

# 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
		01-27-22 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) *	21.89% (2534 sf) **		Yes
MAX BLDG COV. 140 ft	20% (1596 sf)	30.1% (2400 sf) *	31.75% (2534 sf) **		Yes
MAX LOT COVERAGE	45% (5209 sf)	36.1% (4174 sf)	40.67% (4708 sf)		
MAX LOT COV. 140 ft	45% (3591 sf)	52.3% (4174 sf) *	44.52% (3553 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	28.83' 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') /7.6' **		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)	31.50% (3646 sf)		No
GBA IN 140 ft.	35% (2793 sf)	42.7% (3411 sf) *	45.69% (3646 sf) **		Yes

\* Existing Non-conformity  
\*\* Variance required.

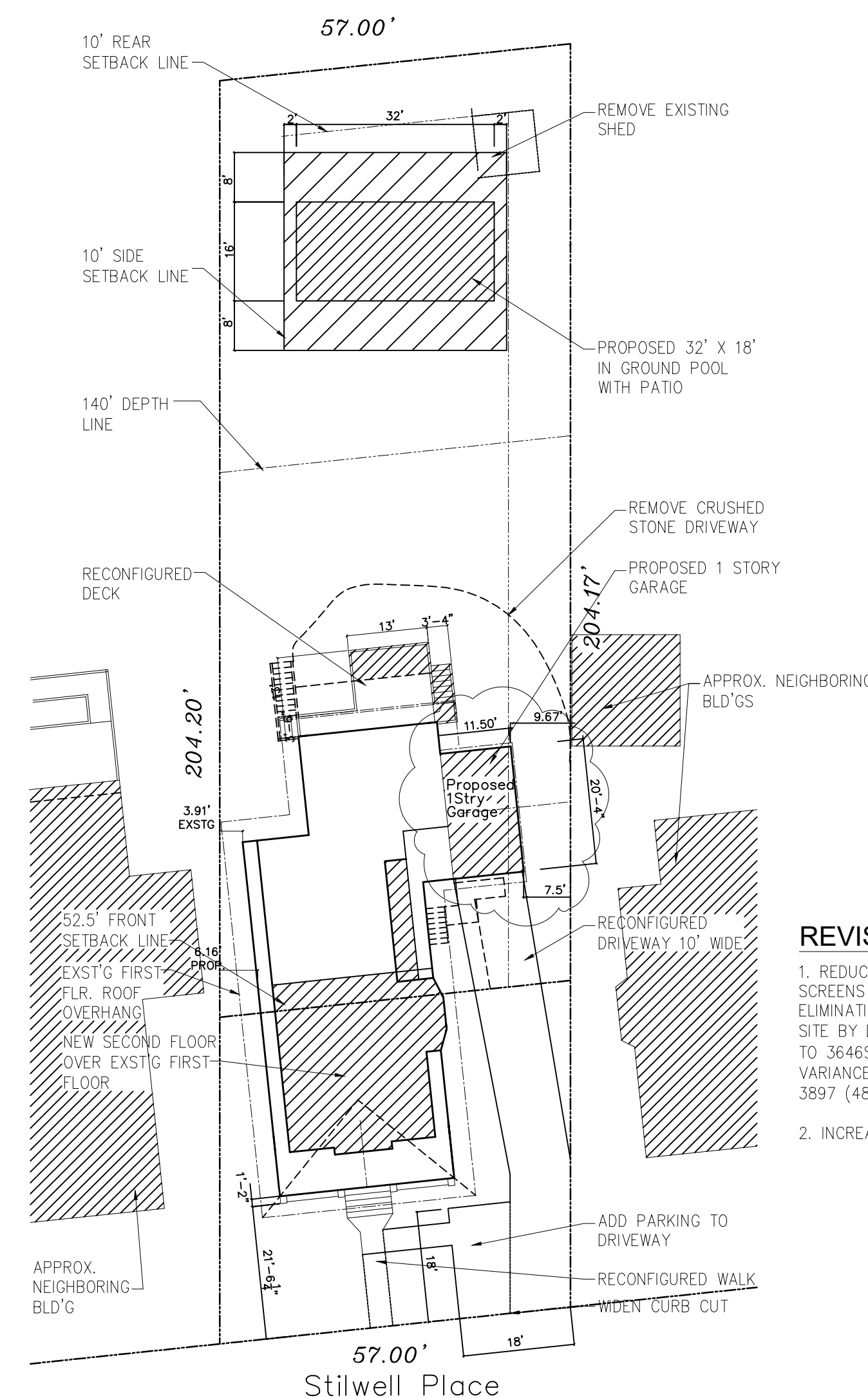
## Lot Coverage Calculations

	EXISTING	PROPOSED (140')	PROPOSED (Entire Lot)
MAIN HOUSE	2077 SF	2311 SF	2311 SF
DECK	223 SF	223 SF (Reconfig.)	223 SF (Reconfig.)
SHED	100 SF	0 SF	0 SF
<b>TOTAL</b>	<b>2400 SF</b>	<b>2534 SF</b>	<b>2534 SF</b>
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
<b>TOTAL</b>	<b>1767 SF</b>	<b>1019 SF</b>	<b>2174 SF</b>
<b>GRAND TOTAL</b>	<b>4174 SF</b> 4074 SF IN 140'	<b>3553 SF</b>	<b>4708 SF</b>

## Gross Building Area Calculations

	EXISTING	PROPOSED
FIRST FLOOR	2050 SF	2101 SF ***
SECOND FLOOR	1261 SF	1545 SF
ATTIC	0 SF	0 SF
<b>TOTAL</b>	<b>3311 SF</b>	<b>3646 SF</b>

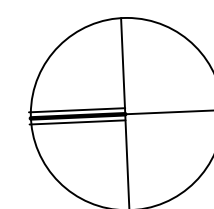
\*\*\* Includes plus 243 sf for proposed garage and minus 174 sf for removal of porch screens



### REVISIONS

- REDUCTION OF GBA BY REMOVING PORCH SCREENS AND REDUCING GARAGE SIZE, ELIMINATING GBA VARIANCE OVER ENTIRE SITE BY DECREASING FROM 3897SF (33.67%) TO 3646SF (31.5%) AND LESSENING THE VARIANCE FOR GBA OVER 140 FT FROM 3897 (48.83%) TO 3646SF (45.69%)
- INCREASE GARAGE SETBACK BY 6 INCHES

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



**Vincent J. Cioffi**  
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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**