

**LOT COVERAGE BREAKDOWN**

EXISTING HOUSE = 4511 S.F.  
 EXISTING PORCHES = 771 S.F.  
 TOTAL = 5282 S.F. / 37831 LOT AREA = 13.96%  
 5282 S.F. / 33940 FIRST 200' = 15.56%

PROPOSED INCREASE = 24 S.F.  
 TOTAL = 5306 S.F. / 37831 LOT AREA = 14.02%  
 5306 S.F. / 33940 FIRST 200' = 15.63%

**GROSS BUILDING AREA BREAKDOWN**

EXISTING FIRST FLOOR = 4511 S.F.  
 EXISTING SECOND FLOOR = 2515 S.F.  
 EXISTING THIRD FLOOR = 669 S.F.  
 TOTAL = 7695 S.F. / 37831 LOT AREA = 20.34%  
 7695 S.F. / 33940 FIRST 200' = 22.67%

PROPOSED ADDITION = 152 S.F.  
 TOTAL = 7847 S.F. / 37831 LOT AREA = 20.74%  
 7847 S.F. / 33940 FIRST 200' = 23.12%

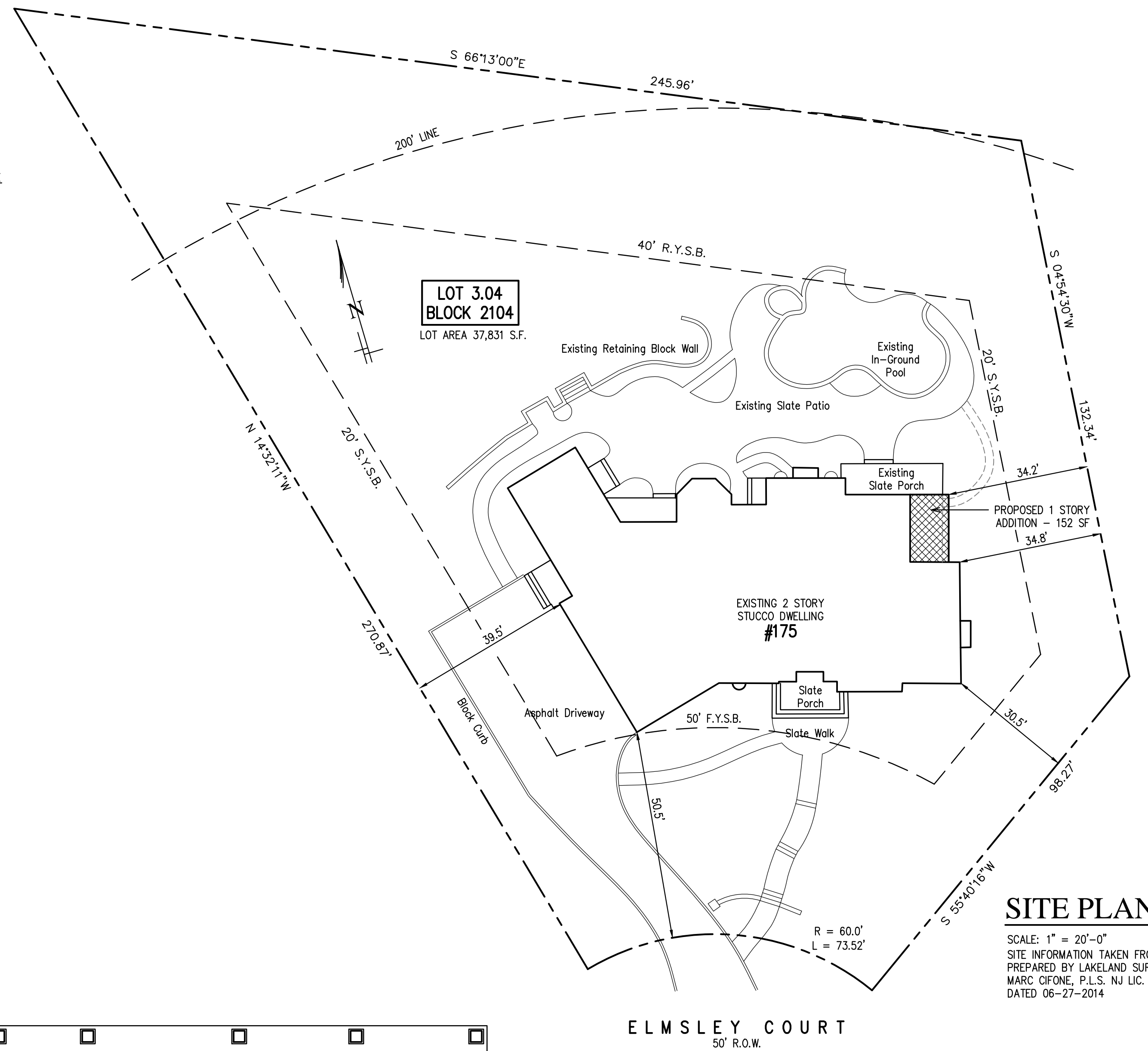
**IMPROVED LOT COVERAGE BREAKDOWN**

EXISTING DRIVEWAY = 2171 S.F.  
 EXISTING HOUSE & PORCHES = 5282 S.F.  
 EXISTING POOL = 950 S.F.  
 EXISTING FRONT WALK = 487 S.F.  
 TOTAL = 11417 S.F. / 37831 LOT AREA = 30.18%  
 11417 S.F. / 33940 FIRST 200' = 33.84%

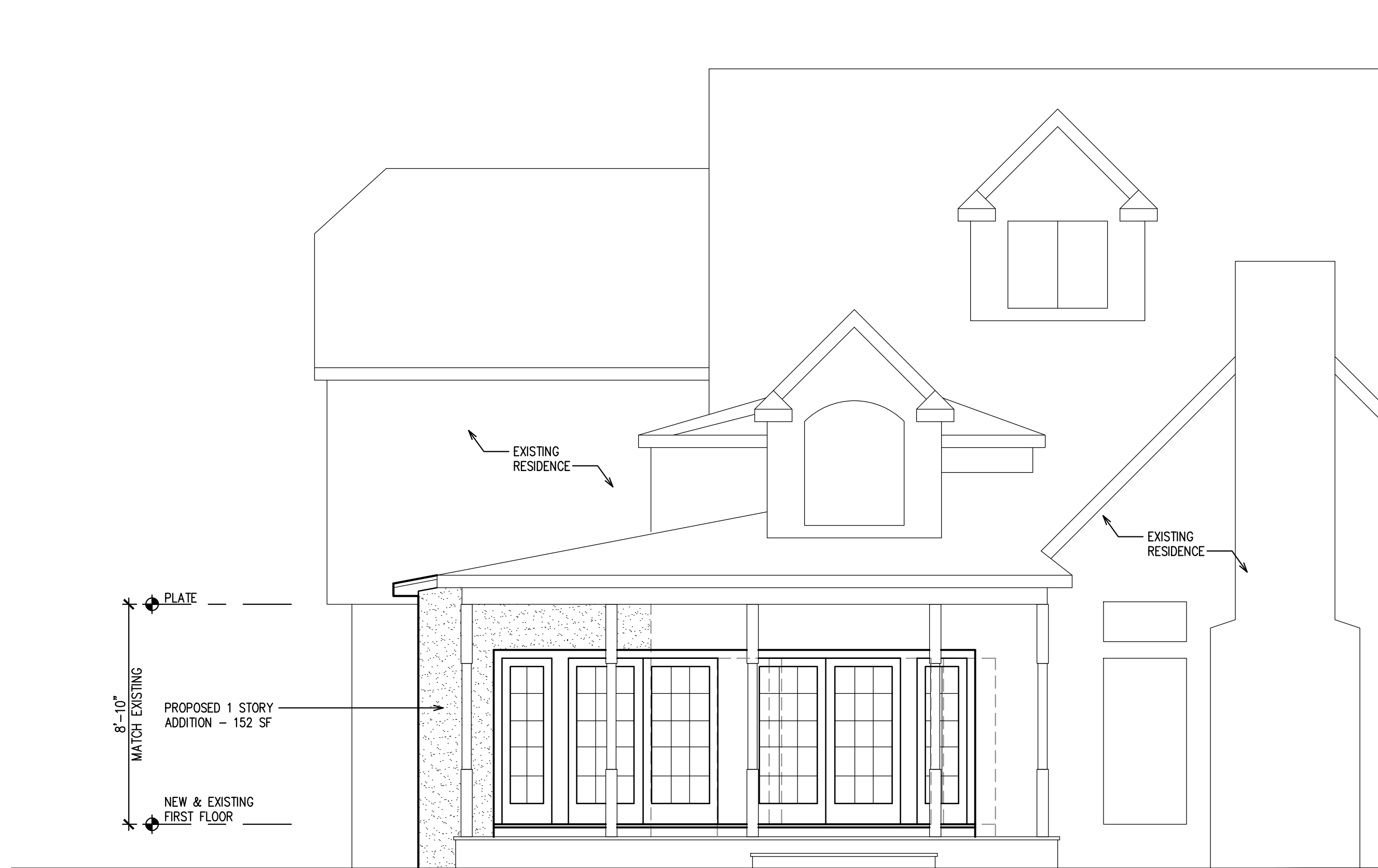
PROPOSED INCREASE = 24 S.F.  
 EXISTING WALKWAY TO BE REMOVED = 60 S.F.  
 TOTAL = 11381 S.F. / 37831 LOT AREA = 30.08%  
 11381 S.F. / 33940 FIRST 200' = 33.73%

**ZONING SCHEDULE**

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
R-125 ZONE				
MAX. HEIGHT	35'	35.5'	11.83'	NO
FRONT YARD	50'	50.5'	N/C	NO
MIN. SIDE YARD	20' MIN.	39.5', 30.5'	N/C, 34.2'	NO
MIN. COMBINED SIDE YARDS	33% LOT = 44.48'	51.93% = 70.0'	N/C	NO
MIN. REAR YARD	40'	87.67'	100.9'	NO
MIN. LOT AREA	25,000 SF	37,831 SF	33,940 SF FIRST 200'	N/C
MIN. LOT WIDTH	100'	73.52'	N/C	NO-PE
	125' AT SETBACK	134.79'	N/C	NO
MIN. AVG. LOT WIDTH	125'	144.7'	N/C	NO
MIN. LOT DEPTH	160'	214.69'	N/C	NO
MAX. LOT COVERAGE	20%	13.96%	14.02%	NO
MAX. LOT COVERAGE FIRST 200'	20%	15.56%	15.63%	NO
MAX. GROSS BUILDING AREA	20% PRINCIPAL STRUC.	20.34%	<b>20.74%</b>	<b>YES</b>
	4% ACCES. STRUC.	N/A	N/A	NO
MAX. GROSS BUILDING AREA FIRST 200'	20% PRINCIPAL STRUC.	22.67%	<b>23.12%</b>	<b>YES</b>
	4% ACCES. STRUC.	N/A	N/A	NO
MAX. IMPROVED LOT COVERAGE	35%	30.18%	30.08%	NO
MAX. IMPROVED LOT COVERAGE FIRST 200'	35%	33.84%	33.73%	NO

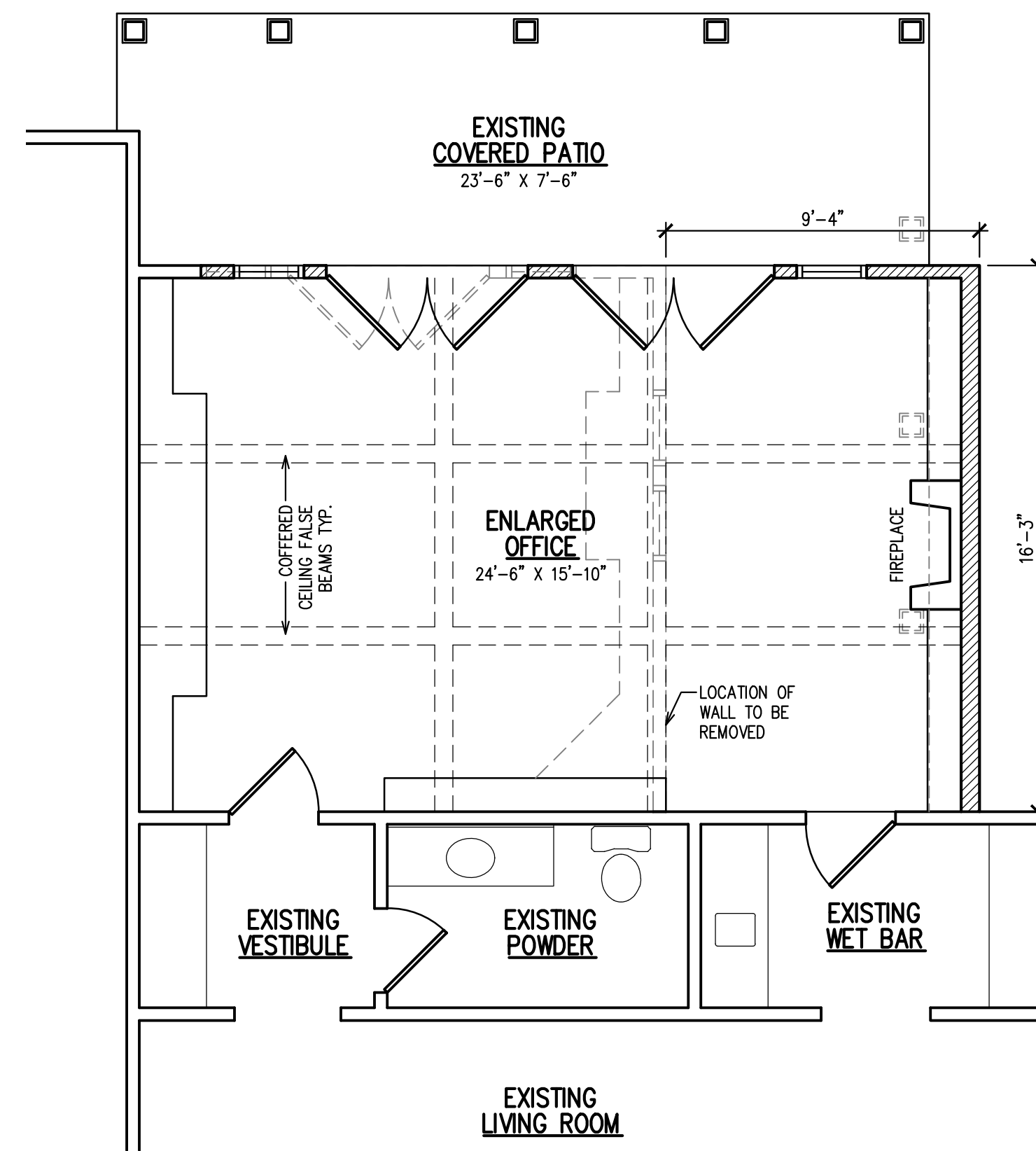


**SITE PLAN**



**PARTIAL REAR ELEVATION**

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



**PARTIAL FIRST FLOOR PLAN**

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

08-18-2021 RESUBMITTED FOR VARIANCE  
 03-16-2021 FOR VARIANCE

Proposed Addition & Alteration:  
**Jacobsen / Muller Residence**  
 Lot 3.04 - Block 2104  
 175 Elmsley Ct - Ridgewood NJ

ARCHITECT

Vincent C. Graziano, AIA LLC  
 P.O. BOX 8106  
 PARAMUS, NJ 07653  
 201-262-4633

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NOT VALID FOR CONSTRUCTION UNLESS SIGNED & SEALED BY  
 VINCENT C. GRAZIANO, AIA - NJ LIC. #16343 - NY LIC. #033008

**SITE PLAN,  
 ZONING,  
 FLOOR PLAN,  
 ELEVATION**

**A1**