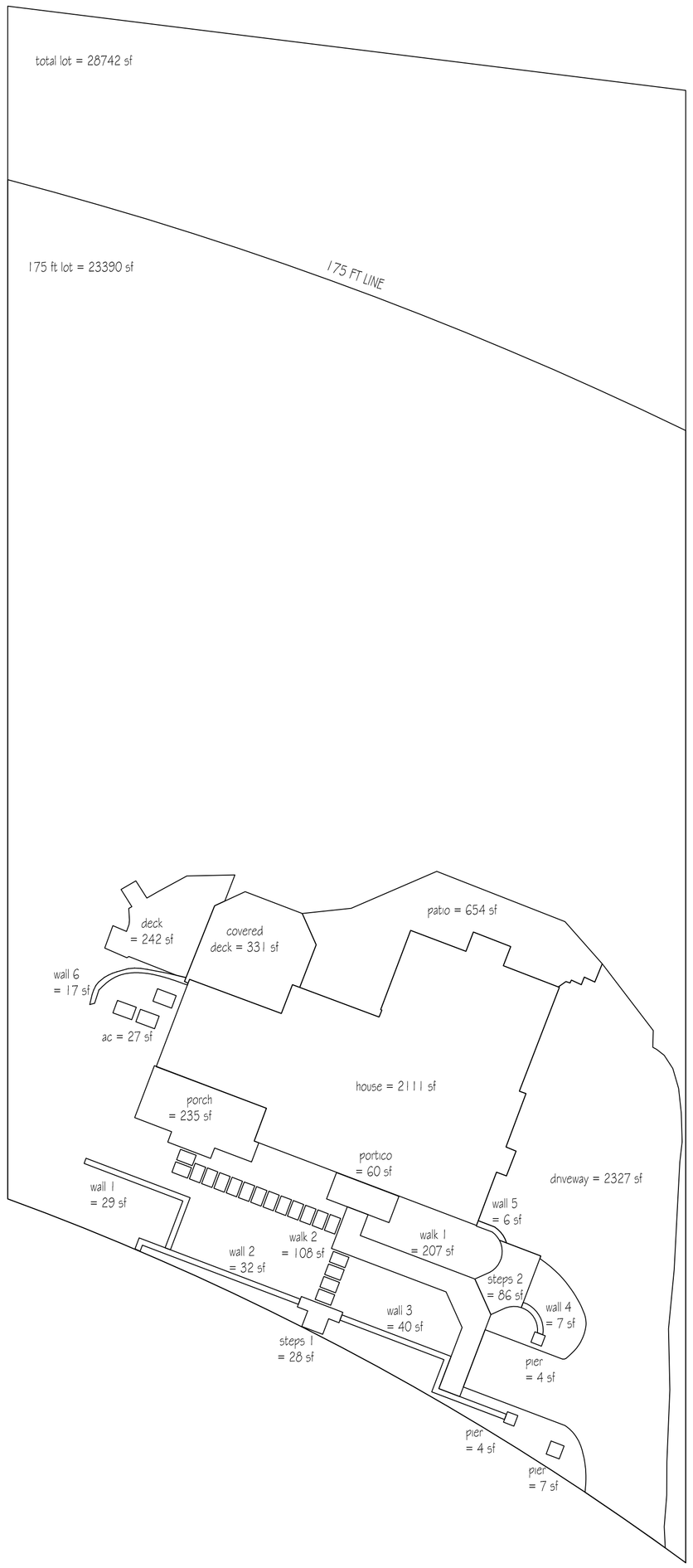
building coverage total lot
house = 2111 sf
portico = 60 sf
porch = 235 sf
r. porch = 331
deck = 242
steps 1 = 28 sf
steps 2 = 86 sf
piers = 15
total = 3108 sf div.
28742 sf lot = 10.9 %

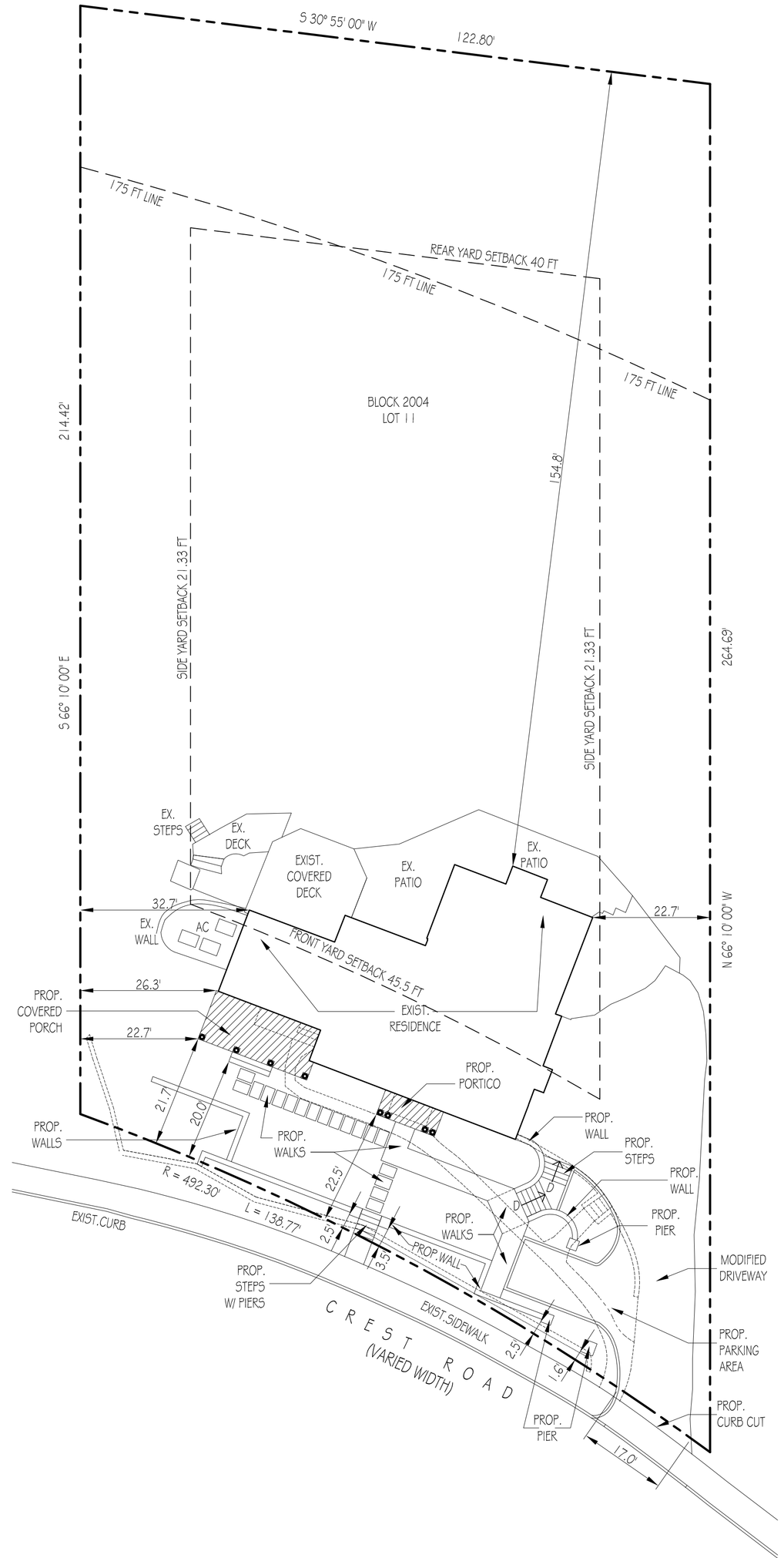
building coverage 175 ft. lot
house = 2111 sf
portico = 60 sf
porch = 235 sf
r.porch = 331
deck = 242
steps 1 = 28 sf
steps 2 = 86 sf
piers = 15
total = 3108 sf div.
23390 sf lot = 13.3 %

imp. lot coverage total lot
above = 3108 sf
drive = 2327 sf
f. walk = 207 sf
ac = 27 sf
patio = 654 sf
walk 1 = 207 sf
walk 2 = 108 sf
total = 6638 sf div.
28742 sf lot = 23.1 %

imp. lot coverage 175 ft lot
above = 3108 sf
drive = 2327 sf
f. walk = 207 sf
ac = 27 sf
patio = 654 sf
walk 1 = 207 sf
walk 2 = 108 sf
total = 6638 sf div.
23390 sf lot = 28.4 %



1 V-1 **ZONING DIAGRAMS**
SCALE: 1/16" = 1'-0"



2 V-1 **SITE PLAN**
SCALE: 1/16" = 1'-0"

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY RUSSELL S. KAUFFMAN PSL OF ELS SURVEYING DATED 1-12-2023

125 Crest Road, Ridgewood, N J

Lot 11 **Block 2004** **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.	32.0 ft.	**13.5 ft.**	**NO**
Front Yard Setback Crest Rd. ROW = 29 ft. wide	Min. 45.5 ft.	23.8 ft. portico 26.4 ft. house	**20.0 ft steps** **21.7 ft porch** **22.5 ft portico** **1.7 / 2.5 / 3.3 ft piers** **.5 / 1.0 ft walls**	**YES** **YES** **YES** **YES** **NO**
Side Yard Setback	Min. 15 ft. 2/3 Bld. Ht.= 21.33 ft.	26.7 / 22.7 ft.	**22.7 ft.**	**NO**
	Both 33 % Lot = 44.72 ft.	49.4 ft.	**45.4 ft.**	**NO**
Rear Yard Setback	Min. 40 ft.	155.8 ft.	**No Change**	**NO**
Lot Area	Min.19,250 sf. First 175 ft.	28,742 sf. 23,390 sf.	**28,742 sf.** **23,390 sf.**	**NO** **NO**
Lot Width	Min. 90 ft. Min.110 ft. @ f.y.s.b.	122.80 ft. 135.55 ft.	**122.80 ft.** **135.55 ft.**	**NO** **NO**
Avg. Lot Width	Min. 110ft.	130.8 ft.	**130.8 ft.**	**NO**
Lot Depth	Min. 140 ft.	214.42 / 264.69 ft.	**214.42 / 264.69 ft.**	**NO**
Lot Coverage	Max. 20 % Max. 20 % First 175 ft.	9.6 % 11.8 %	**10.9 %** **13.3 %**	**NO** **NO**
Gross Building Area Principal Bld.	20 % / 5748 s.f. 24 % / 4678 s.f.	12.8 % / 3678 s.f. 15.8 % / 3678 s.f.	**No Change** **No Change**	**NO** **NO**
Accessory Bld.	4 % / 1149 s.f. 5 % / 1169 s.f.	0 % / 0 s.f. 0 % / 0 s.f.	**No Change** **No Change**	**NO** **NO**
Improved Lot Coverage	Max. 35 % Lot Area / 10,059 sf	20.1% / 5759 sf	**23.1% / 6638 sf**	**NO**
	Max. 40 % 1st 175 ft. / 9356 sf	24.7 % / 5759 sf	**28.4 % / 6638 sf**	**NO**
Retaining Wall	Max. 4 ft. ht.	7.0 ft	**7.0 ft.**	**YES**

5-9-2023 ISSUED FOR HPC
2-13-2023 ISSUED FOR VARIANCE

Roger D. Schlicht
NJ. Licence No. 09576

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

CORMICAN RESIDENCE
125 Crest Road,
Ridgewood, N.J.

DATE: 2-13-2023
SCALE: AS NOTED

SITE PLAN
ZONING SCHEDULE
ZONING DIAGRAM

V-1