

building coverage total lot
 step = 7 sf
 house = 1760 sf
 bsmt door = 26 sf
 steps = 51 sf
 shed = 75 sf
 total = 1919 sf div.
 11.583 sf/lot = 16.6 %

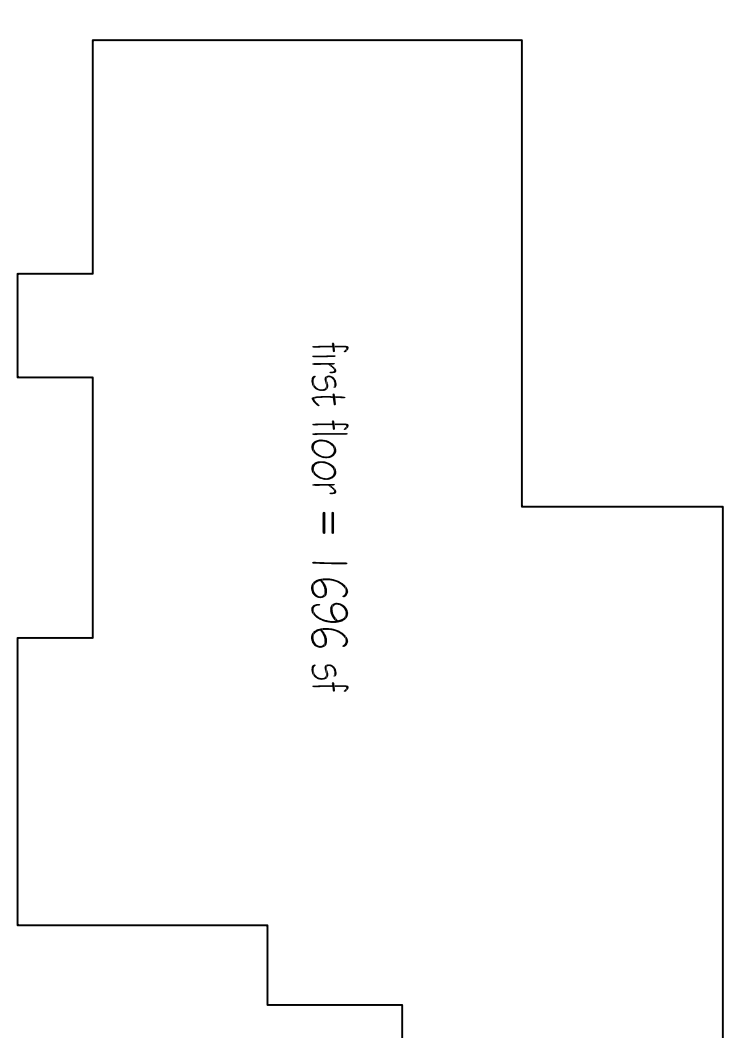
building coverage 140 ft. lot
 step = 7 sf
 house = 1760 sf
 bsmt door = 26 sf
 steps = 51 sf
 total = 1844 sf div.
 10.722 sf/lot = 17.2 %

gross building area total lot
 first floor = 1696 sf
 second floor = 884 sf
 total = 2580 sf div.
 11.583 sf/lot = 22.3 %
 gross building area 140 ft. lot
 first floor = 1696 sf
 second floor = 884 sf
 total = 2580 sf div.
 10.722 sf/lot = 24.1 %

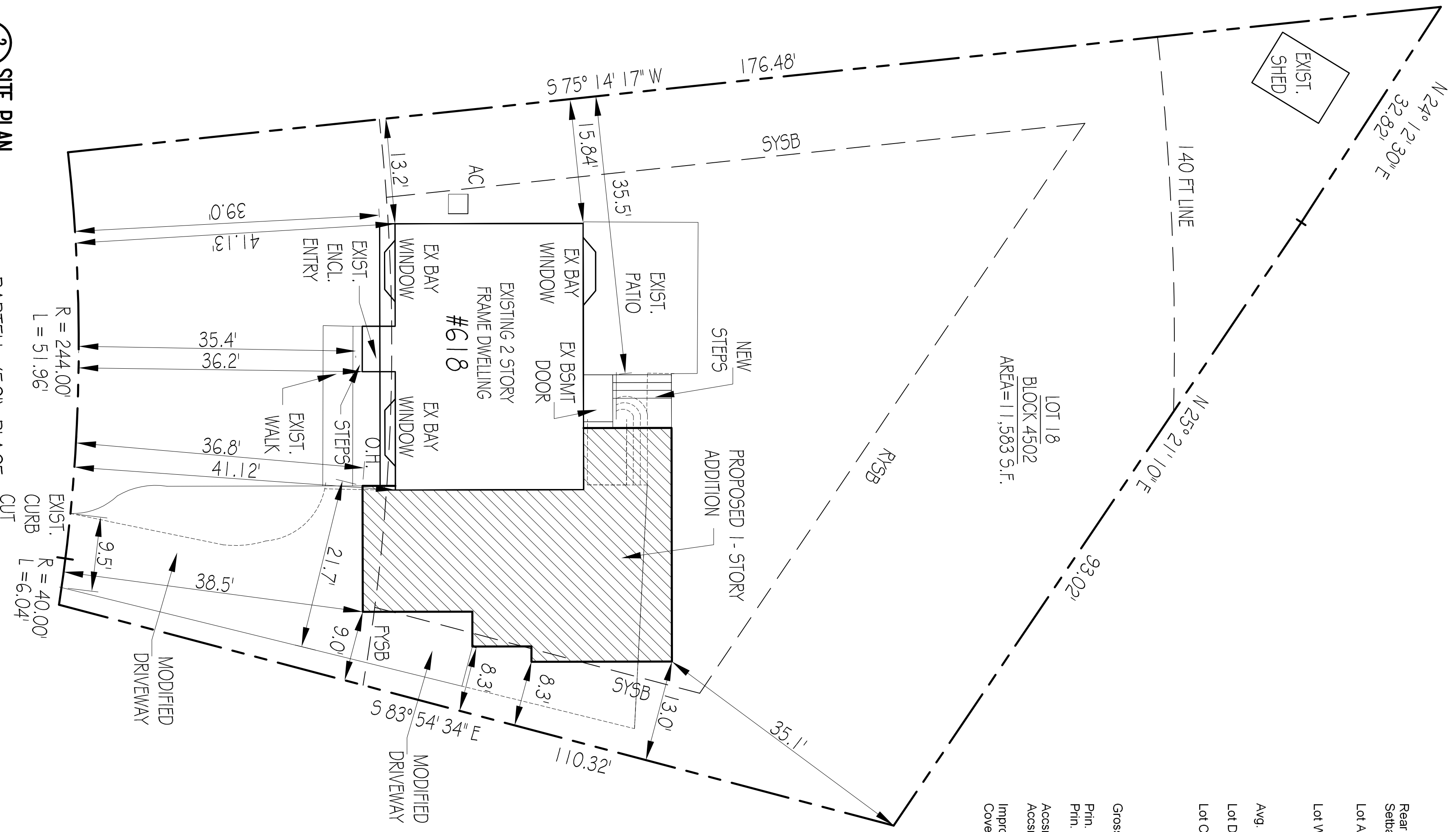
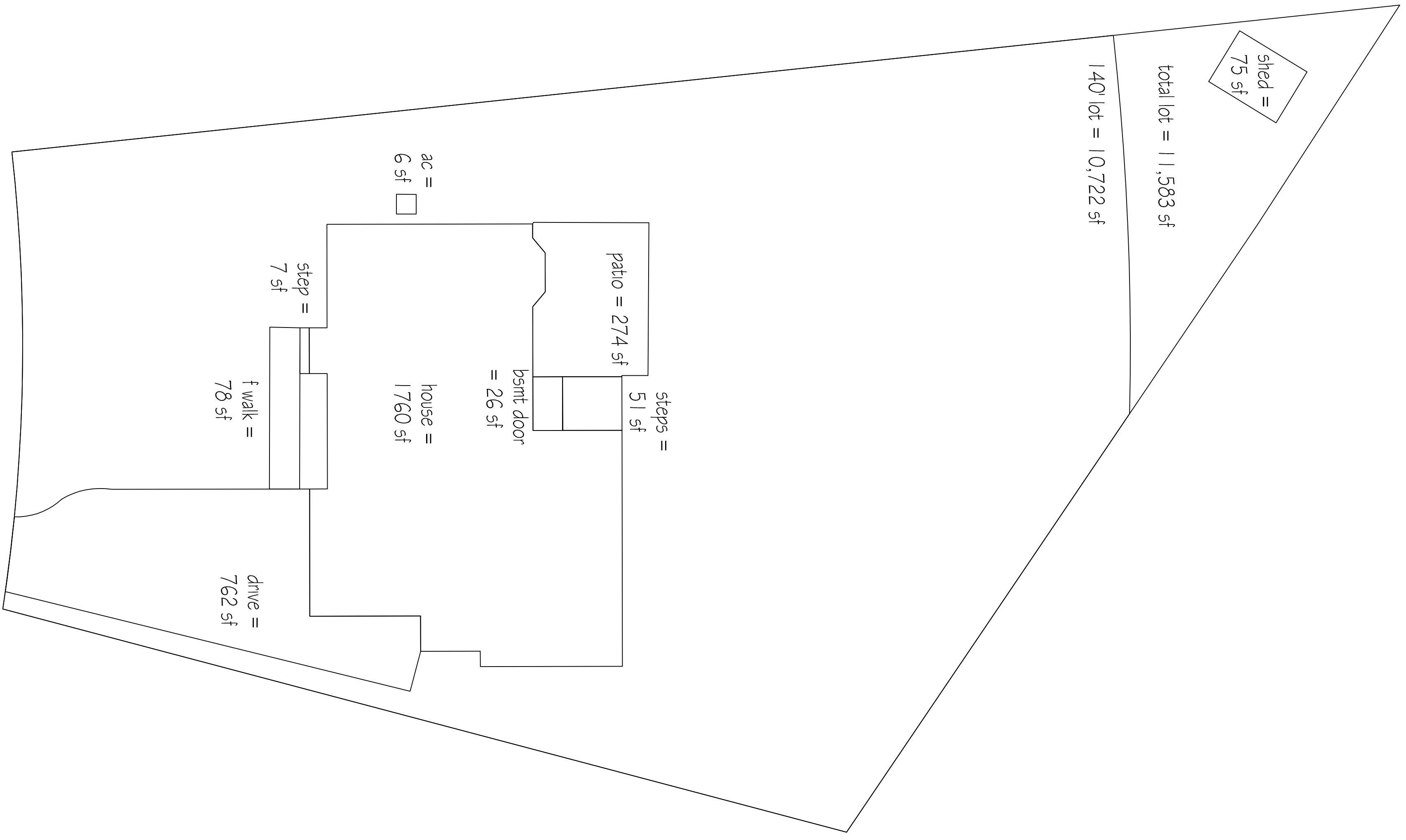
imp. lot coverage total lot
 above = 1919 sf
 drive = 762 sf
 f.walk = 78 sf
 ac = 6 sf
 ratio = 27.4 %
 total = 3039 sf div.
 11.583 sf/lot = 26.3 %

imp. lot coverage 140 ft lot
 above = 1844 sf
 drive = 762 sf
 f.walk = 78 sf
 ac = 6 sf
 ratio = 27.4 %
 total = 2964 sf div.
 10.722 sf/lot = 27.7 %

acry. gross building area total lot
 garage = 75 sf
 total = 75 sf div.
 11.583 sf/lot = 0 %
 acry. gross building area 140 ft. lot
 garage = 0 sf
 total = 0 sf
 10.722 sf/lot = 0 %



1 ZONING DIAGRAMS
 SCALE: 1" = 10'-0"



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

SITE INFORMATION TAKEN FROM SURVEY DATED 5-22-2023
 PREPARED BY THOMAS STARBUCK - CB ENGINEERING, P.E./P.L.S. NJ LIC. # 6940959

BARTELL (50) PLACE

618 Bartell Place, Ridgewood, NJ
 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	27.0 ft	27.0 ft.	NO
Front Yard Setback	Min. 40 ft	35.4 ft. steps 36.2 ft. front entry 39.0 ft. 2 nd fl	36.8 ft.	YES
Side Yard Setback	Min. 10 ft.	13.1 / 24.6 ft.	35.5 ft.	NO
Setback	Both 33 % Lot = 24.0 ft.	37.7 ft.	21.5 ft.	YES
Rear Yard Setback	Min. 30 ft.	50.4 ft.	35.1 ft.	NO
Lot Area	Min. 10,500 sf. First 140 ft.	11,583 sf 10,722 sf.	11,583 sf 10,722 sf.	NO
Lot Width	Min. 75 ft.	58.0 / 125.94 ft.	58.0 / 125.94 ft.	NO-PE
Avg. Lot Width	Min. 60 ft.	58.0 / 125.94 ft.	58.0 / 125.94 ft.	NO-PE
Lot Depth	Min. 75 ft.	91.92 ft.	91.92 ft.	NO
Lot Coverage	Max. 20 % Lot Area	176.48 / 110.32 ft.	176.48 / 110.32 ft.	NO-PE
Gross Building Area	Max. 20 % First 140ft	9.6 %	17.2 %	NO
Pin. Bid - Total Lot	32 % / 4050 sf	15.3 % / 1774 sf	22.3 % / 2580 sf.	NO
Pin. Bid - 140 ft.	32 % / 4050 sf	16.5 % / 1774 sf.	24.1 % / 2580 sf.	NO
Acry. Bid - Total Lot	6.5 % / 840 sf	0.6 % / 75 sf	0.6 % / 75 sf.	NO
Acry. Bid - 140 ft.	6.5 % / 840 sf	0 % / 0 sf.	0 % / 0 sf.	NO
Improved Lot Coverage	Max. 45 % Lot Area / 5600 sf	24.9 % 2888 sf	26.3 % 3039 sf.	NO
	Max. 45 % First 140 / 5600 sf.	26.2 % 2811 sf	27.7 % 2964 sf.	NO

5-2-2024
 4-26-2024
 10-11-2023
 8-24-2023

REVISD- ISSUED TO BOA
 REVISED- ISSUED TO OWNER
 ISSUED FOR VARIANCE
 ISSUED TO OWNER
 ISSUE

DATE

RIDGES ARCHITECTS
 ROGER SCHLICHT ARCHITECT
 56 Watney Avenue, Ridgewood, New Jersey 07450
 2 0 1 . 4 4 7 . 1 9 6 2

Roger D. Schlich
 NJ License No. 09576

TORRES RESIDENCE
 618 Bartell Place
 Ridgewood, N.J.

DATE: 8-24-2023
 SCALE: AS NOTED

ZONING DIAGRAMS
 SITE PLAN
 ZONING SCHEDULE

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