



ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT DIMENSIONS (MIN.)			
AREA	7,500.00 SF.	10,000.00 SF.	UNCHANGED
WIDTH	75.00 FT.	100.00 FT.	UNCHANGED
DEPTH	100.00 FT.	100.00 FT.	UNCHANGED
BUILDING SETBACKS (MIN.)			
FRONT YARD (EAST PROSPECT STREET)	25.00 FT.	29.70 FT.	38.00 FT.
FRONT YARD (RIDGE STREET)	59.70 FT.	39.70 FT.	39.70 FT.
REAR YARD	17.50 FT.	37.30 FT.	37.30 FT.
SIDE YARD (LEFT SIDE)	10.00 FT.	5.90 FT.	5.90 FT.
TOTAL BOTH SIDE YARDS	25.00 FT.	65.60 FT.	41.60 FT.
BUILDING HEIGHT (MAX.)			
STORIES	2-1/2	2	1
FEET	35.00 FT.	20.00 FT.	14.00 FT.
LOT COVERAGE (MAX.)			
IMPROVED LOT	40.00 %	25.60 %	30.12 %



DATED: NOVEMBER 11, 2024

**26 SMITHFIELD ROAD
WALDWICK, N.J. 07463
(201) 612-0896**



DATE: 7-26-25	PROJECT NO.: 25 051	Edwin P. Harmon
REVISIONS: ⚠ 8-6-25	DRAWING A	
	OF	NOT VALID UNLESS SEALED