

# Zoning Board of Adjustment Borough of New Milford

Application #: 21-10  
Address: 472 Henley Ave  
Block 813, Lot 2

## Public Hearing Notice

### **TO WHOM IT MAY CONCERN:**

In compliance with Section 30-3.4K2 of the Land Use Ordinance of the Borough of New Milford, New Jersey, notice is hereby given to you that (I) Bryan Dagoro propose to expand front porch with the addition of a portico which will encroach on the front yard setback and any other relief the need of which becomes apparent at the time of the hearing at 472 Henley Ave Block 813 Lot 2.

Anyone affected by this application may have an opportunity to be heard at a meeting to be held on August 10, 2021, at 7:30 PM in the Municipal Building, 930 River Road, New Milford, NJ. The August 10, 2021 meeting of the Borough of New Milford Zoning Board of Adjustment may be a "remote" meeting, and shall be open to the public by way of electronic video interface or telephonic appearance. Access to the meeting can be accomplished through means of a link on the Borough's Website, at [www.newmilfordboro.com](http://www.newmilfordboro.com). Please contact the Zoning Board of Adjustment Secretary at (201) 967-5044 no later than five (5) days prior to the meeting to determine whether the meeting shall be conducted in-person or by way of electronic video interface.

To participate in the meeting by telephone, please call the Zoning Board of Adjustment Secretary at (201) 967-5044, who will provide you with a conference call telephone number and access code.



# ZONE RA COMPARISON CHART

472 HENLEY AVE., NEW MILFORD, NEW JERSEY		Block 813	LOT 2		
ZONING DISTRICT: RA SINGLE FAMILY RESIDENTIAL					
	REQUIRED	EXISTING	PROPOSED	VARIANCE	COMMENT
MINIMUM LOT AREA	7,500 SF	10,463.11 SF	NO CHANGE		NO CONFORMS
MINIMUM LOT WIDTH	75 FT.	100 FT	NO CHANGE		NO CONFORMS
MINIMUM LOT DEPTH	N/A	104.45 FT	NO CHANGE		NO CONFORMS
FRONT YARD SETBACK	55 FT.	55.57 FT.	49.07 FT.	YES	NON-CONFORMS
REAR YARD SETBACK	20 FT.	31.96 FT.	NO CHANGE		NO CONFORMS
1 SIDE YARD SETBACK	10 FT.	9.40 FT.	NO CHANGE		NO CONFORMS
COMBINED SIDE YARD SETBACK	20 FT.	37.80 FT.	NO CHANGE		NO CONFORMS
BUILDING HEIGHT (MAX.)	2.5 STY. / 30 FT.	1 STY. / 17.75 FT.	NO CHANGE		NO CONFORMS
MAXIMUM BUILDING COVERAGE	20% (2,092.6 SF)	20.16% (2,109 SF)	20.42% (2,136 SF)	YES	NON-CONFORMS
MAXIMUM IMPERVIOUS LOT COVERAGE	40% (4,185.20 SF)	58.53% (6,124 SF)	58.60% (6,131 SF)	YES	NON-CONFORMS

NOTE:

REVISED ZONING CHART FROM ARCHITECT RAUL CABATO DRAWING A-3 DATED 5/3/21

PROJECT:

**DAGORO PORTICO**  
**472 HENLEY AVE.**  
**NEW MILFORD, NJ 07646**

CLIENT:

**MR. AND MRS. DAGORO**  
**472 HENLEY AVE.**  
**NEW MILFORD, NJ 07646**

DRAWING TITLE:

**ZONING CHART**

DRAWING NO:

**1 OF 1**

PROJECT NO:

**21-073**

SCALE:

**N/A**

DATE:

**AUGUST 12, 2021**

STEVEN B. LAZARUS, AIA.  
 NJ A110807 CT 8899 PA RA 044920 B  
 NY 02123 MD 10946 VA 040015129  
 NC 9107 MA 10098 AZ 74013

*Steven B. Lazarus*

AXIS ARCHITECTURAL GROUP



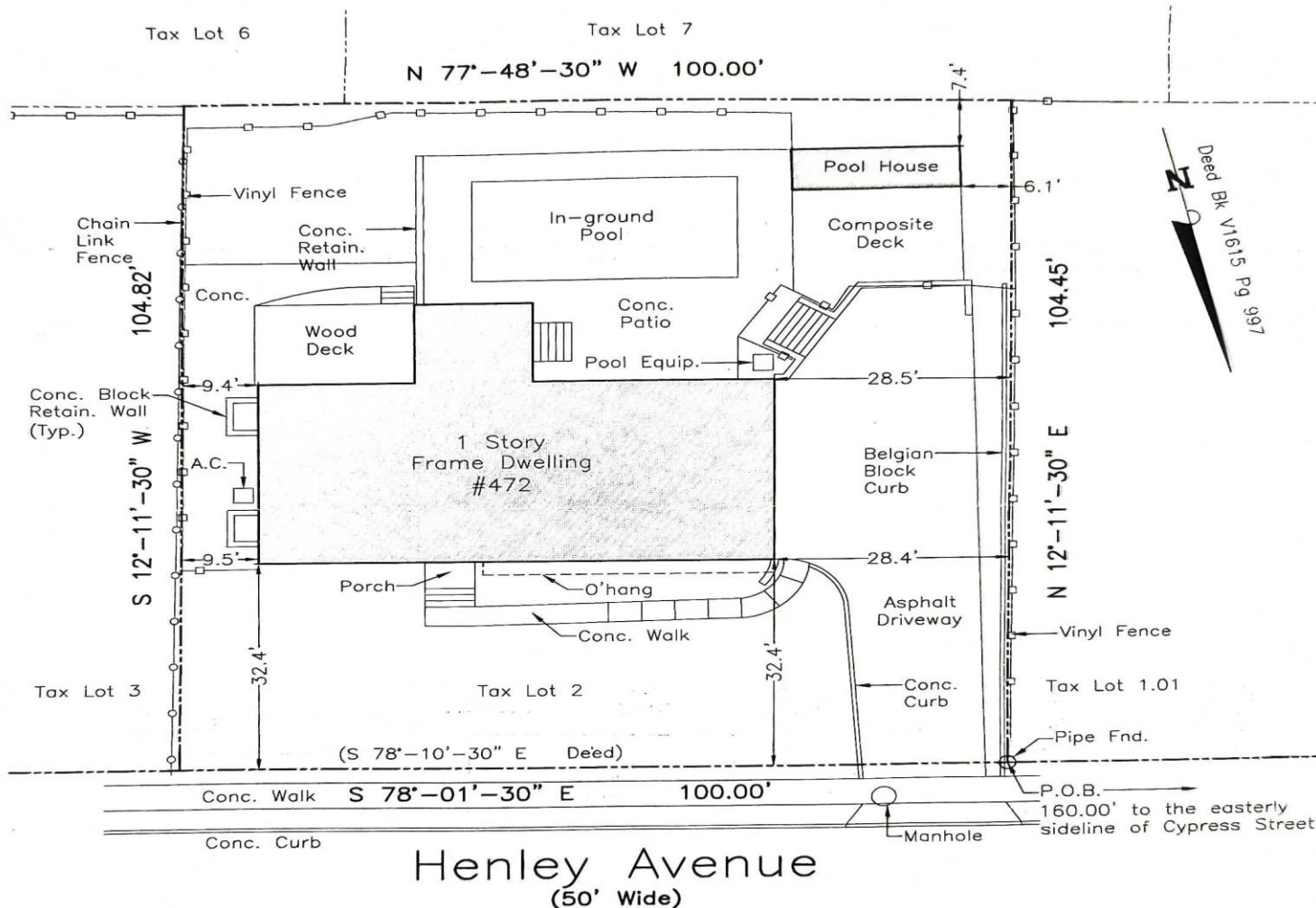
16 HIGHTWOOD AVENUE, ENGLEWOOD, NJ 07631  
 PH: 201.816.1818 FX: 201.816.0212

# References:

1. KNOWN AND DESIGNATED as Lots 9, 10, 11, 12, and 13 Block 7 as shown on a certain map entitled, "Section No. 2 of Bergen Manor, Bergenfield Development Corporation" filed in the Bergen County Clerk's Office on November 24, 1926 as Map No. 2180.
2. Deed Book V1615 Page 997

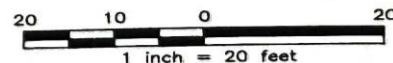
# Notes:

1. This survey is for title purpose only.
2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
3. Property subject to easements and restrictions of record and findings of a current title report.
4. Property corners have not been set pursuant to N.J.A.C. 13:40-5.2.



# This Survey is certified to:

Richelle Anne G. Lobite  
NRT Title Agency, LLC (NRT62743)  
Chicago Title Insurance Company  
Lisa D. Fischberg, Esq.  
PHH Home Loans, LLC d/b/a Coldwell Banker Home Loans  
its successors and/or assigns as their interests may appear



**Schmidt**  
**Surveying**

66 Hunting Drive, Dumont, NJ 07628  
Phone: (201) 403-5801  
Fax: (201) 244-6163  
www.schmidtsurveying.weebly.com

Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt

*Andrew A. Schmidt*

NJ Professional  
Land Surveyor  
No. 24GS04330100

**Survey of Property**  
**Tax Lot 2 - Block 813**  
**472 Henley Avenue**  
**Borough of New Milford**  
**Bergen County, New Jersey**

Drawn:	Checked:	Date:	Scale:
JK	AS	11-30-16	1" = 20'



