## Zoning Board of Adjustment Borough of New Milford

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

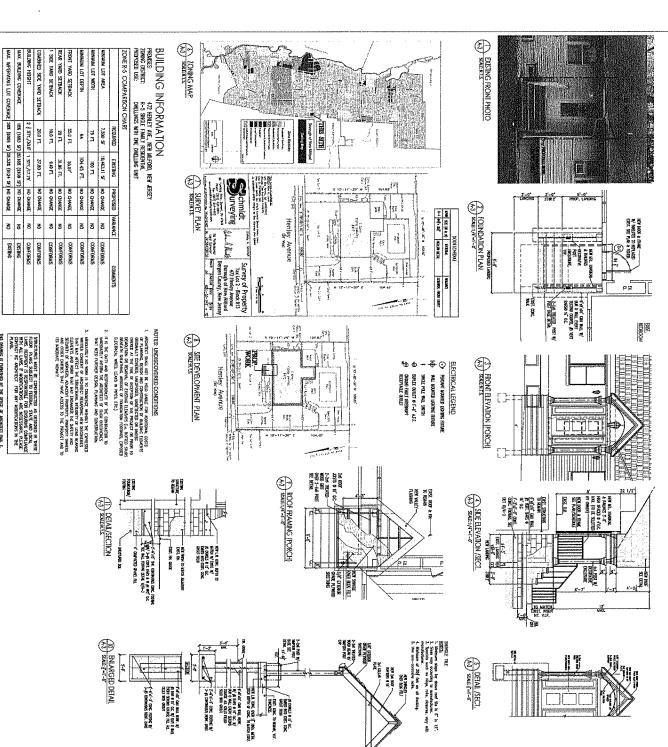
## **Public Hearing Notice**

## 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 <a href="www.newmilfordboro.com">www.newmilfordboro.com</a>. 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: K-Y 101:2

cuture of more Proposed Emlargement to existing porch W/ New Cargey on Existing I—story resodratal dixenting

nate. Land usz grdniancz of new Wiledro city, nj siall apriy for This Project Umiess otherwise noted. No Change in Use Eggress or Occupancy

GENERAL NOTES

AL MONEY DEMYN WIS DIET OF HE JOSET ENMALTIMEN COX, EXEX-2-3-4 MONEY CHE JOSET EN JO

THE ORDINAL BY THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED UNLESS ALT IN THE ORDINAL BY THE ARCHITECT.

EXCAVATION AND BACK FILL

FOUNDATION NOTES: BUSING ROPKS SERGI TO PROFECTION SWILL OF SEI HOT LESS HAW 3"-0" SELUT PRISHED GARGE

TRUCTURAL NOTES: emusia siet zam ec belande baz chadano da vem net came de edebaran ziet zam. Samusia siet zam ec belande baz chadano da vem net came de edebaran ziet zam. endats for hordeold compact, (ac 318) filera frank. Endats for hordeold compact, (ac 318) filera frank. The

THE MAY SHALL MERCHAN THAT ALL THE MATERIAL THE MATERIAL THAT ALL THAT ALL

A LOS SESSIMANTAS TRE RESON, FRANCION AND BERTON OF SHUTHANN, SILL FOR SHUTHANN, SILL FOR

CTRICAL NOTES

ALL BESTRIEM, WORK SHALL BE WISTRIED ON ACCORDANCE WITH THE MATIONAL BESTRIEM, CODE MAD ALL PROPRIEMS SWITCHES AND RECEIPMALES AS SHOWN ON BRANNESS, ALL RECEIPMALES AND FREED FALLS AS SHOWN ON BRANNESS, ALL RECEIPMALES AND FREE CORRECTION FOR ITS IZE OF THE WASHINGTON OF A WALKER OF THE WASHINGTON OF A WALKER OF THE WASHINGTON OF THE CONTRIBUTION OF THE CONTRIBUTION OF THE CONTRIBUTION OF THE STATEMENT OF THE CONTRIBUTION OF THE WASHINGTON OF THE CONTRIBUTION OF THE CONTRIBUTION OF THE WASHINGTON OF THE WASHINGTON OF THE CONTRIBUTION OF THE WASHINGTON OF THE WASHI

HANCHEGOESS

WANTE CORES

A) HE HAY SEET WERE ON STREETING COSES

A) HE HAY SEET WERE ON STREETING COSES

E) DOD NITHANDAM RESCRIPT, COSE STREETING

E) DOD NITHANDAM RESCRIPT, COSE

E) DOD NITHANDAM RESCRIPT, COSE

E) DOD NITHANDAM RESCRIPT, COSE

E) DOD NITHANDAM RESPRENÇA COSE

E) DOS NITHANDAM



班

COMMENT

NEW MILFORD, NEW JERSEY

472 HENLEY AVE.

PROPOSED ENLARGEMENT OF EXISTING PORCH W/ NEW

CANOPY

EXISING FRONT PROTO, PARTIAL ELEY, SCORONS, DETAILS, Zoning, Map, Surrey Plan, str delighiem plan, foundation and rock franchic plans, bedong netoniation and uses. Hotes C, a roud cobato, architect

NACE SYCHAIN SERVIN OI IN'S SHETH 04-30-2021 Ą

M unskoldson saal produ de coresed paltroeu, lan progect a kladausi distance de tour feit hto A returied from yand seidack the andaman hidin o't the porch or platform saal seal se 20% of the Wolth o't the front'i projod, but not iless than sax (6) feet.

THIS GRAWNG IS PLEASENED BY THE OFFICE OF ARCHITCH RAIL E. CABATO, AS DIFFF ROAD WATCHING, AS 07569. MAY CHANGES BUST AD DIRECTED TO THIS OFFICE.

472 HENLEY AVE., NEW MILFORD, NEW JERSEY		Block 813	LOT 2		
ZONING DISTRICT: RA SINGLE FAMILY RESIDENTIAL	***************************************		APPRINCE A LA		
	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

PROJECT: CLIENT: DAGORO PORTICO
472 HENLEY AVE.
NEW MILFORD, NJ 07646 MR AND MRS. DAGORO DRAWING NO: SCALE:

472 HENLEY AVE. NEW MILFORD, NJ 07646

DATE:

AUGUST 12, 2021

DRAWING TITLE: ZONING CHART

PROJECT NO: 21-073

STEVEN B. LAZARUS, ALA NJ AL10807 CT 8999 PA RA 014920 B NY 021232 MD 10946 VA 0401015129 NC 9107 MA 10098 AZ 74013



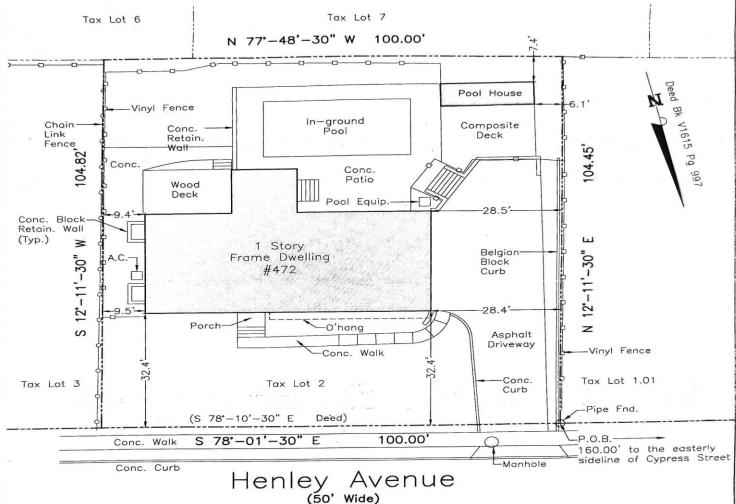
References:
1. KNOWN AND DESIGNATED as Lots 9, 10, 11, 12, and 13
Block 7 as shown on a certain map entitled, "Section No.
2 of Bergen Manor, Bergenfield Development Corporation"
filed in the Bergen County Clerk's Office on November 24,
1926 as Map No. 2180.
2. Deed Book V1615 Page 997

Notes:

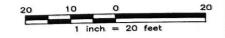
This survey is for title purpose only.

Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and responsibility for buried pipes, wires, wells, and other utilities. Property subject to easements and restrictions of record and findings of a current title report. 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





66 Huntting 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 Solwidt

NJ Professional Land Surveyor No. 24GS04330100 Survey of Property Tax Lot 2 - Block 813 472 Henley Avenue Borough of New Milford

Drawn: Checked: Date:

Bergen County, New Jersey

