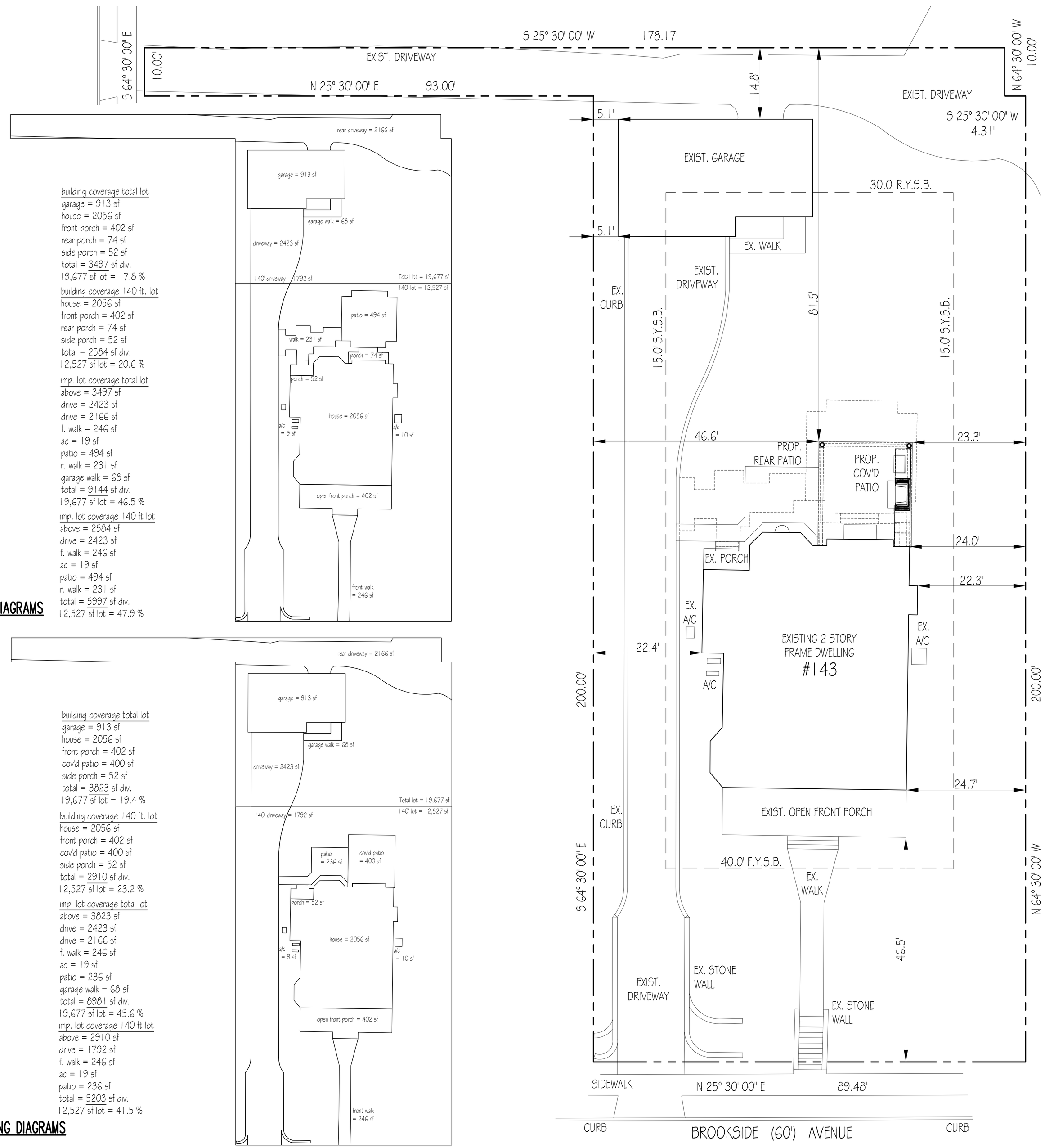

building coverage total lot
garage = 913 sf
house = 2056 sf
front porch = 402 sf
rear porch = 74 sf
side porch = 52 sf
total = 3497 sf div.
19,677 sf lot = 17.8 %

building coverage 140 ft. lot
house = 2056 sf
front porch = 402 sf
rear porch = 74 sf
side porch = 52 sf
total = 2584 sf div.
12,527 sf lot = 20.6 %

imp. lot coverage total lot
above = 3497 sf
drive = 2423 sf
drive = 2166 sf
f. walk = 246 sf
ac = 19 sf
patio = 494 sf
r. walk = 231 sf
garage walk = 68 sf
total = 9144 sf div.
19,677 sf lot = 46.5 %

imp. lot coverage 140 ft lot
above = 2584 sf
drive = 2423 sf
f. walk = 246 sf
ac = 19 sf
patio = 494 sf
r. walk = 231 sf
total = 5997 sf div.
12,527 sf lot = 47.9 %

1 EXIST. ZONING DIAGRAMS
SCALE: 1" = 20'-0"
Z-1

building coverage total lot
garage = 913 sf
house = 2056 sf
front porch = 402 sf
cov'd patio = 400 sf
side porch = 52 sf
total = 3823 sf div.
19,677 sf lot = 19.4 %

building coverage 140 ft. lot
house = 2056 sf
front porch = 402 sf
cov'd patio = 400 sf
side porch = 52 sf
total = 2910 sf div.
12,527 sf lot = 23.2 %

imp. lot coverage total lot
above = 3823 sf
drive = 2423 sf
drive = 2166 sf
f. walk = 246 sf
ac = 19 sf
patio = 236 sf
garage walk = 68 sf
total = 8981 sf div.
19,677 sf lot = 45.6 %

imp. lot coverage 140 ft lot
above = 2910 sf
drive = 1792 sf
f. walk = 246 sf
ac = 19 sf
patio = 236 sf
total = 5203 sf div.
12,527 sf lot = 41.5 %

2 PROPOSED ZONING DIAGRAMS
SCALE: 1" = 20'-0"
Z-1

3 SITE PLAN
SCALE: 1" = 10'-0"
Z-1

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY PAUL J. TROAST, P.L.S., OF TROAST SURVEYING ASSOC., INC. NJ LIC. #129356 DATED DEC. 3, 2018.

143 Brookside Ave, Ridgewood, N J

Lot 14 **Block 40** **R-1 Zone District**

Z O N I N G S C H E D U L E

Item	Required	Existing	Proposed	Variance
Height	Max. 30 ft.	32.0 ft.	**+_ 15 ft.**	**NO**
Front Yard Setback	Min. 40 ft.	No Change	**No Change**	**NO**
Side Yard Setback	Min. 15 ft. 2/3 Bld. Ht. = 21.33 ft.	22.4 ft.. 22.3 ft.	**46.6 ft.** **23.3 ft.**	**NO**
	Both 33 % Lot = 29.83	44.7 ft.	**69.9 ft.**	**NO**
Rear Yard Setback	Min. 30 ft.	96.4 ft.	**81.5 ft.**	**NO**
Lot Area	Min.14,000 sf. First 140 ft.	19,677 sf. 12,527 sf.	**19,677 sf.** **12,527 sf.**	**NO** **NO - PE**
Lot Width	Min. 80 ft.	89.48 ft.	**89.48 ft.**	**NO**
	Min.100 ft. @ fysb	89.48 ft.	**89.48 ft.**	**NO-PE**
Avg. Lot Width	Min. 100ft.	89.48 ft.	**89.48 ft.**	**NO-PE**
Lot Depth	Min. 120 ft.	210 ft.	**210 ft.**	**NO**
Lot Coverage	Max. 20 % Lot Area	17.8 %	**19.4 %**	**NO**
	Max. 20 % First 140 ft.	20.6 %	**23.2 %**	**YES**
Floor Area Ratio	Max. 30 % Lot Area	Not Appl.	**No Change**	**NO**
	Max. 30 % First 140 ft.	Not Appl.	**No Change**	**NO**
Improved Lot Coverage	Max. 40 % Lot Area / 8750 sf	46.5 %	**45.6 %** **8981 sf.**	**YES**
	Max. 45 % 1st 140 / 5600 sf	42.8 %	**41.5 %** **5203 sf.**	**NO**

8-9-2021 ISSUED FOR VARIANCE
5-4-2021 ISSUED FOR ZONING REVIEW
DATE ISSUE

R D S
ARCHITECTS
ROGER SCHLICHT ARCHITECT
56 Walthery Avenue, Ridgewood, New Jersey 07450
2 0 1 . 4 4 7 . 1 9 6 2

Roger D. Schlicht
NJ. Licence No. 09576

LEVENTHAL RESIDENCE

143 Brookside Avenue

Ridgewood, N.J.

DATE: 5-4-2021
SCALE: AS NOTED

ZONING DIAGRAMS
SITE PLAN
ZONING SCHEDULE

Z-1