

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) * | 19.8% (2300 sf) | | No |
| MAX BLDG COV. 140 ft | 20% (1596 sf) | 28.8% (2300 sf) * | 28.8% (2300 sf) * | | No |
| MAX LOT COVERAGE | 45% (5209 sf) | 37.0 % (4280 sf) | 44.8% (5184 sf) | | |
| MAX LOT COV. 140 ft | 45% (3591 sf) | 52.4% (4180 sf) * | 52.8% (4212 sf) ** | | Yes |
| 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') /13.0' ** | | Yes |
| | | Total 16.91' * | Total 16.91 ft * | | |
| REAR SETBACK | 30' min | 99 ft | 95 ft., Pool/Patio 12 ft. | | |
| GROSS BUILDING AREA | 32% (3704 sf) | 29.7% (3411 sf) | 29.6% (3421 sf) | | No |
| GBA IN 140 ft. | 35% (2793 sf) | 42.7% (3311 sf) * | 42.9% (3421 sf) ** | | Yes |

* Existing Non-conformity
** Variance required.

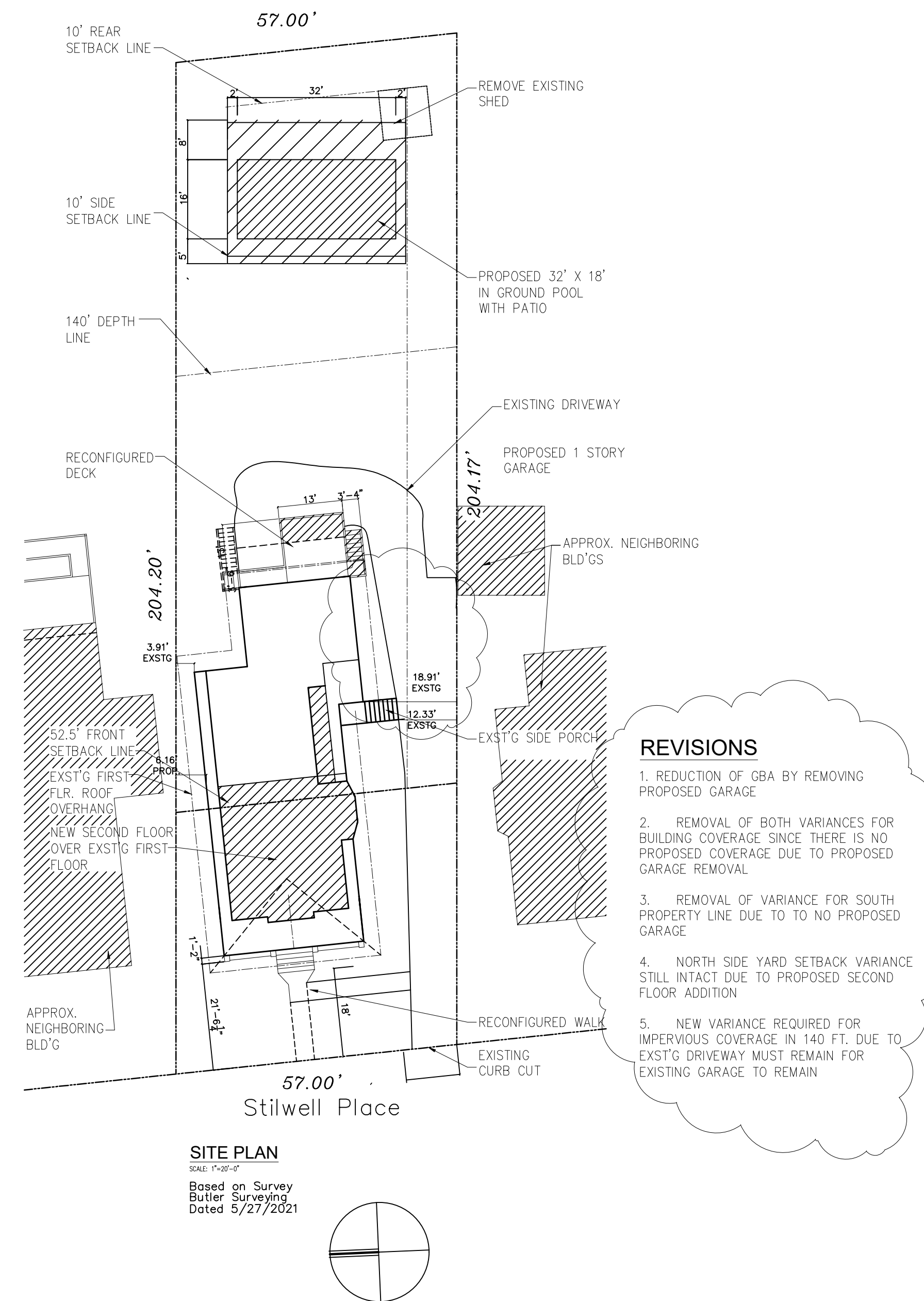
Lot Coverage Calculations

| | EXISTING | PROPOSED (140') | PROPOSED (Entire Lot) |
|---------------------|-----------------------------------|--------------------|-----------------------|
| MAIN HOUSE | 2077 SF | 2077 SF | 2077 SF |
| DECK | 223 SF | 223 SF (Reconfig.) | 223 SF (Reconfig.) |
| SHED | 100 SF | 0 SF | 0 SF |
| TOTAL | 2400 SF | 2300 SF | 2300 SF |
| DRIVEWAY | 1753 SF | 1753 SF | 1753 SF |
| FRONT WALK | 71 SF | 103 SF | 103 SF |
| FRONT STEPS | 26 SF | 26 SF | 26 SF |
| REAR PATIO AND POOL | 0 SF | 0 SF | 972 SF |
| AC PADS | 30 SF | 30 SF | 30 SF |
| TOTAL | 1880 SF | 1912 SF | 2884 SF |
| GRAND TOTAL | 4280 SF 4180 SF IN 140' | 4212 SF | 5184 SF |

Gross Building Area Calculations

| | EXISTING | PROPOSED |
|--------------|----------------|----------------|
| FIRST FLOOR | 2050 SF | 1876 SF *** |
| SECOND FLOOR | 1261 SF | 1545 SF |
| ATTIC | 0 SF | 0 SF |
| TOTAL | 3311 SF | 3421 SF |

*** Includes minus 174 sf for removal of porch screens



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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:

Drawing No:

A-101.00