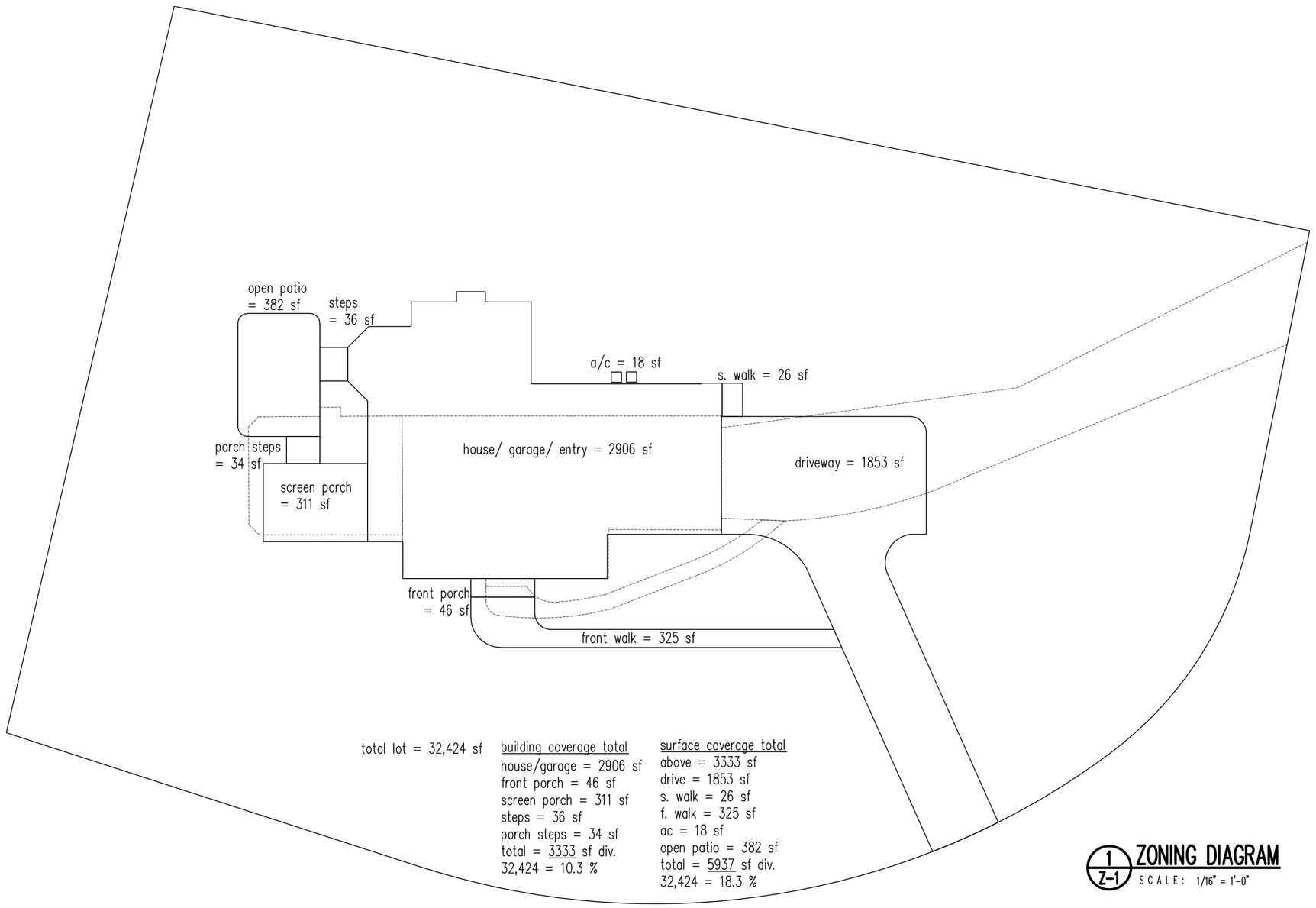
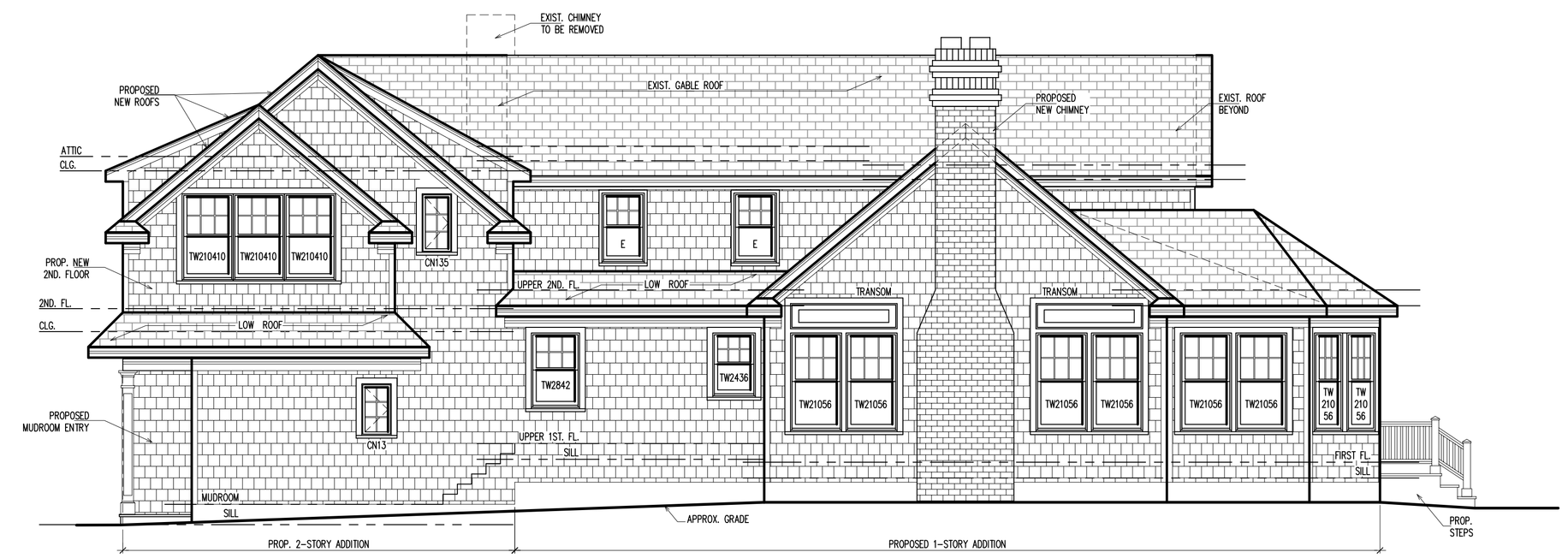


total lot = 32,424 sf

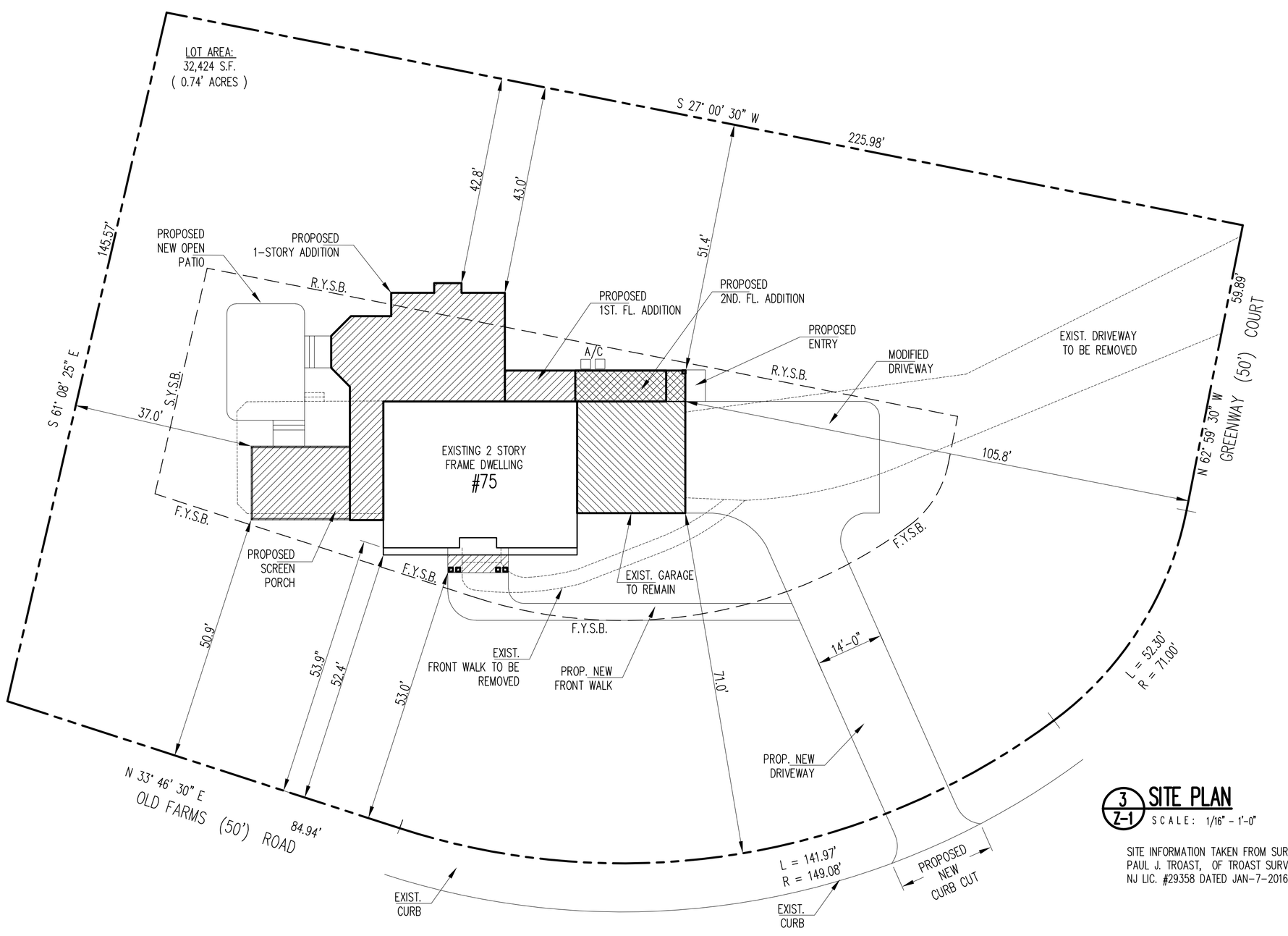
building coverage total
house/garage = 2906 sf
front porch = 46 sf
screen porch = 311 sf
steps = 36 sf
porch steps = 34 sf
total = 3333 sf div.
32,424 = 10.3 %

surface coverage total
above = 3333 sf
drive = 1853 sf
s. walk = 26 sf
f. walk = 325 sf
ac = 18 sf
open patio = 382 sf
total = 5937 sf div.
32,424 = 18.3 %

1 Z-1 ZONING DIAGRAM
SCALE: 1/16" = 1'-0"



2 Z-1 PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"



3 Z-1 SITE PLAN
SCALE: 1/16" = 1'-0"

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY PAUL J. TROAST, OF TROAST SURVEYING ASSOC., INC. NJ LIC. #29358 DATED JAN-7-2016.

75 Old Farms Road, Woodcliff Lake, N J

Lot 12 **Block 4 P** **R-30 Zone District**

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

Item	Required	Existing	Proposed	Variance
Total Lot Area	Min. 30,000 sf.	32,424 sf.	**32,424 sf.**	**NO**
Front Yard Setback	Min. 50 ft.	56.0 ft.	**50.9 ft.**	**NO**
Side Yard Setback	Min. 20 ft.	32.5 ft.	**37.0 ft.**	**NO**
	Both = 60 ft.	Not Applic..	**Not Applic.**	**NO**
Rear Yard Setback	Min. 50 ft.	57.8 ft.	**42.8 ft.**	**YES**
Lot Frontage	Min. 150 ft.	339.1 ft.	**339.1 ft.**	**NO**
Lot Depth	Min. 150 ft.	Varies	**Varies**	**NO**
Building Coverage	Max. 15 %	7.6 %	**10.3 %**	**NO**
Surface Coverage	Max. 30 %	14.2 %	**18.3 %**	**NO**
Stories	Max. 2 ½	2	**2**	**NO**
Height	Max. 35 ft.	27.0 ft.	**27 ft.**	**NO**

DATE	ISSUE
9-17-2020	ISSUED FOR VARIANCE
8-26-2020	REVISED- ISSUED FOR VARIANCE
3-3-2020	ISSUED FOR VARIANCE
2-10-2020	ISSUED FOR ZONING DENIAL

R D S
ARCHITECTS
ROGER SCHLICHT ARCHITECT
56 Walthery Avenue, Ridgewood, New Jersey 07450
2 0 1 . 4 4 7 . 1 9 6 2

Roger D. Schlicht
NJ. Licence No. 09576

KAUFMAN RESIDENCE

75 Old Farms Road,

Woodcliff Lake, N.J.

DATE: 2-10-2020
SCALE: AS NOTED

ZONING DIAGRAM
SITE PLAN
ZONING SCHEDULE
PROPOSED REAR ELEVATION

Z-1