

Alteration to: The Cabranes Residence 329 Stilwell Place Ridgewood, New Jersey

Revisions:

No.	Date	Description
		10-08-21 ZONING REV
		10-22-21 ZONING REV
		10-25-21 ZONING REV
		12-27-21 ZONING REV

Zoning Schedule

Block: 4103; Lot: 12
Zone: Residential, R-2

	REQUIRED	EXISTING	PROPOSED	SEC	VARIANCE
LOT AREA	10,500 sf	11,575 sf	11,575 sf		
LOT AREA 140'	7,980 sf	7,980 sf	7,980 sf		
MAX BLDG COVERAGE	20% (2315 sf)	20.7% (2400 sf) *	21.98% (2544 sf) **		Yes
MAX BLDG COV. 140 ft	20% (1596 sf)	30.1% (2400 sf) *	31.88% (2544 sf) **		Yes
MAX LOT COVERAGE	45% (5209 sf)	36.1% (4174 sf)	40.76% (4718 sf)		
MAX LOT COV. 140 ft	45% (3591 sf)	52.3% (4174 sf) *	44.65% (3563 sf) **		
MIN LOT W@FR. SETBK	75 ft	56.67 ft *	56.67 ft *		
MIN LOT W	60 ft	56.67 ft *	56.67 ft *		
MIN LOT W AVG	75 ft	56.67 ft *	56.67 ft *		
MIN LOT DEPTH	120 ft	204.17 ft	204.17 ft		
MIN BLDG AREA	50 ft X 50 ft	30 ft X 134.17 ft *	30 ft X 134.17 ft *		
MIN USABLE AREA	50 ft X 50 ft	30 ft X 134.17 ft *	30 ft X 134.17 ft *		
MAX BLDG HEIGHT	35.0'/2-1/2 stories	24.0' 1-1/2 stories	30.0' 2 stories		
FRONT SETBACK	52.5' min	23.75 ft *	23.75 ft * (New const 24.75 ft) **		Yes
SIDE YARD	10'min, 33% total (19.36')	3.91'/13.0' *	3.91' * (New const 8.45')/7.0' **		Yes
		Total 16.91' *	Total 11.21 ft **		
REAR SETBACK	30' min	99 ft	95 ft., Pool/Patio 12 ft.		
GROSS BUILDING AREA	32% (3704 sf)	29.7% (3411 sf)	33.13% (3835 sf) **		Yes
GBA IN 140 ft.	35% (2793 sf)	42.7% (3411 sf) *	48.05% (3835 sf) **		Yes

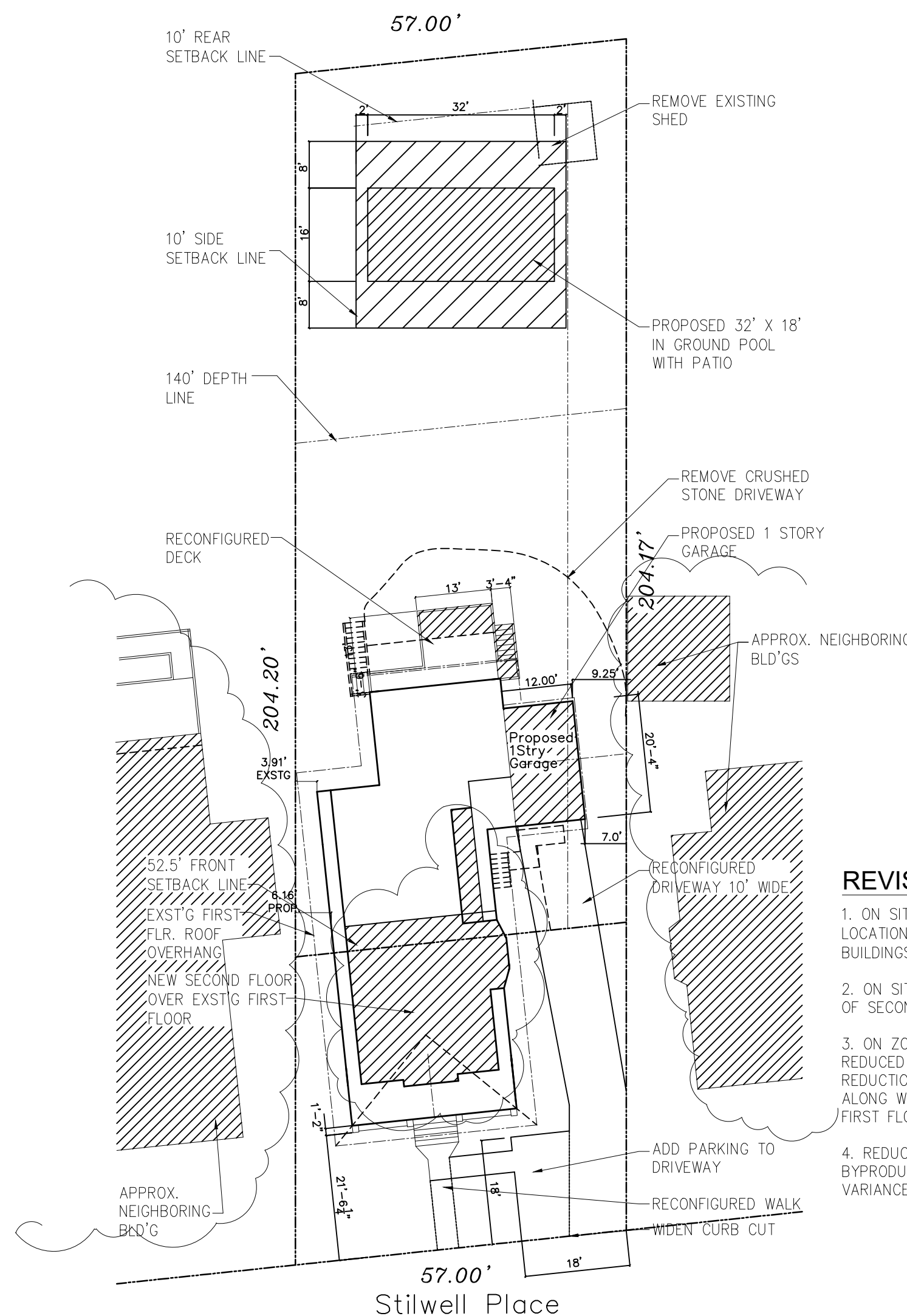
* Existing Non-conformity
** Variance required.

Lot Coverage Calculations

	EXISTING	PROPOSED (140')	PROPOSED (Entire Lot)
MAIN HOUSE	2077 SF	2321 SF	2321 SF
DECK	223 SF	223 SF (Reconfig.)	223 SF (Reconfig.)
SHED	100 SF	0 SF	0 SF
TOTAL	2400 SF	2533 SF	2544 SF
DRIVEWAY	1640 SF	896 SF	896 SF
FRONT WALK	71 SF	67 SF	67 SF
FRONT STEPS	26 SF	26 SF	26 SF
REAR PATIO AND POOL	0 SF	0 SF	1155 SF
AC PADS	30 SF	30 SF	30 SF
TOTAL	1767 SF	1019 SF	2174 SF
GRAND TOTAL	4174 SF 4074 SF IN 140'	3750 SF	4718 SF

Gross Building Area Calculations

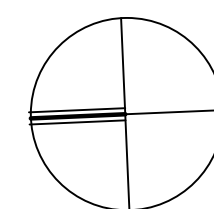
	EXISTING	PROPOSED
FIRST FLOOR	2050 SF	2050 SF
SECOND FLOOR	1261 SF	1541 SF
GARAGE	0 SF	244 SF
ATTIC	0 SF	0 SF
TOTAL	3311 SF	3835 SF



REVISIONS

- ON SITE PLAN, ADD APPROXIMATE LOCATIONS OF NEIGHBORING PROPERTY'S BUILDINGS
- ON SITE PLAN INDICATED REDUCED SIZE OF SECOND FLOOR
- ON ZONING SCHEDULE, GBA TOTAL REDUCED BY VIRTUE OF SECOND FLOOR REDUCTION FROM 1765 SF TO 1541 SF ALONG WITH CORRESPONDING PERCENTAGES. FIRST FLOOR GBA REMAINS UNCHANGED
- REDUCTION OF SECOND FLOOR GBA BYPRODUCT IS THAT NORTH SIDE SETBACK VARIANCE REQUEST BECOMES LESS

SITE PLAN
SCALE: 1/8" = 1'-0"
Based on Survey
Butler Surveying
Dated 5/27/2021



Vincent J. Cioffi
architect

123 Westwood Avenue, Westwood, New Jersey 07675
Tel. (201) 666-5900 Fax (201) 666-8459

Project:

Alteration to:
The Cabranes Residence
329 Stilwell Place
Ridgewood, New Jersey

Drawing:

Title/Plot Plan

Date: 09-30-21
Project No: 21114
Scale: 1" = 20'-0"
Drawn By: ODR
Checked By: VJC
Cadd File:

Seal & Signature

Drawing No:
A-101.00