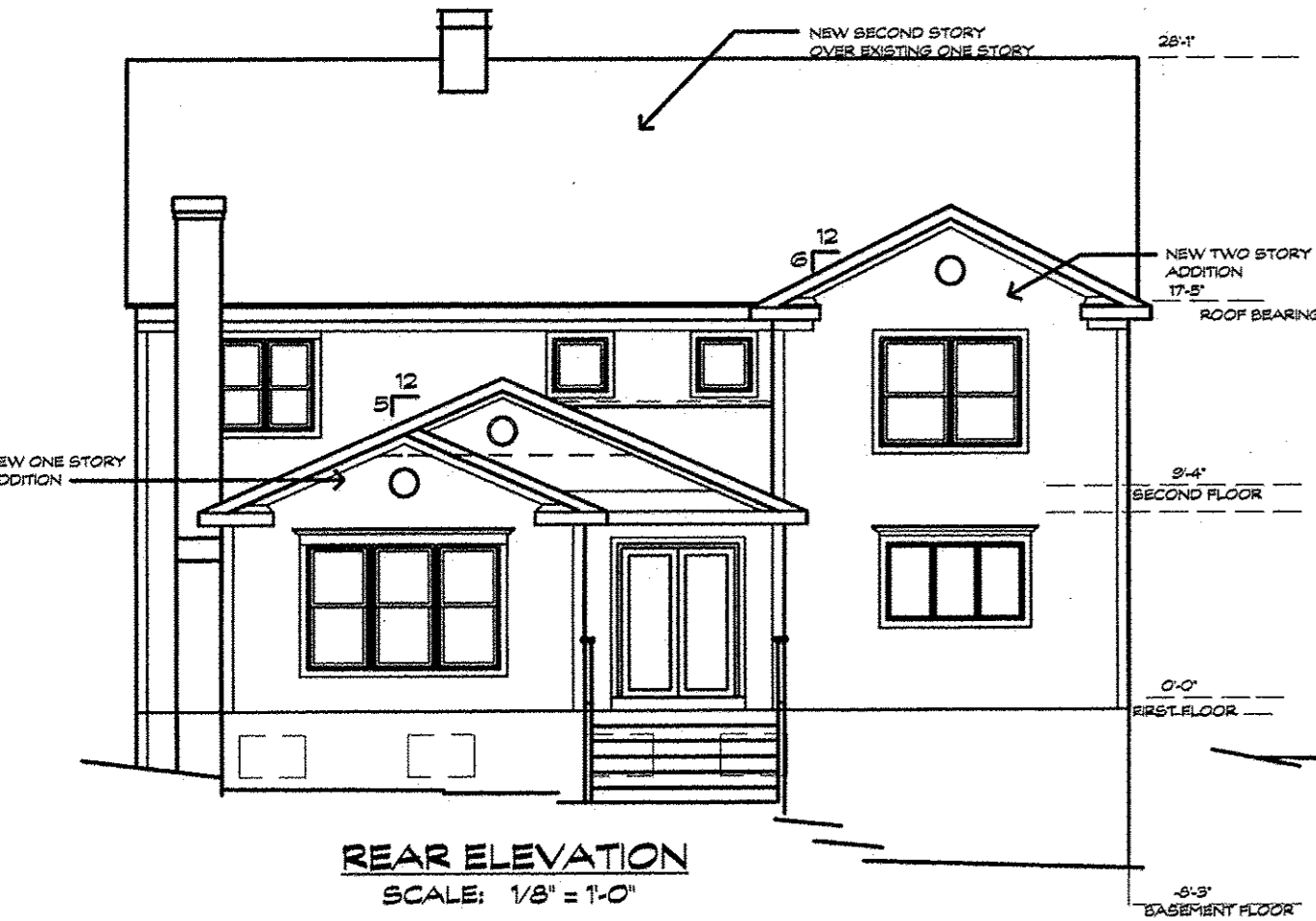




FRONT ELEVATION
SCALE: 1/8" = 1'-0"



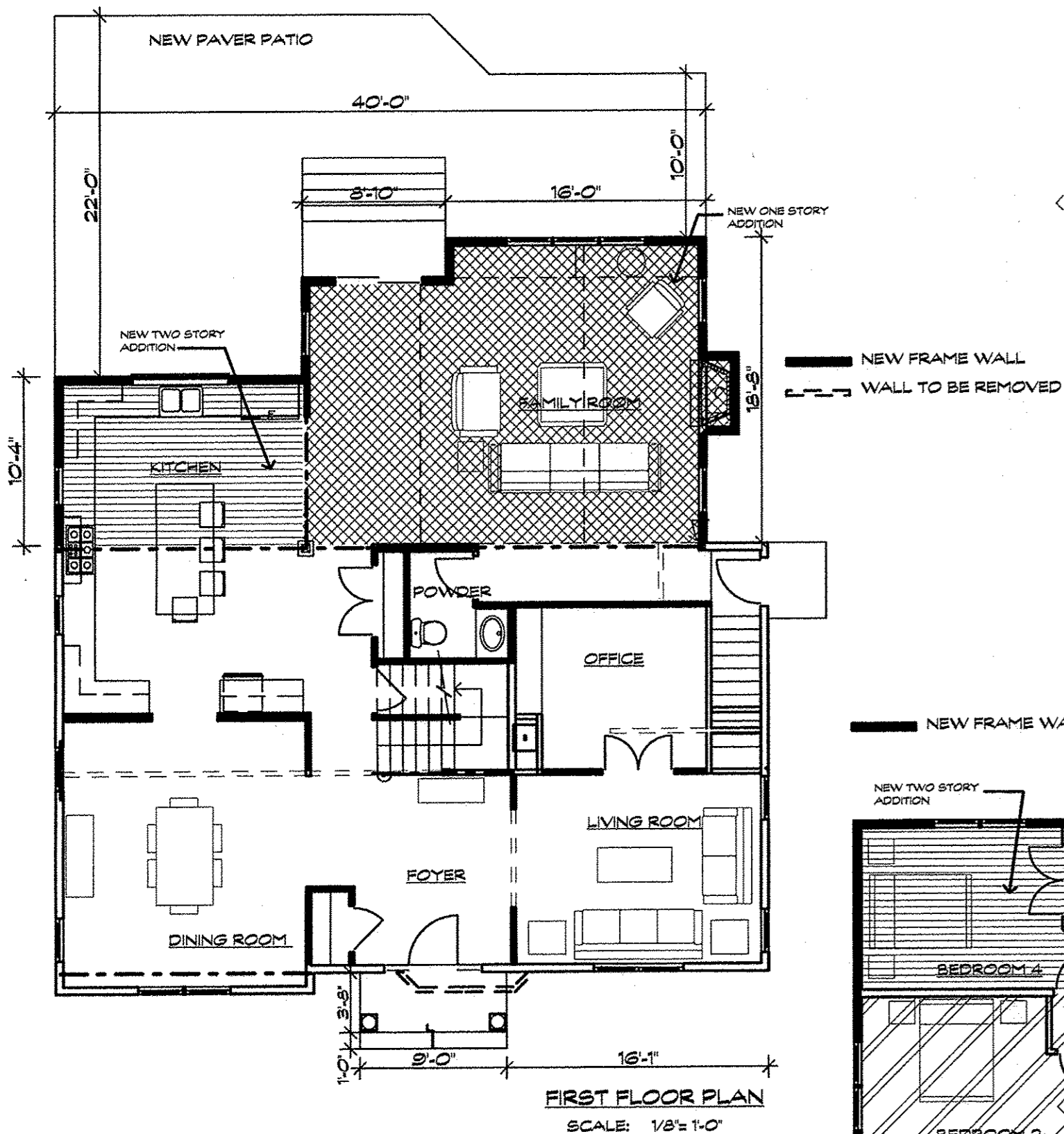
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



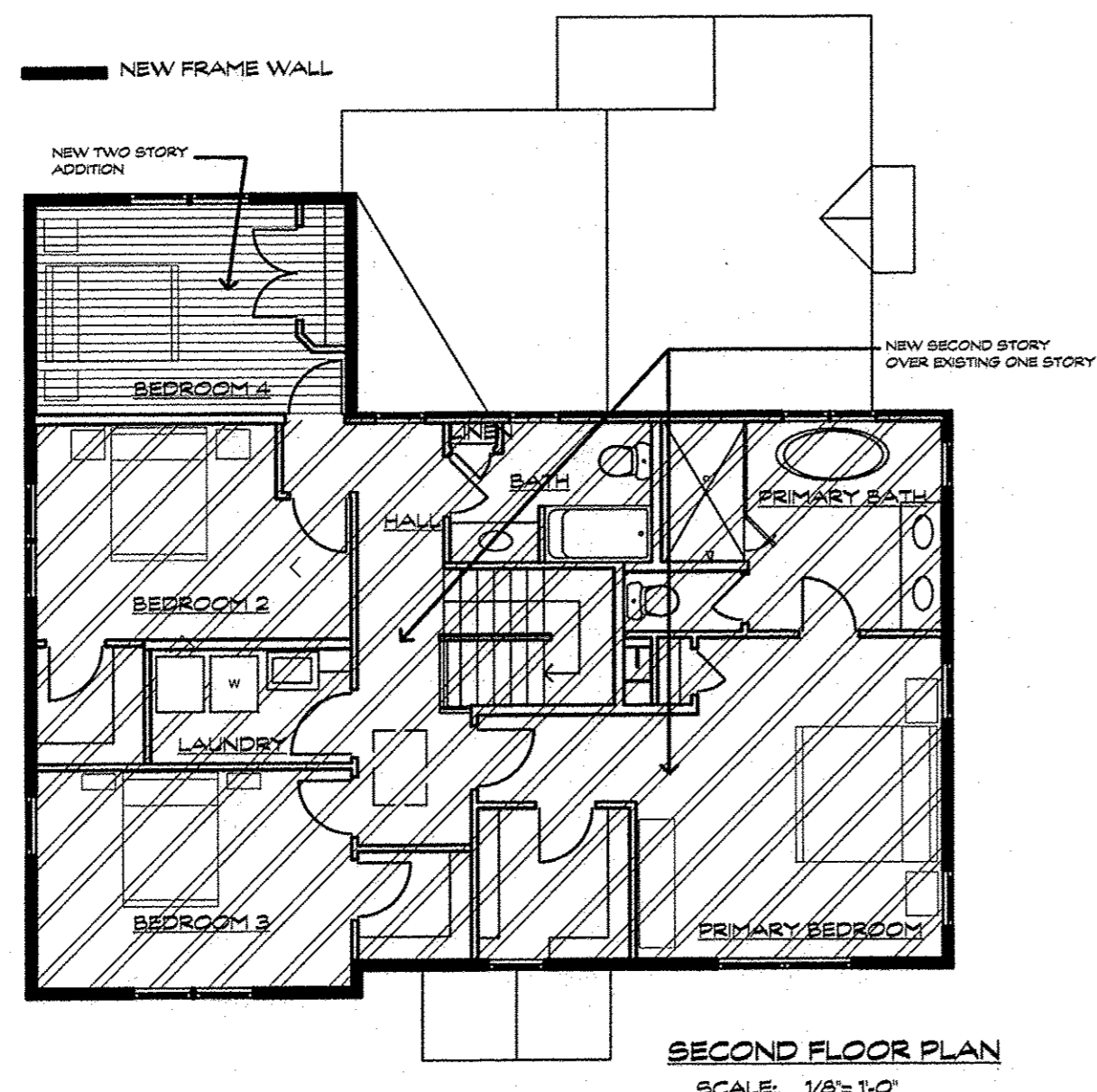
REAR ELEVATION
SCALE: 1/8" = 1'-0"



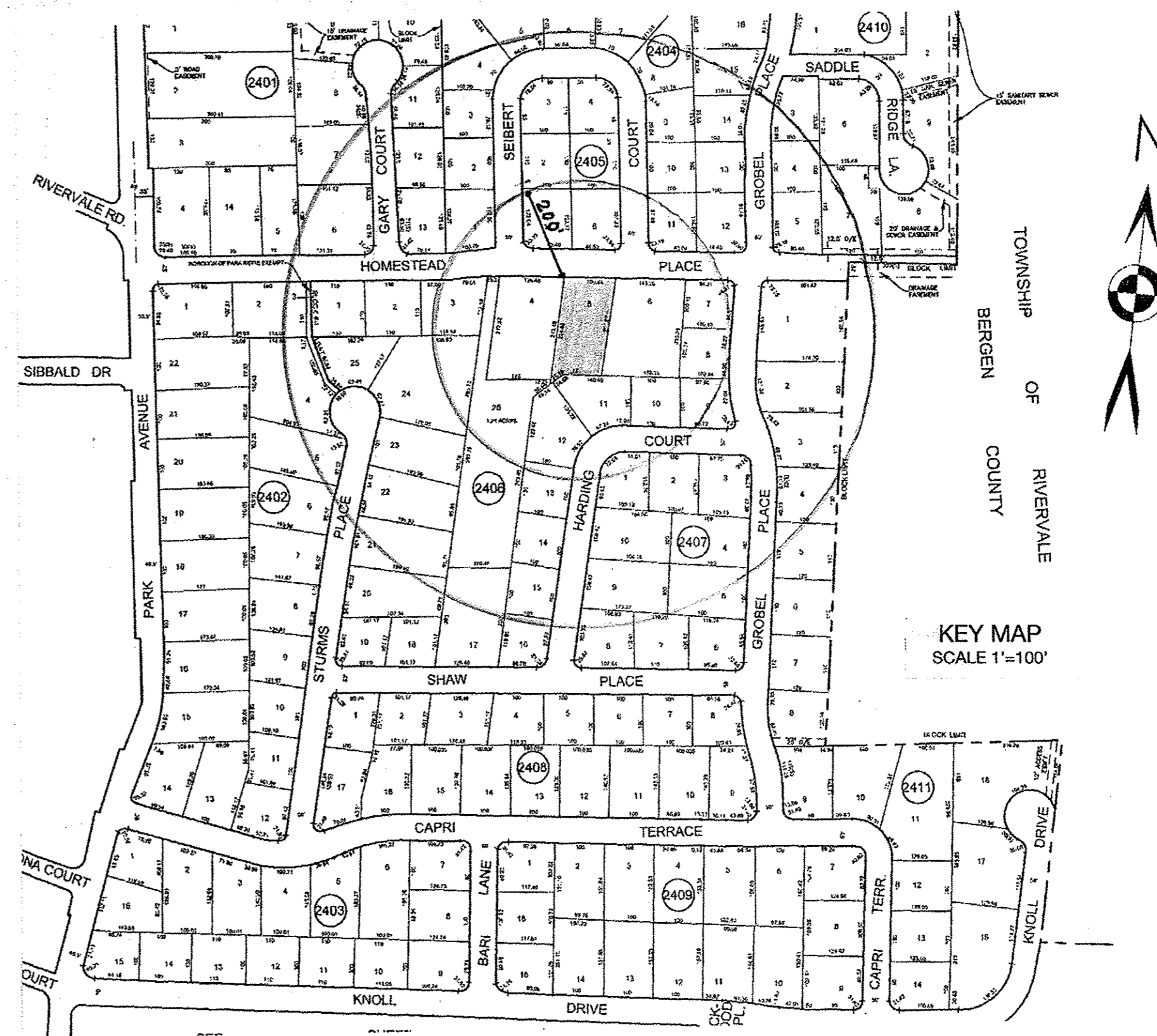
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



KEY MAP
SCALE 1" = 100'

Applicant shall protect any perimeter fencing, curbs, walkways, plantings and walls on adjacent properties during construction. Applicant shall be responsible for any damage to neighboring or public properties during the construction of the proposed improvements.

All disturbed work area shall be stabilized with topsoil, seed, hay and straw mulch to ensure lawn growth.

The applicant shall ensure that stormwater runoff does not negatively affect neighboring properties during and after construction. Any damages caused by an increase in runoff or improper drainage shall be repaired by the applicant.

Board Chairman

Board Secretary

Municipal Engineer

Mary Boyajian

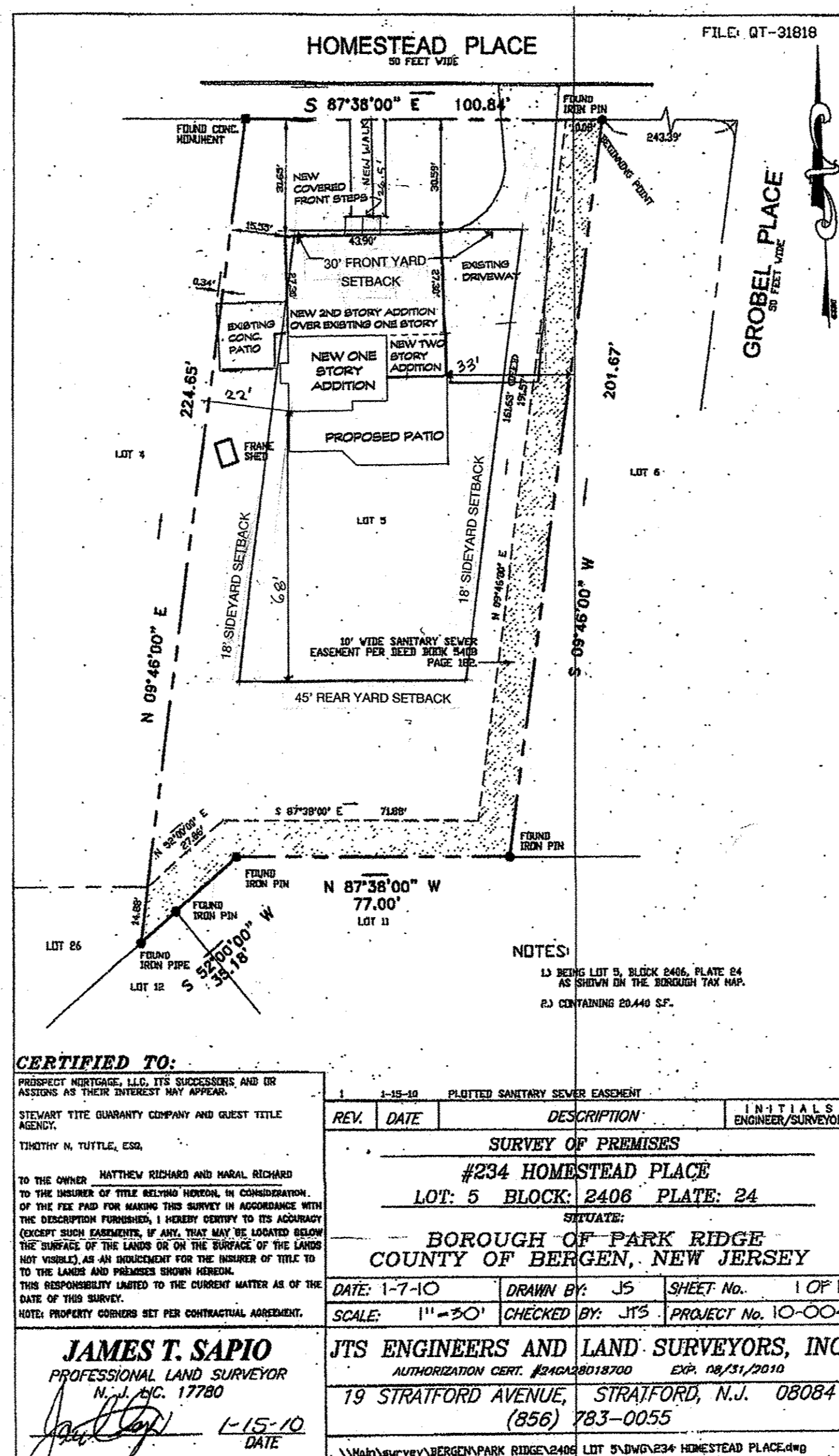
NJ LICENSE NO. 18156

DRAWN BY: MGB
CHECKED BY:

PROJECT: THE RICHARD RESIDENCE
234 HOMESTEAD PLACE
PARK RIDGE, NEW JERSEY
DRAWING: VARIANCE

MARY BOYAJIAN, R.A.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
2 APPLE HILL COURT
MONTVALE, NJ 07645

SCALE: AS NOTED
DATE: 10/22/21



CERTIFIED TO:
PROPERTY: MATTHEW, L.L. THE SUCCESSOR, AND DR. ASSISTING AS THEIR INTEREST MAY APPEAR.
STEWART TITLE GUARANTY COMPANY AND GUEST TITLE AGENCY.
TIMOTHY N. TUTTLE, CSR.
TO THE OWNER: MATTHEW RICHARD AND MARAL RICHARD OF THE BOROUGH OF PARK RIDGE, IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY IN ACCORDANCE WITH THE DESCRIPTION FURNISHED, I HEREBY CERTIFY TO ITS ACCURACY EXCEPT SUCH ERRORS, IF ANY, THAT MAY BE LOCATED BEING THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS NOT VISIBLE AS AN ADJACENCY FOR THE NUMBER OF TITLE TO THE LANDS AND REASONS SHOWN HEREON.
THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.
NOTE: PROPERTY CORNERS SET PER CONTRACTUAL AGREEMENT.

JAMES T. SAPIO
PROFESSIONAL LAND SURVEYOR
N.J. Lic. 17780
[Signature] 1-15-10
DATE

JTS ENGINEERS AND LAND SURVEYORS, INC.
AUTHORIZATION CERT. #2404018700 EXP. 08/31/2010
19 STRATFORD AVENUE, STRATFORD, N.J. 08084
(856) 783-0055

1 \\sharvey\jts\BERGEN\BERGEN\2404\LOT 5\DWG\24 HOMESTEAD PLACE.dwg

SITE PLAN
SCALE: 1" = 30'
ARCHITECTURAL INFORMATION OVERLAID ON SURVEY PREPARED BY
JAMES T. SAPIO LICENSE #17780 19 STRATFORD AVENUE, STRATFORD, NJ 17/2010

PROPERTY OWNERS WITHIN 200 FEET

Block	Lot	Owner Name	Parcel Address	Owner Address	City	State	Zip
2404	1	TOTH JOSEPH & ROSE	2 SEIBERT CT	2 SEIBERT CT	PARK RIDGE, NJ	07656	
2404	10	MURPHY GLORIA M	20 SEIBERT CT	20 SEIBERT CT	PARK RIDGE, NJ	07656	
2404	11	DUBIS REGINA	22 SEIBERT CT	22 SEIBERT CT	PARK RIDGE, NJ	07656	
2404	12	HASLUN NORMAN E III & DOROTHY	14 GROBEL PL	14 GROBEL PL	PARK RIDGE, NJ	07656	
2405	1	BRONSTEIN DANIEL & MEREDITH	233 HOMESTEAD PL	233 HOMESTEAD PL	PARK RIDGE, NJ	07656	
2405	2	GIBBONS GEOFFREY & BARBARA	3 SEIBERT CT	3 SEIBERT CT	PARK RIDGE, NJ	07656	
2405	5	FLANKAN JOSEPH & BARBARA	13 SEIBERT CT	13 SEIBERT CT	PARK RIDGE, NJ	07656	
2405	6	HUSSAINI SYED A & UZMA KAMAL	235 HOMESTEAD PL	235 HOMESTEAD PL	PARK RIDGE, NJ	07656	
2406	3	BAZAZ ALBERT & ELINOR	228 HOMESTEAD PL	228 HOMESTEAD PL	PARK RIDGE, NJ	07656	
2406	4	SAPONTZIS, THOMAS & CAROLYN	232 HOMESTEAD PL	232 HOMESTEAD PL	PARK RIDGE, NJ	07656	
2406	6	RUTOWSKI JEFFREY & SHANNON	238 HOMESTEAD PL	238 HOMESTEAD PL	PARK RIDGE, NJ	07656	
2406	7	FORNOFF MARIE ANN	242 HOMESTEAD PL	242 HOMESTEAD PL	PARK RIDGE, NJ	07656	
2406	8	QUINN, MARK J. & CAROL L.	18 GROBEL PL	18 GROBEL PL	PARK RIDGE, NJ	07656	
2406	9	RYAN WILLIAM & JEAN M	2 HARDING CT	2 HARDING CT	PARK RIDGE, NJ	07656	
2406	10	YIN BRENDA	4 HARDING CT	4 HARDING CT	PARK RIDGE, NJ	07656	
2406	11	VON CAPPEIN GARY & ALBA	6 HARDING CT	6 HARDING CT	PARK RIDGE, NJ	07656	
2406	12	VISCOVIC JOHN & LAUREN	8 HARDING CT	8 HARDING CT	PARK RIDGE, NJ	07656	
2406	13	WILLIAMS MARIANNE	10 HARDING CT	10 HARDING CT	PARK RIDGE, NJ	07656	
2406	23	GAMBERT, JOANNE	13 STURMS PL	13 STURMS PL	PARK RIDGE, NJ	07656	
2406	24	QUESTA, JAMES & QUINN, ELIZABETH	15 STURMS PL	15 STURMS PL	PARK RIDGE, NJ	07656	
2406	26	CONSTANTE, CESAR & PATRICIA	230 HOMESTEAD PL	230 HOMESTEAD PL	PARK RIDGE, NJ	07656	
2407	1	FAIGLE, MICHAEL D & SUSAN R	7 HARDING CT	7 HARDING CT	PARK RIDGE, NJ	07656	
2407	2	DAVIES ROSE T	3 HARDING CT	3 HARDING CT	PARK RIDGE, NJ	07656	

ZONING SCHEDULE

ZONE R-15 SINGLE FAMILY RESIDENTIAL	ORDINANCE	EXISTING	PROPOSED
Maximum Lot Area	15,000	20,440	Not changed
Maximum Lot Width	100	100.8	Not changed
Minimum Street Frontage	75	100.8	Not changed
Minimum Lot Depth	150	201.67	Not changed
Minimum Front Yard	30	30.59	25.92 V
Minimum Side Yard (Each)	18	15.55	15.55 V
Maximum Dwelling Width (65% of Lot Width)	65.52	43.4	43.4
Minimum Rear Yard	45	133	115
Maximum Building Height	32	17	28.5
Maximum Building Coverage	20%	5.58%	8.8%
Maximum Impervious Coverage	35%	27%	33.1%
Maximum Floor Area Ratio	20%	5.7%	15.03%
Maximum Gross Floor Area	4,250	1,161	3,072
Swimming Pools and Hot Tubs	20		
Pavos	10	0	28
Sheds Over 150 SF	10		
Decks	20		

Lot Coverage	Existing	Proposed
First Floor	1160 SF	1750 SF
Total Building Coverage	1160 SF	1750 SF
Second Floor		1322 SF
Total Floor Area	1160 SF	3072 SF
Total Building Coverage	1160 SF	1750 SF
Driveway	3939 SF	3939 SF
Front Porch & Walk	144 SF	192 SF
Patio	266 SF	904 SF
Total Impervious	5509 SF	6785 SF

PLOT DATE 10/22/21