

# The Valley *Renewal*



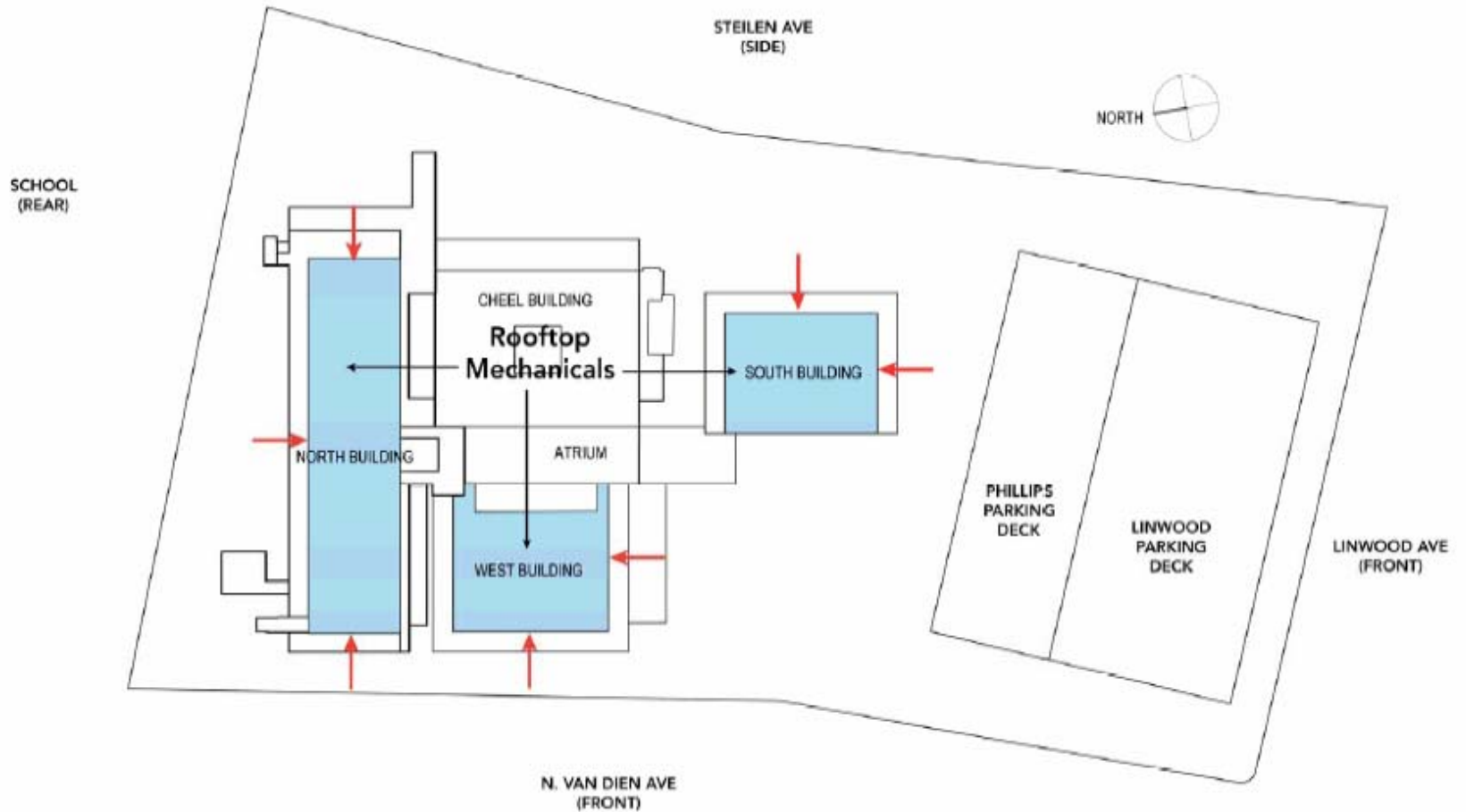
**Presentation to  
Village of Ridgewood  
Planning Board  
March 18, 2008**

# Rooftop Mechanicals

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- Maximum of 80 percent rooftop mechanical coverage on any building

# Rooftop Mechanicals

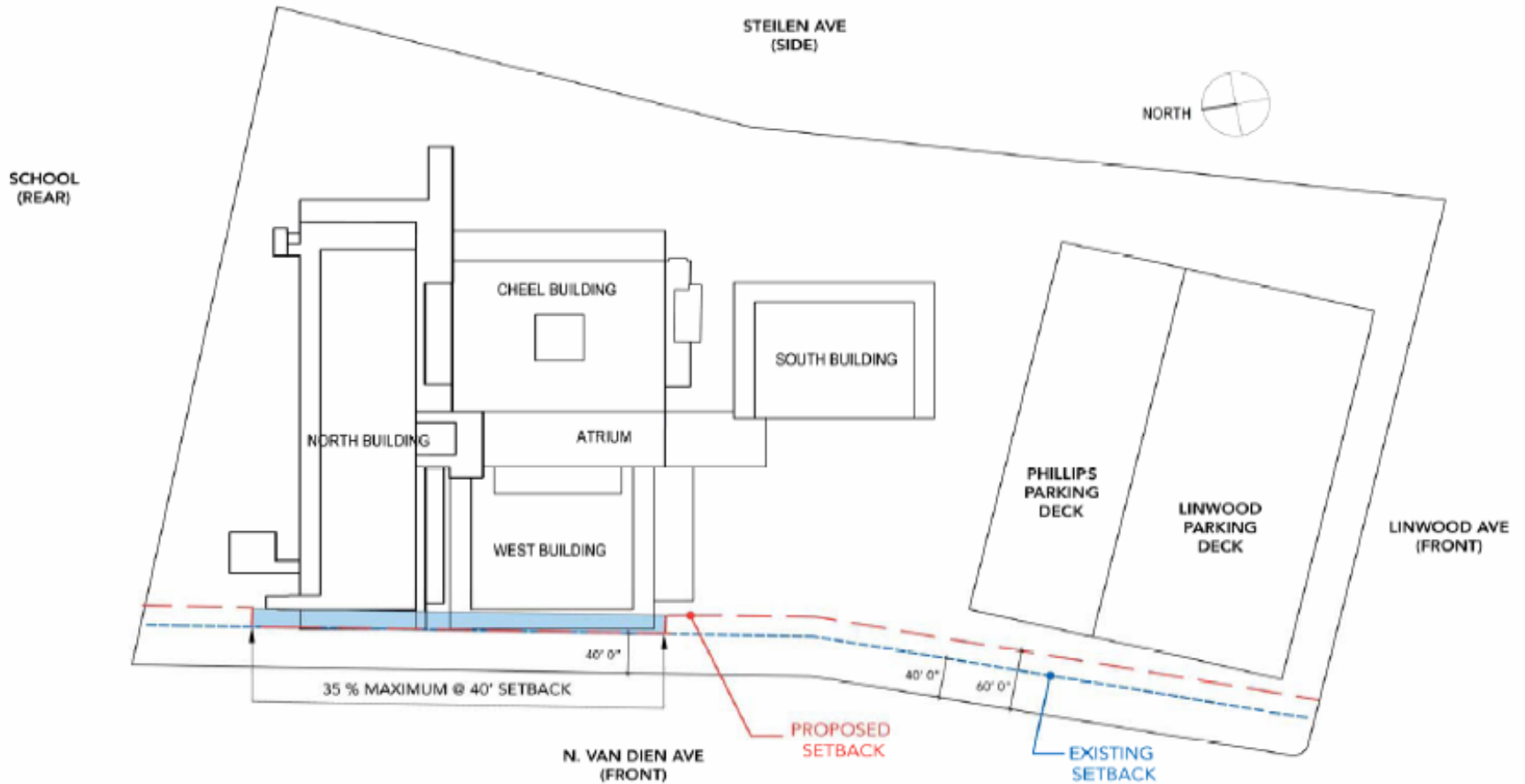


# Setbacks: Front Yard

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- North Van Dien Avenue
  - 60 feet for 65% of the property
  - 40 feet for 35% of the property

# Setbacks: Proposed Front Yard



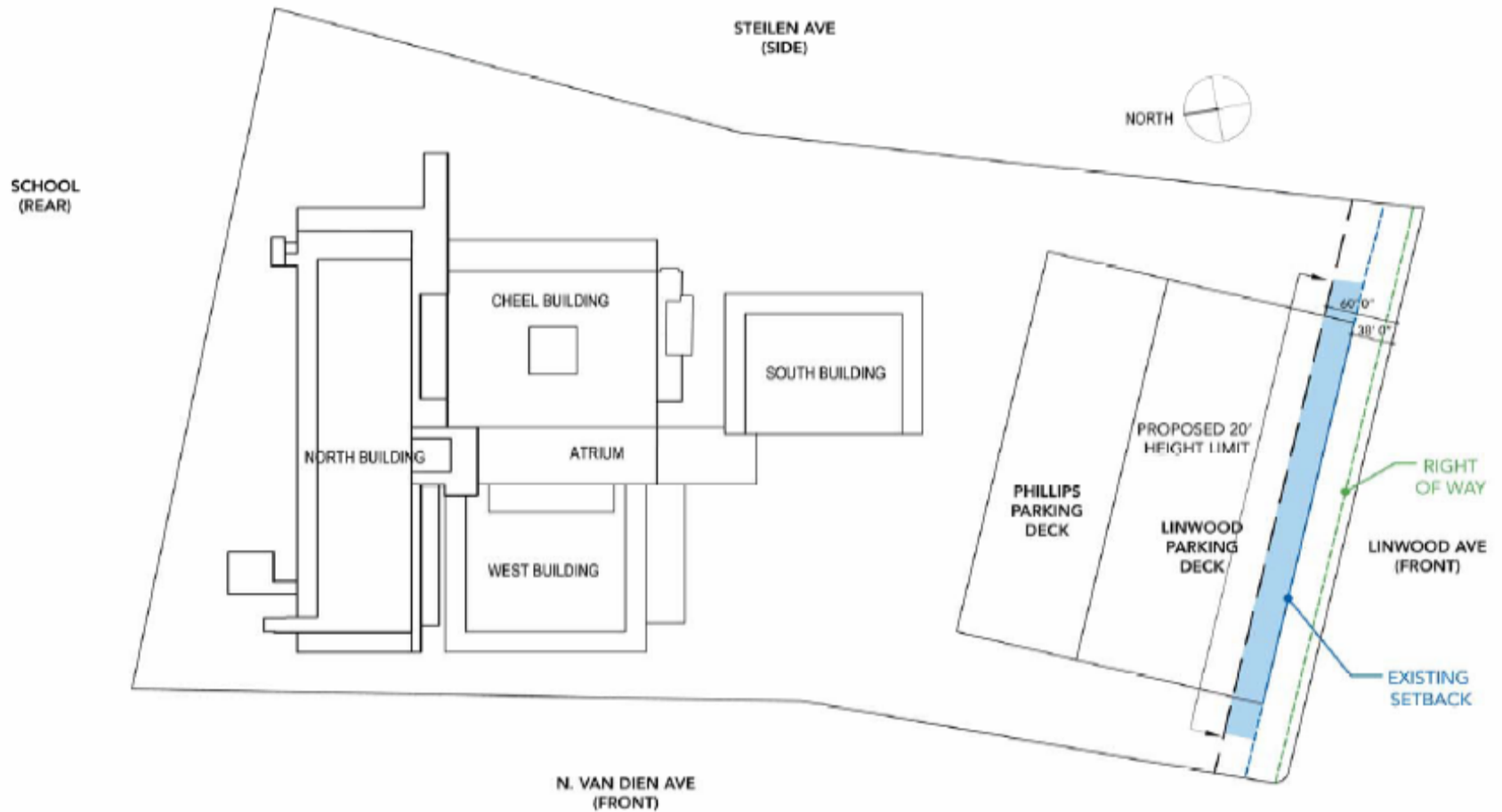
# Setbacks: Front Yard

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## □ Linwood Avenue

- A minimum setback of 38 feet for all above grade structures that are 20 feet in height or less
- A minimum setback of 60 feet for all structures greater than 20 feet

# Setbacks: Proposed Front Yard

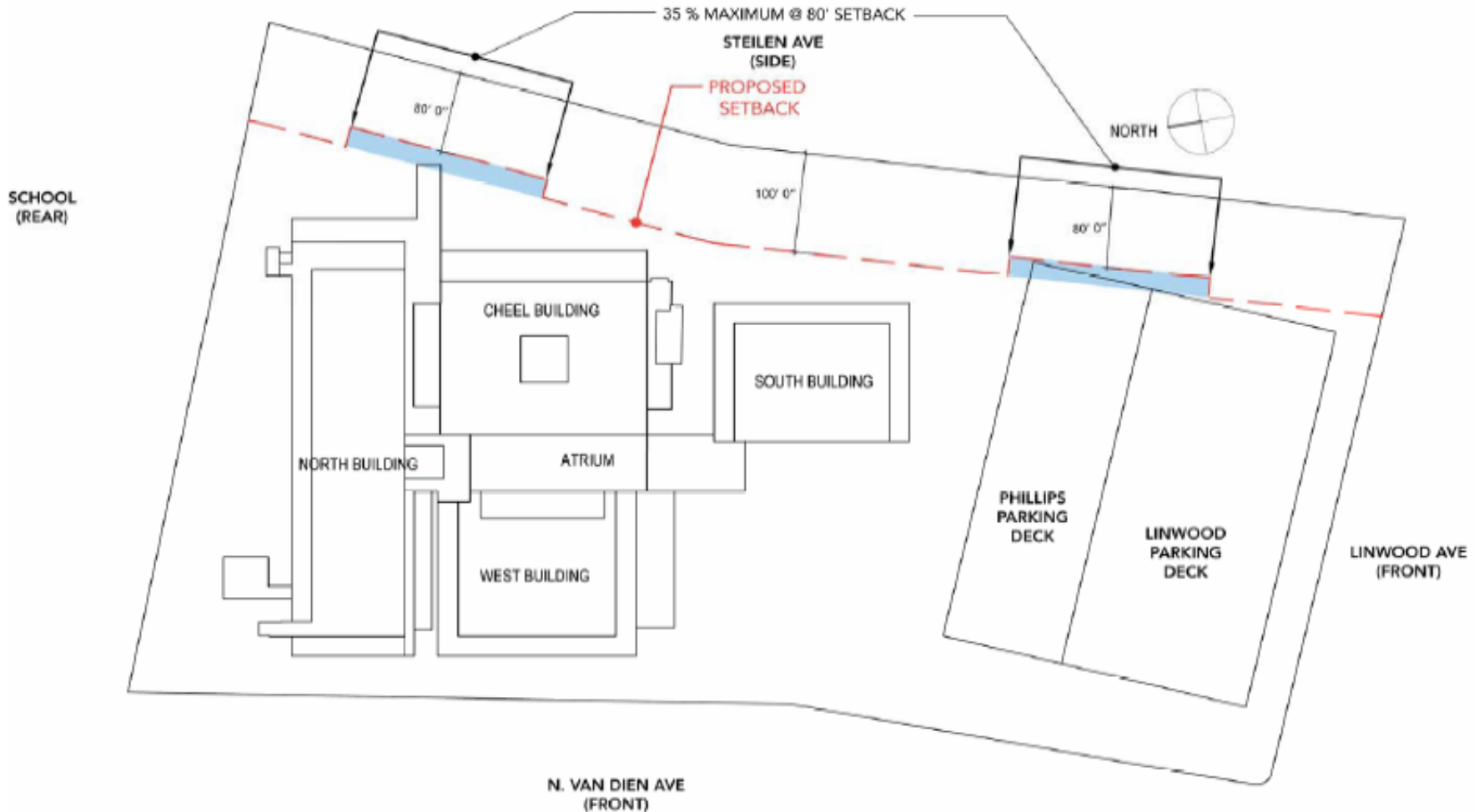


# Setbacks: Side Yard

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- Steilen Avenue
  - 100 feet for 65% of the property
  - 80 feet for 35% of the property

# Setbacks: Existing Side Yard

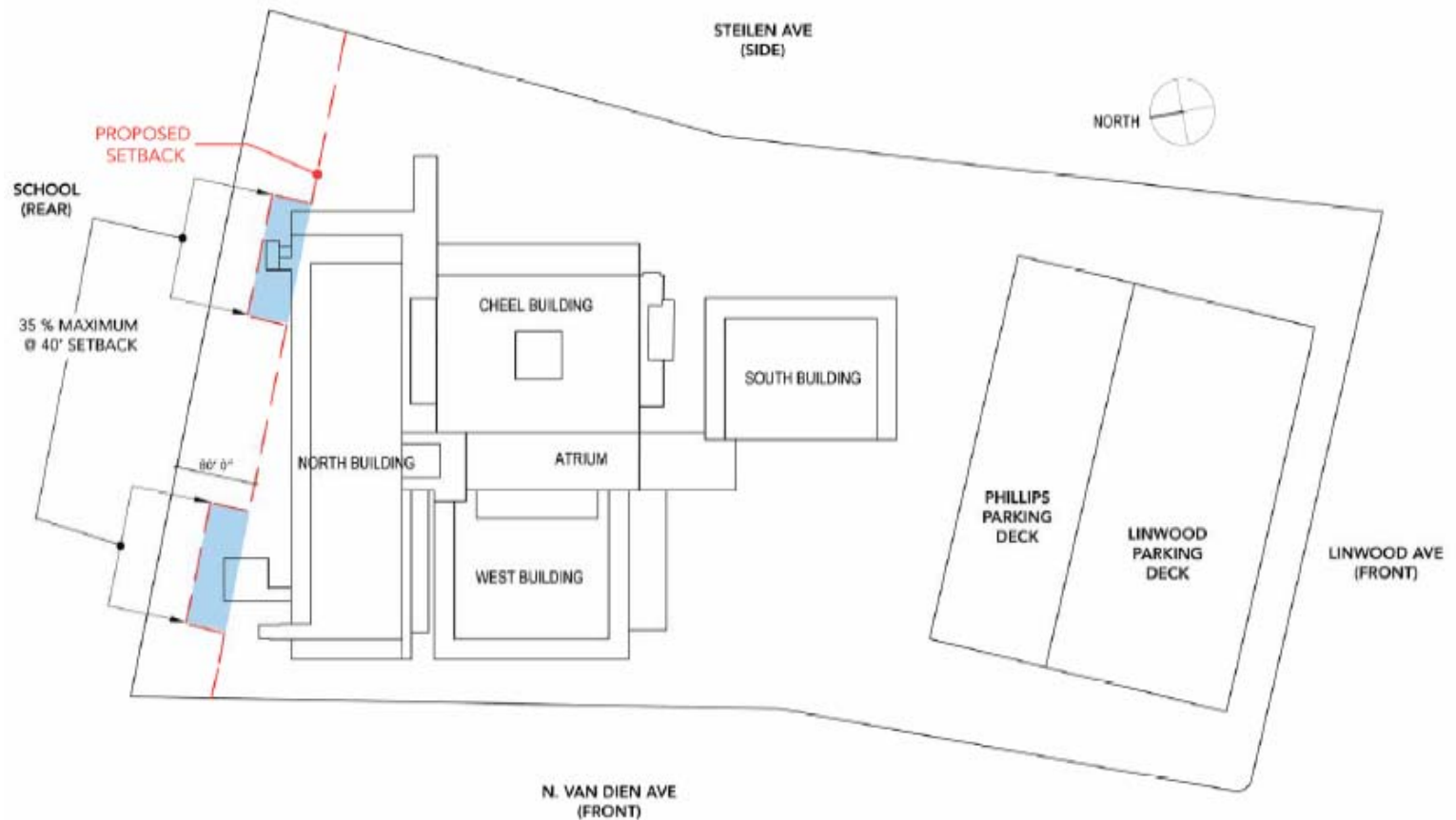


# Setbacks: Rear Yard

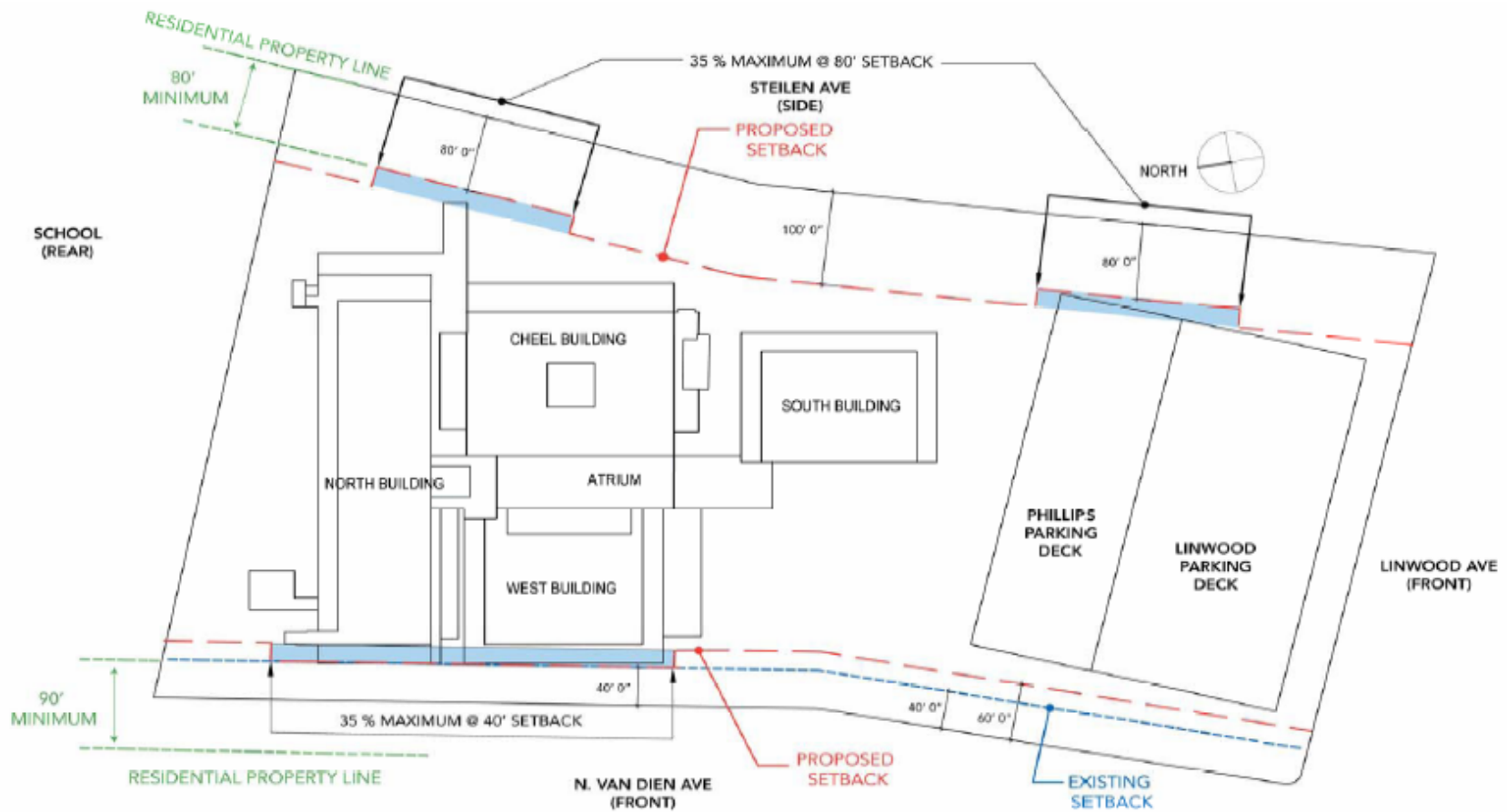
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- Benjamin Franklin Middle School
  - 80 feet for 65% of the property
  - 40 feet for 35% of the property

# Setbacks: Rear Yard



# Balancing the Setbacks



# Concerns of Neighbors

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# Concerns of Neighbors

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