618 Bartell Place, Ridgewood, N J

Lot 18 **Block 4502** **R-2 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.	27.5 ft.	**27.5 ft.**	**NO**
Front Yard Setback	Min. 40 ft.	35.4 ft. steps 39.0 ft. 2nd fl	**37.1 ft.**	**YES**
Side Yard Setback	Min. 10 ft.	13.1 / 24.6 ft.	**35.7 ft. / 6.5 ft.**	**YES**
	Both 33 % Lot = 24.0 ft.	37.7 ft.	**19.6 ft.**	**YES**
Rear Yard Setback	Min. 30 ft.	50.4 ft.	**35 ft.**	**NO**
Lot Area	Min.10,500 sf. First 140 ft.	11,583 sf. 10,722 sf.	**11,583 sf.** **10,722 sf.**	**NO** **NO**
Lot Width	Min. 75 ft.	58.0 / 125.84 ft.	**58.0 / 125.84 ft.**	**NO-PE**
	Min. 60 ft.	58.0 / 125.84 ft.	**58.0 / 125.84 ft.**	**NO-PE**
Avg. Lot Width	Min. 75 ft.	91.92 ft.	**91.92 ft.**	**NO**
Lot Depth	Min. 120 ft.	176.48 / 110.32 ft.	**176.48 / 110.32 ft.**	**NO-PE**
Lot Coverage	Max. 20 % Lot Area	9.6 %	**16.6 %**	**NO**
	Max. 20 % First 140ft.	9.6 %	**17.3 %**	**NO**
Gross Building Area				
Prin. Bld.- Total Lot	32 % / 4060 sf.	15.3 % / 1774 sf.	**22.7 % / 2627 sf.**	**NO**
Prin. Bld.- 140 ft.	32 % / 4060 sf.	16.5 % / 1774 sf.	**24.5 % / 2627 sf.**	**NO**
Accsry. Bld.- Total Lot	6.5 % / 840 sf.	.06 % / 75 sf.	**.06 % / 75 sf.**	**NO**
Accsry. Bld.- 140 ft.	6.5 % / 840 sf.	0 % / 0 sf.	**0 % / 0 sf.**	**NO**
Improved Lot Coverage	Max. 45 % Lot Area / 5600 sf.	24.9 % 2886 sf.	**26.4 %** **3060 sf.**	**NO**
	Max. 45 % First 140 / 5600 sf.	26.2 % 2811 sf.	**27.8 %** **2980 sf.**	**NO**

building coverage total lot
step = 7 sf
house = 1775 sf
bsmt door = 23 sf
steps = 53 sf
shed = 75 sf
total = 1933 sf div.
11,583 sf lot = 16.6 %

building coverage 140 ft. lot
step = 7 sf
house = 1775 sf
bsmt door = 23 sf
steps = 53 sf
total = 1853 sf div.
10,722 sf lot = 17.3 %

gross building area total lot
first floor = 1739 sf
second floor = 888 sf
total = 2627 sf div.
11,583 sf lot = 22.7 %

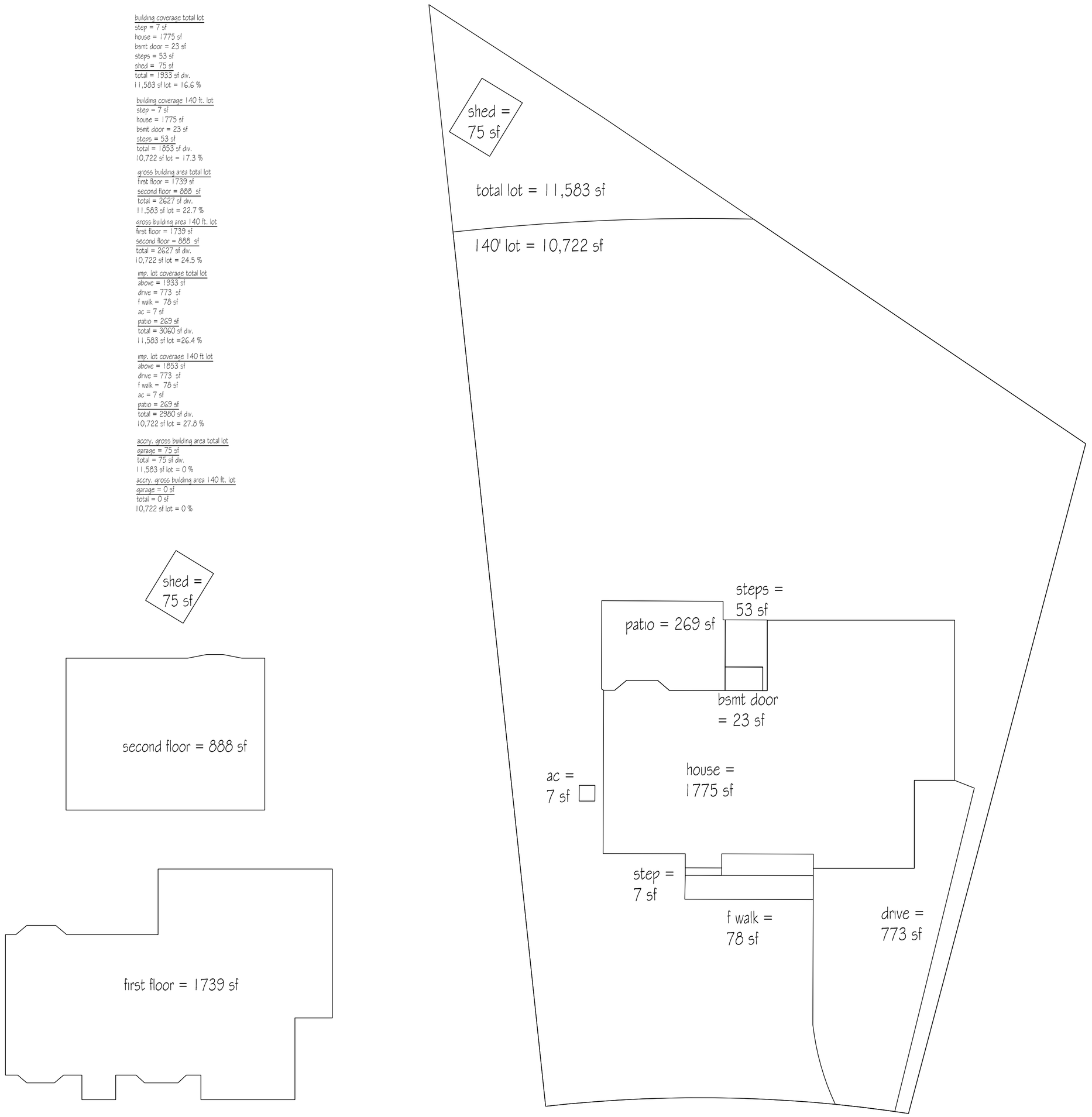
gross building area 140 ft. lot
first floor = 1739 sf
second floor = 888 sf
total = 2627 sf div.
10,722 sf lot = 24.5 %

imp. lot coverage total lot
above = 1933 sf
drive = 773 sf
f walk = 78 sf
ac = 7 sf
patio = 269 sf
total = 3060 sf div.
11,583 sf lot =26.4 %

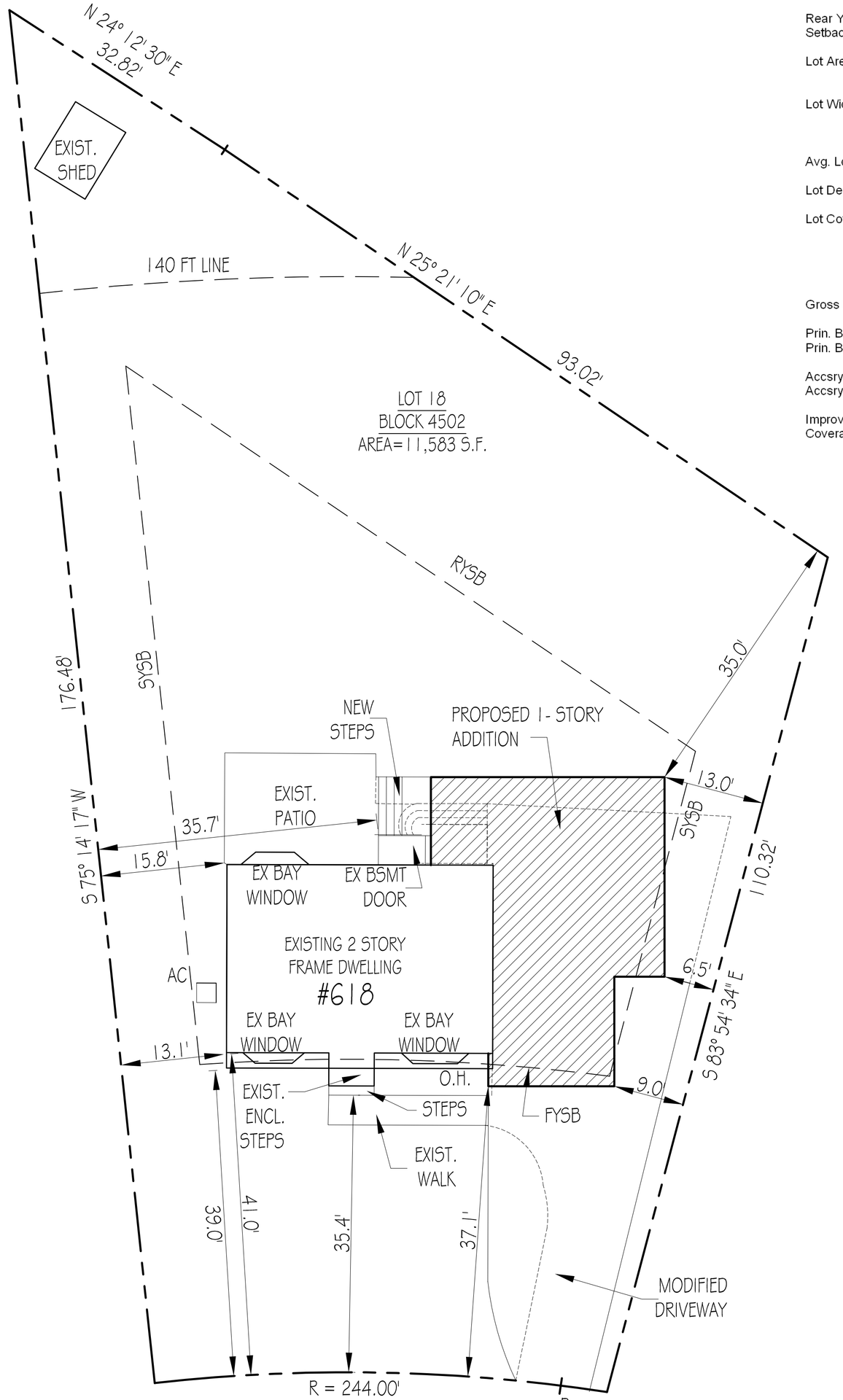
imp. lot coverage 140 ft lot
above = 1853 sf
drive = 773 sf
f walk = 78 sf
ac = 7 sf
patio = 269 sf
total = 2980 sf div.
10,722 sf lot = 27.8 %

accry. gross building area total lot
garage = 75 sf
total = 75 sf div.
11,583 sf lot = 0 %

accry. gross building area 140 ft. lot
garage = 0 sf
total = 0 sf
10,722 sf lot = 0 %



1 V-1 **ZONING DIAGRAMS**
SCALE: NTS



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

SITE INFORMATION TAKEN FROM SURVEY DATED 5-22-2023
PREPARED BY THOMAS STEARNS-GB ENGINEERING, PE / PLS, NJ LIC. # GB40959

10-11-2023 ISSUED FOR VARIANCE
8-24-2023 ISSUED TO OWNER
DATE ISSUE

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

TORRES RESIDENCE

618 Bartell Place

Ridgewood, N.J.

DATE: 8-24-2023
SCALE: AS NOTED

ZONING DIAGRAMS
SITE PLAN
ZONING SCHEDULE

V-1