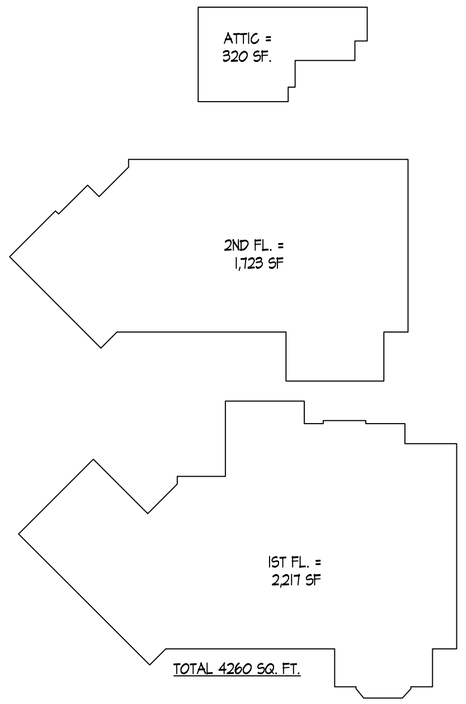
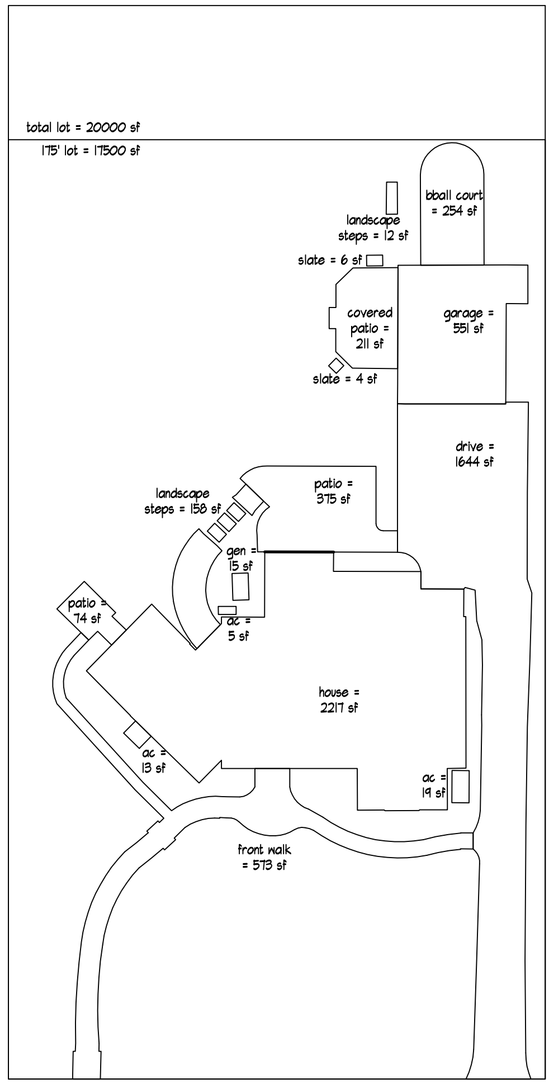




building coverage total
garage = 551 sf
covered patio = 211 sf
house = 2224 sf
total = 2986 sf div.
20,000 = 14.9 %

building coverage 140
garage = 551 sf
covered patio = 211 sf
house = 2224 sf
total = 2986 sf div.
17,500 = 17.1 %

imp. lot coverage total
above = 2986 sf
patio / drive = 2019 sf
f. walk = 573 sf
ac = 19 sf
ac = 13 sf
ac = 5 sf
generator = 15 sf
patio = 74 sf
landscape steps = 158 sf
slate = 10 sf
landscape steps = 12 sf
basketball court = 254 sf
total = 6138 sf div.
20,000 = 30.7 %

imp. lot cvg. 175 ft.
above = 2986 sf
patio / drive = 2019 sf
f. walk = 573 sf
ac = 19 sf
ac = 13 sf
ac = 5 sf
generator = 15 sf
patio = 74 sf
landscape steps = 158 sf
slate = 10 sf
landscape steps = 12 sf
basketball court = 254 sf
total = 6138 sf div.
17,500 = 35.1 %

GBA TOTAL
first fl = 2217 sf
second fl = 1723 sf
attic = 320 sf
total = 4260 sf div.
20,000 = 21.3 %

GBA 140
first fl = 2217 sf
second fl = 1723 sf
attic = 320 sf
total = 4260 sf div.
17,500 = 24.3 %

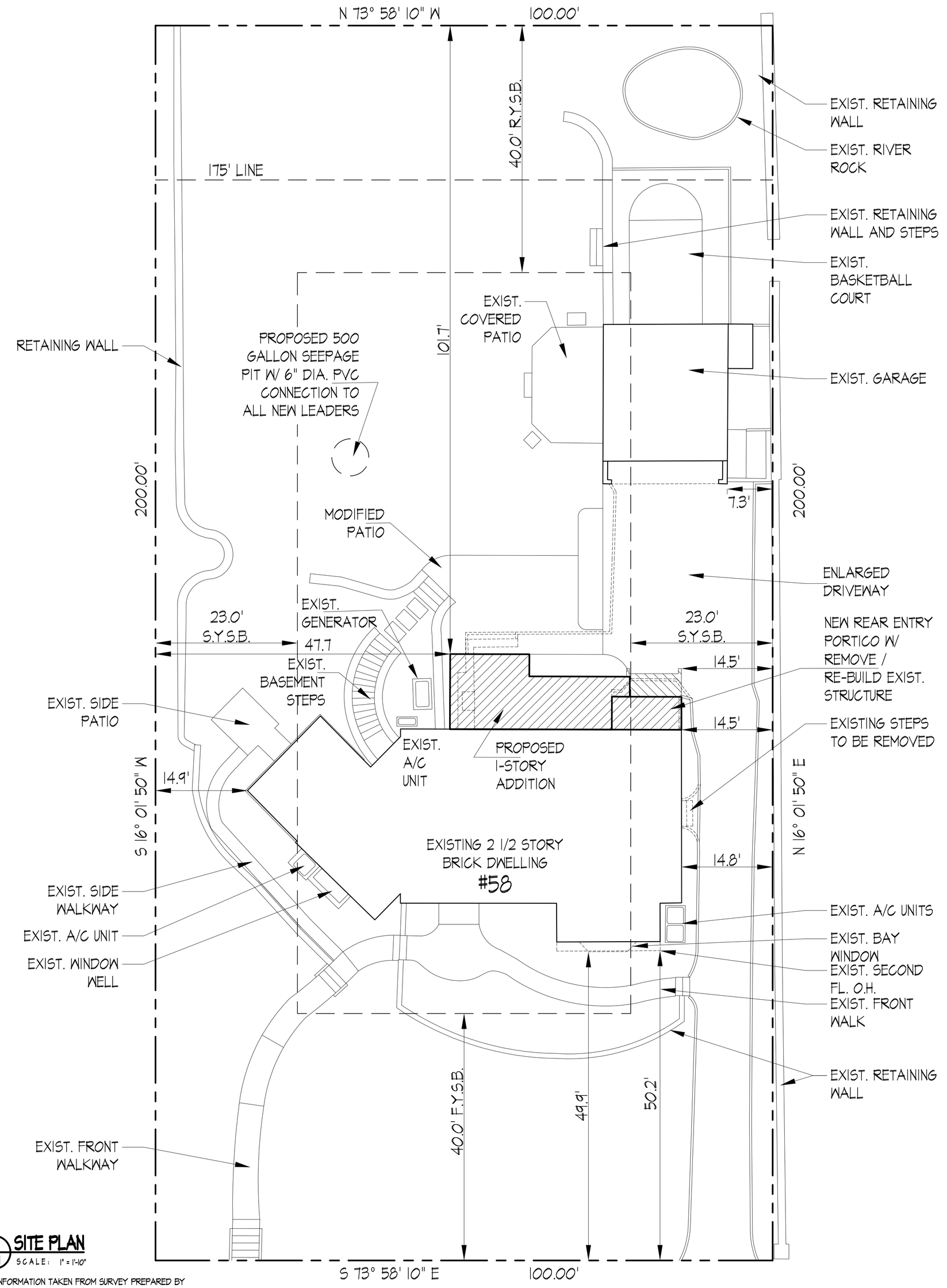
1/V-1 ZONING DIAGRAMS
SCALE: NTS

58 Wildwood Road, Ridgewood, N J

Lot 5 **Block 1916** **R-110 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.	34.5 ft.	**15 ft.**	**NO**
Front Yard Setback	Min. 40 ft.	49.9 ft.	**No Change**	**NO**
Side Yard Setback	Min. 15 ft. 2/3 Bld. Ht. = 23 ft.	14.9 ft./ 14.8 ft.	**47.7 ft.** **14.5 ft.**	**NO** **YES**
	Both 33 % Lot = 33 ft.	29.7 ft.	**62.2 ft.**	**NO**
Rear Yard Setback	Min. 40 ft.	108.6 ft.	**101.7 ft.**	**NO**
Lot Area	Min.19,250 sf. First 175 ft.	20,000 sf. 17,500 sf.	**20,000 sf.** **17,500 sf.**	**NO** **NO**
Lot Width	Min. 90 ft.	100 ft.	**100 ft.**	**NO**
	Min.110 ft. @ f.y.s.b.	100 ft.	**100 ft.**	**NO-PE**
Avg. Lot Width	Min. 110ft.	100 ft.	**100 ft.**	**NO-PE**
Lot Depth	Min. 140 ft.	200 ft.	**200 ft.**	**NO**
Lot Coverage	Max. 20 %	13.6 %	**14.9 %**	**NO**
	Max. 20 % First 175 ft.	15.5 %	**17.1 %**	**NO**
Gross Building Area Principal Bld.	Max. 24 % / 5,000 sf.	19.9 % / 3,988 sf.	**21.3 %** **4,260 sf.**	**NO**
	1st 175 ft. Max. 29 % / 4,620 sf.	22.8 % / 3,988 sf.	**24.3 %** **4,260 sf.**	**NO**
Accessory Bld.	Max. 5 % / 1,000 sf.	2.8 % / 551 sf.	**No Change**	**NO**
	Max. 6 % 1st 175 ft. / 962 sf.	3.1 % / 551 sf.	**No Change**	**NO**
Improved Lot Coverage	Max. 40 % Lot Area / 8,000 sf	29.8 % / 5,963 sf	**30.7 % /** **6,138 sf**	**NO**
	Max. 40 % 1st 175 ft. / 7,000 sf	34.1 % / 5,963 sf	**35.1 % /** **6,138 sf**	**NO**



2/V-1 SITE PLAN
SCALE: 1" = 1'-0"

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY MILOSLAV REHAK, OF BERTIN ENGINEERING, NJ LIC. #43233 DATED FEBRUARY-23-2018.

2-21-2020 ISSUED FOR VARIANCE
2-14-2020 ISSUED FOR ZONING DENIAL
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

JATEN - BRODEUR RESIDENCE

58 Wildwood Road

Ridgewood, N.J.

DATE: 2-14-2020
SCALE: AS NOTED

ZONING DIAGRAMS
SITE PLAN
ZONING SCHEDULE

V-1