARED BY GB ENGINEERING, LLC, THOMAS C. STEARNS, NJ LIC. #B340959, DATED AUGUST 7, 2013.

9-1-2021 ISSUED FOR VARIANCE  
 4-5-2021 ISSUED FOR ZONING DISEMPOWER  
 DATE: \_\_\_\_\_ ISSUE: \_\_\_\_\_  
  
 RIDGES ARCHITECTS  
 ROGER SCHLICHT ARCHITECT  
 56 Wallbury Avenue, Ridgewood, New Jersey 07150  
 201.444.4791  
 Roger D. Schlicht  
 NJ License No. 09576  
 LIBENSON/DIVELBLISS  
 RESIDENCE  
 41 Clinton Avenue  
 Ridgewood, N.J.  
 DATE: 4-5-2021  
 SCALE: AS NOTED

SITE PLAN  
 ZONING DIAGRAMS  
 ZONING SCHEDULE  
**V-1**