building coverage total lot
garage = 1060 sf
house = 2320 sf
r. porch = 179 sf
f porch / steps = 777 sf
r steps = 40 sf
total = 4376 sf dv.
21,816 sf lot = 20.0 %

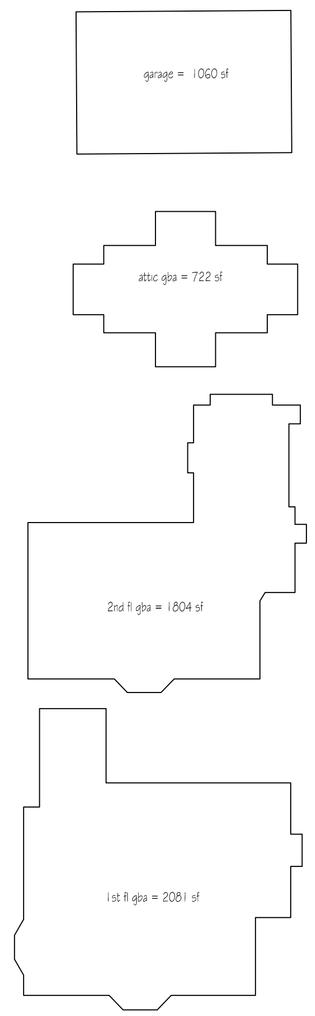
building coverage 140 ft. lot
house = 2320 sf
r. porch = 179 sf
f porch / steps = 777 sf
r steps = 40 sf
total = 3316 sf dv.
15,876 sf lot = 20.9 %

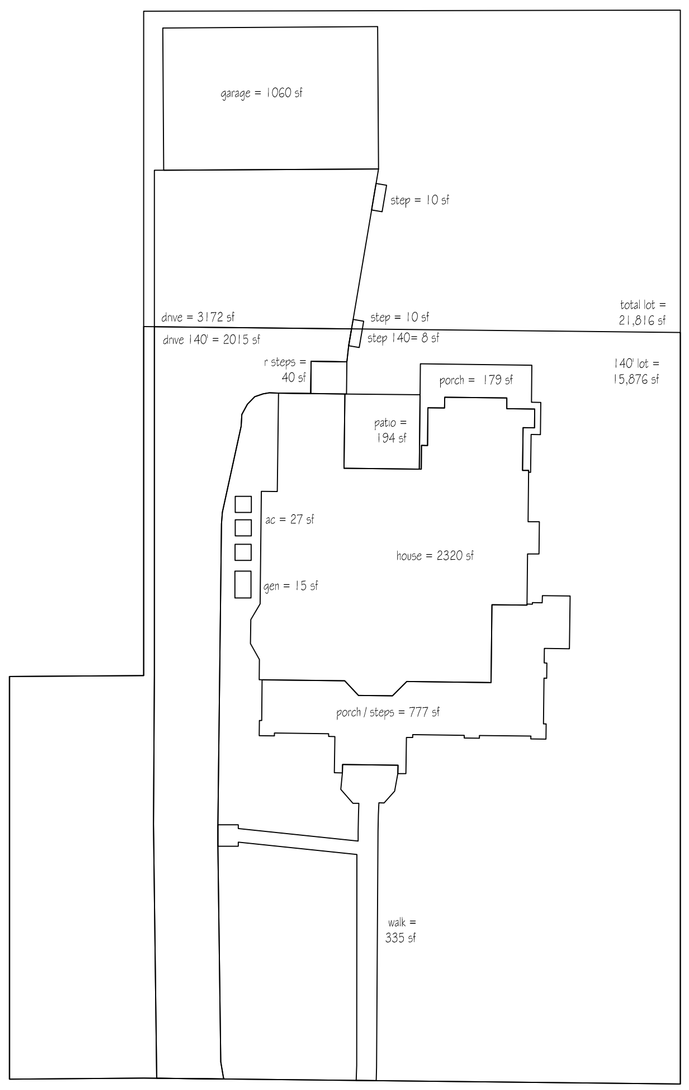
imp. lot coverage total lot
above = 4376 sf
drive = 3172 sf
r. patio = 194 sf
f. walk = 335 sf
ac = 27 sf
generator = 15 sf
drive steps = 20 sf
total = 8139 sf dv.
21,816 sf lot = 37.3 %

imp. lot coverage 140 ft lot
above = 3316 sf
drive = 2015 sf
r. patio = 194 sf
f. walk = 335 sf
ac = 27 sf
generator = 15 sf
drive step = 8 sf
total = 5910 sf dv.
15,876 sf lot = 37.2 %

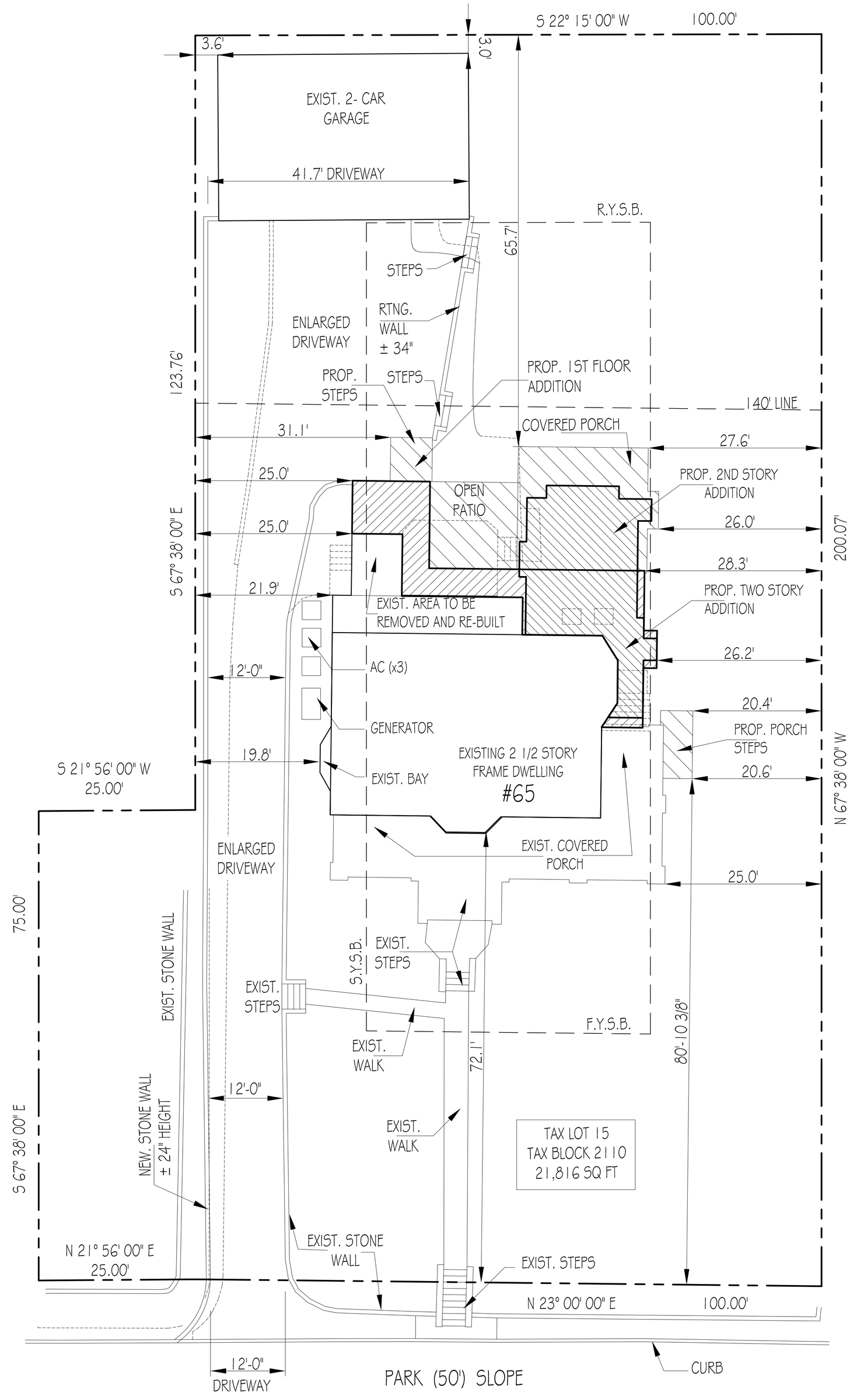
gross building area total lot
first floor = 2081 sf
second floor = 1804 sf
attic - 722 sf
total = 4607 sf dv.
21,816 sf lot = 21.1 %

gross building area 140 ft. lot
first floor = 2081 sf
second floor = 1804 sf
attic - 722 sf
total = 4607 sf dv.
15,876 sf lot = 29.0%





1 V-1 ZONING DIAGRAMS
SCALE: NTS



2 V-1 SITE PLAN
SCALE: 1" = 10'-0"

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY PETER KIRCH OF SURETECH SURVEYING DATED DEC. 21, 2022

65 Park Slope, Ridgewood, N J

Lot 15 Block 2110 R-1 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.	41.0 ft.	**35.0 ft.**	**NO**
Front Yard Setback	Min. 40 ft.	58.1 ft. steps 64.1 ft. porch	**80.8 ft**	**NO**
Side Yard Setback	Min. 15 ft. 2/3 Bld. Ht. = 27.33 ft.	19.4 / 25.6 ft.	**31.1 ft. L. steps** **25.0 ft. addition** **20.4 ft R. steps**	**NO** **YES** **YES**
	Both 33 % Lot = 41.25 ft.	45.0 ft.	**45.8 ft**	**NO**
Rear Yard Setback	Min. 30 ft.	77.7 ft.	**65.7 ft.**	**NO**
Lot Area	Min.14,000 sf. First 140 ft.	21,816 sf. 15,876 sf.	**21,816 sf.** **15,876 sf.**	**NO** **NO**
Lot Width	Min.100 ft. @ f.y.s.b. Min. 80 ft.	100/125 ft. 100 ft.	**100/125 ft.** **100 ft.**	**NO** **NO**
Avg. Lot Width	Min. 100ft.	115.5 ft.	**115.5 ft.**	**NO**
Lot Depth	Min. 120 ft.	200 ft.	**200 ft.**	**NO**
Lot Coverage	Max. 20 % Lot Area Max. 20 % First 140 ft.	15.9 % 16.0 %	**20.0 %** **20.9 %**	**NO** **YES**
Gross Building Area Prin. Bld.- Total Lot	24 % / 5000 sf.	16.5 % / 3,601 sf.	**21.1 %** **4607 sf.**	**NO**
Prin. Bld.- 140 ft. Lot	29 % / 4620 sf.	22.6 % / 3,601 sf.	**29.0 %** **4607 sf.**	**NO**
Accry. Bld.- Total Lot	5 % / 1000 sf.	4.9 % / 1060 sf.	**No Change**	**NO-PE**
Accry. Bld.- 140 ft. Lot	6 % / 962 sf.	0 % / 0 sf.	**No Change**	**NO**
Improved Lot Coverage	Max. 40 % Lot Area / 8750 sf	41.0 % 8,948 sf	**37.3 % / 8139 sf**	**NO**
	Max. 40 % 1st 140 / 8750 sf	33.6 % / 5,330 sf	**37.2 % / 5910 sf**	**NO**

DATE	ISSUE
3-1-2024	REVISED-ISSUED FOR VARIANCE
8-7-2023	ISSUED FOR VARIANCE
6-5-2023	ISSUED FOR HPC MEETING
6-1-2023	ISSUED FOR OWNER'S REVIEW
2-21-2023	ISSUED FOR VARIANCE / DENIAL LTR.

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

LEONARD RESIDENCE

65 Park Slope

Ridgewood, N.J.

DATE: 2-21-2023
SCALE: AS NOTED

ZONING DIAGRAMS
SITE PLAN
ZONING SCHEDULE

V-1