

PROPOSED ADDITION/ALTERATION COHEN RESIDENCE

210 ORCHARD PLACE
VILLAGE OF RIDGEWOOD
LOT 1 ; BLOCK 2312

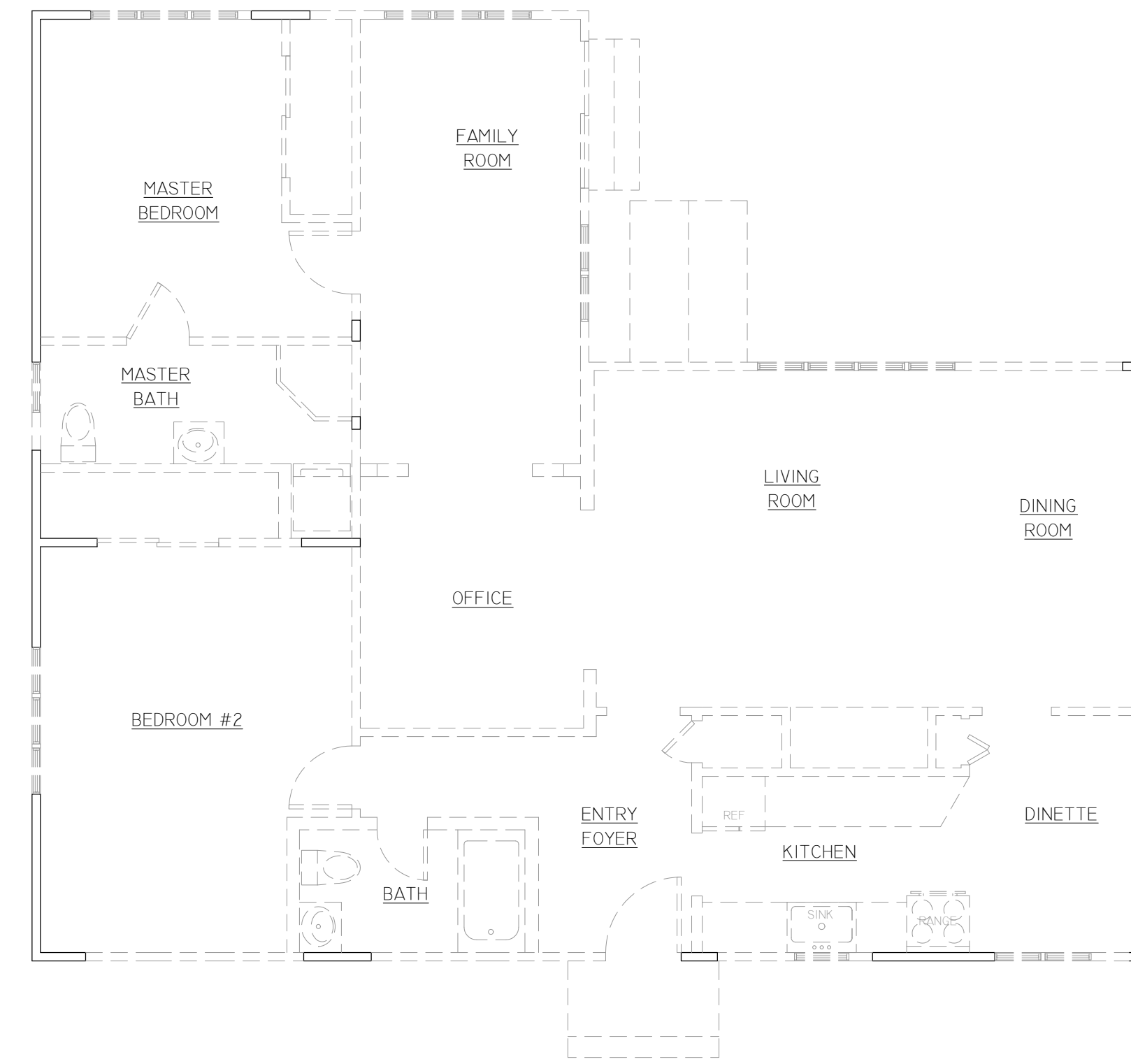
PROJECT DESCRIPTION

EXTERIOR ADDITIONS TO AN EXISTING SINGLE-FAMILY, SINGLE-STORY DWELLING:
 - PROPOSED SECOND STORY ADDITION OVER EXISTING GROUND FLOOR.
 - PROPOSED 2-STORY ADDITION IN THE REAR YARD
 - PROPOSED 2-STORY ADDITION IN THE FRONT YARD
 - PROPOSED RE-LOCATED AND EXPANDED PORTICO IN THE FRONT YARD.



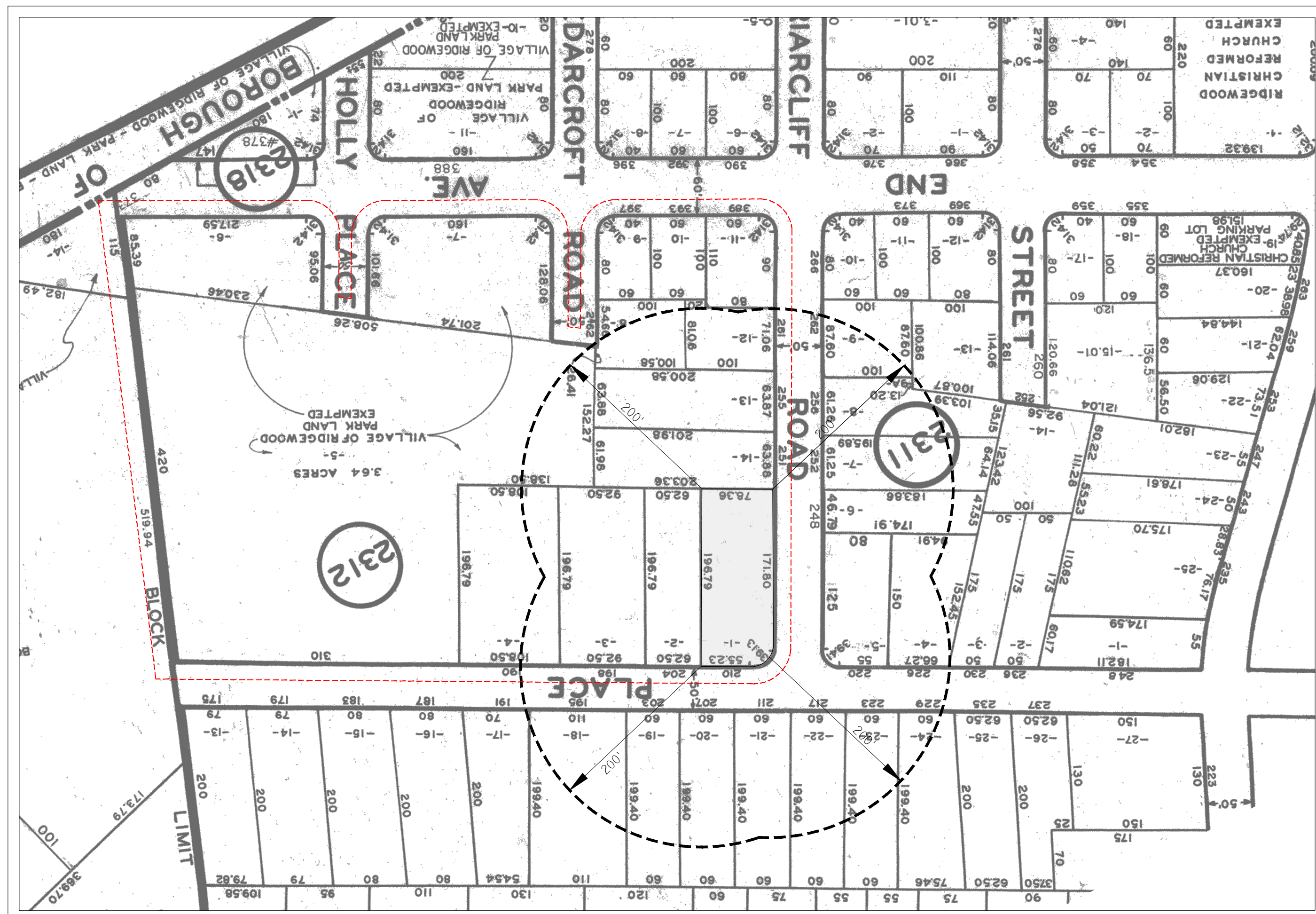
EXISTING CONDITIONS PHOTO

VIEW FROM ORCHARD PLACE



EXISTING GROUND FLOOR PLAN

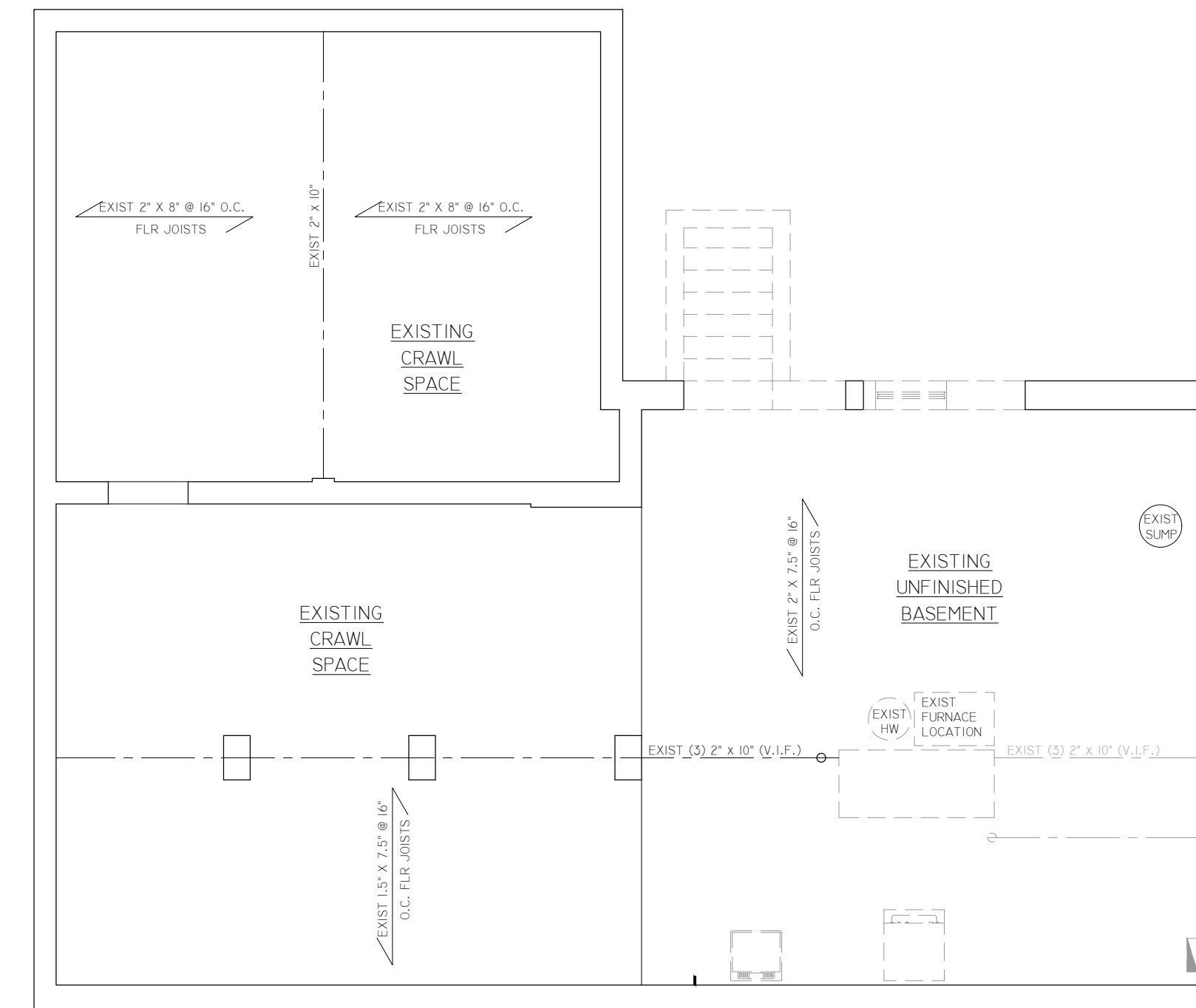
SCALE -- 3/16"=1'-0"
EXISTING LIVING AREA: 1,375 SF



200' CONTEXT MAP

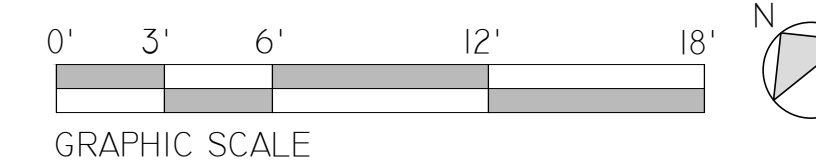
SCALE: 1"=100'

TAX MAP INFORMATION FROM:
VILLAGE OF RIDGEWOOD
TAX MAP SHEET 23



EXISTING BASEMENT PLAN

SCALE -- 3/16"=1'-0"
EXISTING FINISHED AREA: 0 SF



BOARD APPROVALS:

CHAIRMAN	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

LEGEND:

	EXISTING TO REMAIN
	EXISTING TO BE REMOVED

LIST OF DRAWINGS		
V-1	COVER SHEET AND EXISTING CONDITIONS	5-8-24
V-2	SURVEY, PLOT PLAN AND ZONING CHART	5-8-24
V-2	EXTERIOR ELEVATIONS	5-8-24
V-3	EXTERIOR ELEVATIONS	5-8-24
V-3	PROPOSED GROUND & SECOND FLOOR PLANS	5-8-24

REVISION	DATE
ISSUE FOR REVIEW	9-13-23
ISSUE FOR REVIEW	10-12-23
ISSUE FOR REVIEW	11-15-23
ISSUE FOR REVIEW	11-16-23
ISSUE FOR ZONING	11-16-23
REVISION #1	2-2-24
RE-ISSUE FOR ZONING	3-27-24
RE-ISSUE FOR ZONING	5-9-24

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COHEN RESIDENCE
ADDITION/ALTERATION

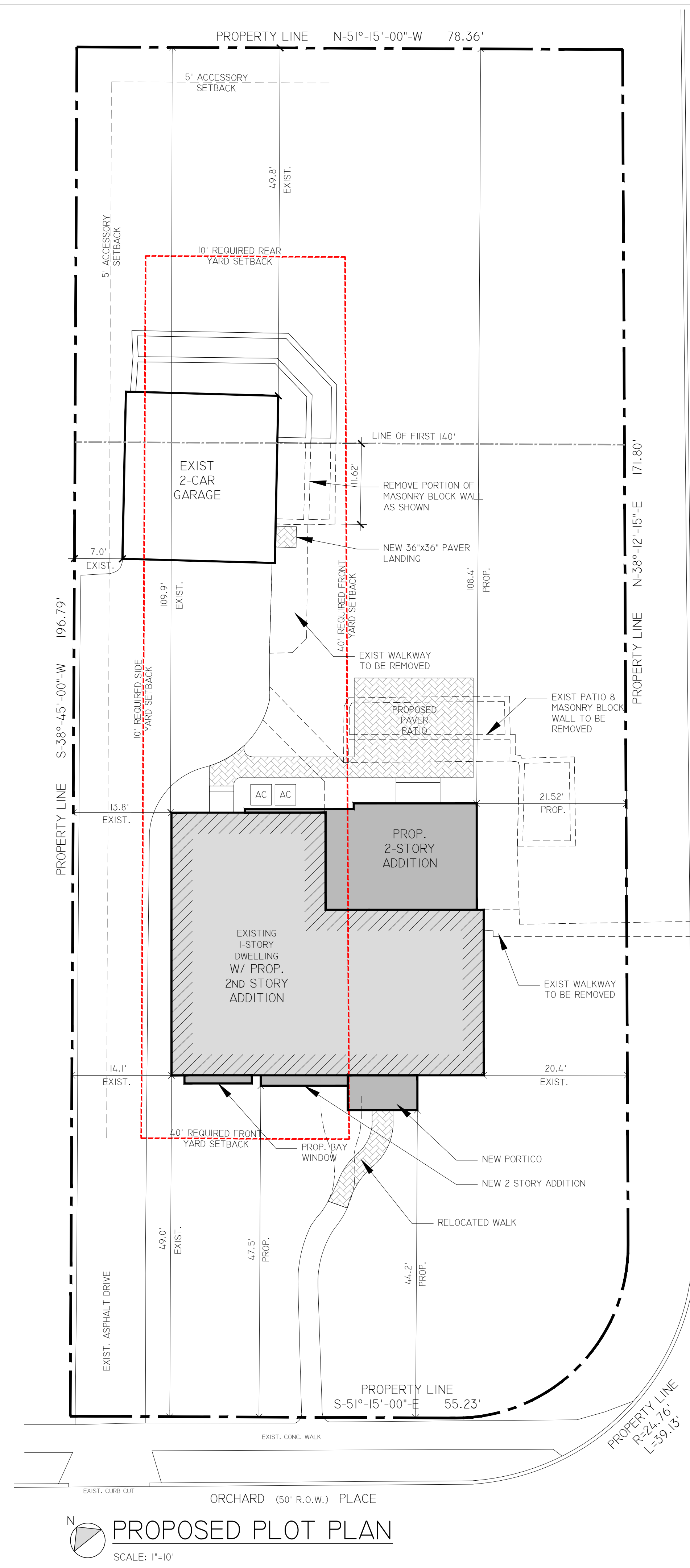
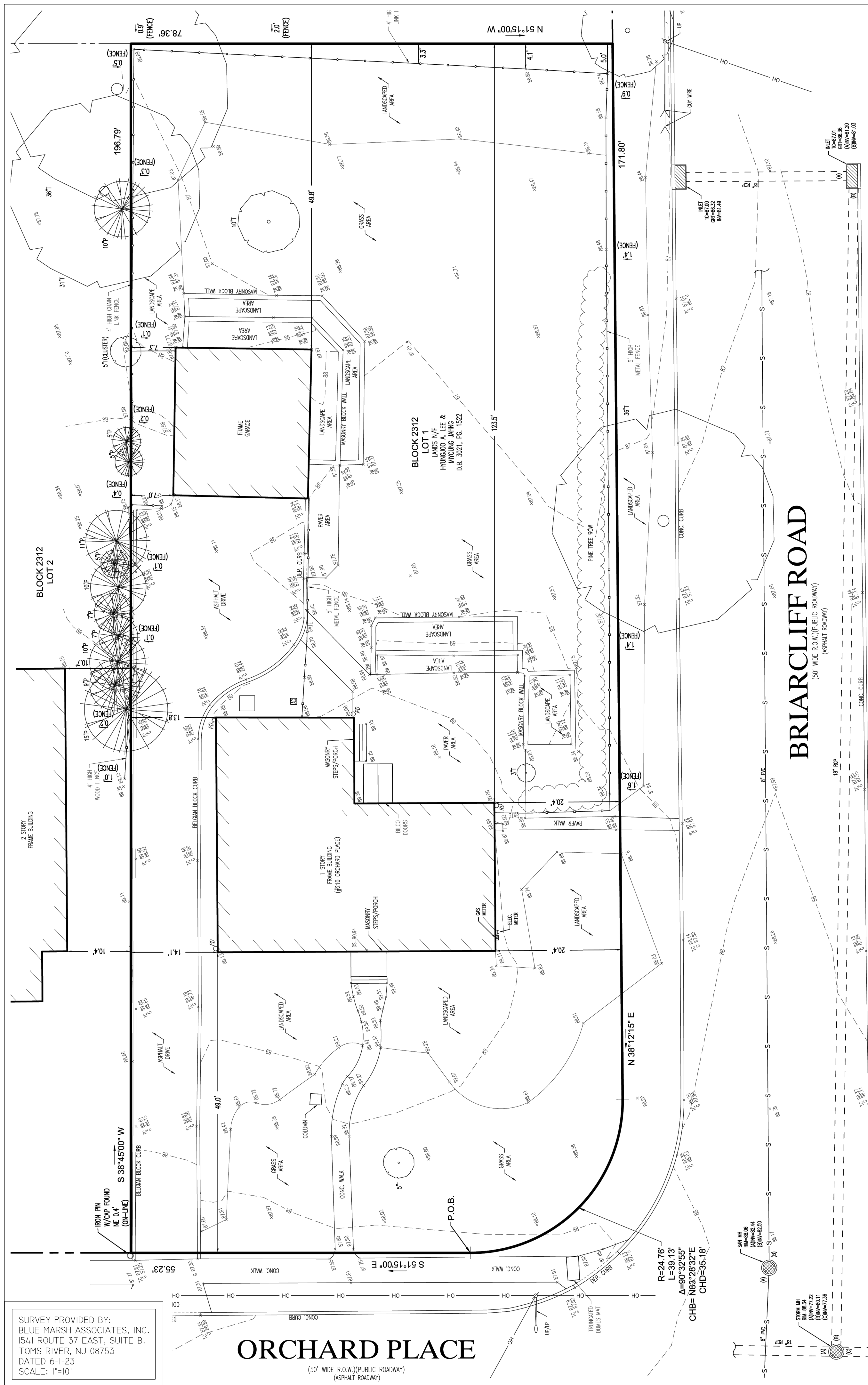
LOT 1; BLOCK 2312
210 ORCHARD PLACE
RIDGEWOOD, NEW JERSEY

COVER SHEET AND
EXISTING CONDITIONS

PROJECT NUMBER:	23.250
DRAWN BY:	CM
CHECKED BY:	JC

V-1

SHEET NUMBER: 01 OF 05
SCALE: AS NOTED



VILLAGE OF RIDGEWOOD BULK ZONING REQUIREMENTS - ZONE R-2 "SINGLE FAMILY RESIDENCE"				
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT AREA (SF)	14,700	15,470	NO CHANGE	
LOT AREA (SF) FIRST 140' FROM ORCHARD PLACE		11,005	NO CHANGE	ENC
LOT WIDTH (FT)	105 / 90 ¹	79.85 / 78.9	NO CHANGE	ENC
LOT DEPTH (FT)	120	196.79	NO CHANGE	
FRONT YARD SETBACK - ORCHARD PL. (FT)	40	49.0	44.2	
FRONT YARD SETBACK - BRIARCLIFF RD. (FT)	40	20.4	NO CHANGE	Y, ENC
SIDE YARD SETBACKS EACH (FT)	10	13.8	NO CHANGE	
SIDE YARD SETBACKS COMBINED (%)	33 (26.35')	42.83 ³ (34.2')	NO CHANGE	
REAR YARD SETBACK (FT)	30	109.9	108.4	
MAX HEIGHT (STORIES / FT)	2 1/2 / 35 ²	1 / ±16.5	2 / 32.04	
MAX HEIGHT - ACCESSORY BLDG. (FT)	15	1 / ±14.1	NO CHANGE	
MAX. GROSS BUILDING AREA- PRINCIPAL BLDG (%)	29 (4,486 sq/ft)	8.9 (1,375 sq/ft)	22.7 (3,516 sq/ft)	
MAX. GROSS BUILDING AREA- ACCESSORY (%)	32 (3,521 sq/ft)	12.5 (1,375 sq/ft)	31.9 (3,516 sq/ft)	
MAX. GROSS BUILDING AREA- PRINCIPAL BLDG FIRST 140' FROM ORCHARD PLACE (%)	6 (928 sq/ft)	3.4 (533 sq/ft)	3.4 (533 sq/ft)	
MAX. GROSS BUILDING AREA- ACCESSORY FIRST 140' FROM ORCHARD PLACE (%)	6.5 (715 sq/ft)	3.4 (375 sq/ft)	3.4 (375 sq/ft)	
MAX. BUILDING COVERAGE (%)	20 (3,094 sq/ft)	12.3 (1,908 sq/ft)	15.0 (2,321 sq/ft)	
MAX. GROSS BUILDING COVERAGE (%)	20 (2,201 sq/ft)	15.9 (1,750 sq/ft)	19.6 (2,163 sq/ft)	
MAX. IMPROVEMENT COVERAGE (%)	40 (6,188 sq/ft)	30.51 (4,721 sq/ft)	29.89 (4,625 sq/ft)	
MAX. IMPROVEMENT COVERAGE (%) FIRST 140' FROM ORCHARD PLACE	40 (4,402 sq/ft)	40.18 (4,422 sq/ft)	39.99 (4,400 sq/ft)	

- 1: 90' IS AT ANY OTHER POINT WITHIN 140' OF THE FRONT LOT LINE. AVERAGE LOT WIDTH: 79.1' (ENC).
LOT AREA WITHIN FIRST 140' FROM ORCHARD PLACE: 11,005 SF (ENC)
LOT AREA WITHIN FIRST 140' FROM BRIARCLIFF ROAD: 15,470 SF
- 2: BUILDING HEIGHT CAN BE INCREASED TO 35' WHEN ALL OF THE FOLLOWING CONDITIONS ARE MET:
A) THE LOT HAS A WIDTH OF AT LEAST 75' -- YES
B) THE HEIGHT OF THE BUILDING DOES NOT EXCEED 300% OF THE SHALLOWEST SIDE YARD DEPTH -- 13.8 x 300% = 41.4
C) THE PITCH OF ANY ROOF GREATER THAN 30' HIGH IS AT LEAST 8:12 -- YES
- 3: COMBINED SIDE YARD INCLUDES 20.4' FRONT YARD SETBACK.

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RE-ISSUE FOR ZONING	3-27-24
RE-ISSUE FOR ZONING	5-9-24

GROSS BUILDING AREA (GBA)			
PRINCIPAL BUILDING:	EXISTING:	PROPOSED:	PROPOSED 140':
FIRST FLOOR AREA:	1,375 SF	1,788 SF	1,788 SF
SECOND FLOOR AREA:	0 SF	1,728 SF	1,728 SF
ATTIC FLOOR AREA * <7':	0 SF	0 SF	0 SF
TOTAL AREA:	1,375 SF	3,516 SF	3,516 SF

* ATTIC AREA IS 287 SF BUT IS NOT OVER 7'-0" FROM FLOOR TO COLLAR TIES AND IS THEREFORE NOT INCLUDED IN GBA

ACCESSORY BUILDING:			
GARAGE:	EXISTING:	PROPOSED:	PROPOSED 140':
TOTAL AREA:	533 SF	533 SF	375 SF
	533 SF	533 SF	375 SF

PRINCIPAL BUILDING LOT COVERAGE			
PRINCIPAL BUILDING:	EXISTING:	PROPOSED:	PROPOSED 140':
ACCESSORY BUILDING:	533 SF	533 SF	375 SF
TOTAL AREA:	1,908 SF (12.3%)	2,321 SF (15.0%)	2,163 SF (19.6%)

IMPERVIOUS COVERAGE CALCULATION			
PRINCIPAL BUILDING	EXISTING:	PROPOSED:	PROPOSED 140':
ACCESSORY BUILDING	533 SF	533 SF	375 SF
DRIVEWAYS	1,725 SF	1,725 SF	1,725 SF
PATIO/STEPS	639 SF	348 SF	348 SF
WALKWAYS	280 SF	146 SF	146 SF
AC UNITS	6 SF	18 SF	18 SF
MASONRY WALL	163 SF	67 SF	0 SF
TOTAL	4,721 SF	4,625 SF	4,400 SF
IMPERVIOUS COVERAGE	(30.51%)	(29.89%)	(29.99%)

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**SURVEY, PLOT PLAN
AND ZONING CHART**

PROJECT NUMBER: 23-250
DRAWN BY: CM
CHECKED BY: JC

V-2

SHEET NUMBER: 02 OF 05
SCALE: AS NOTED

SURVEY PROVIDED BY:
BLUE MARSH ASSOCIATES, INC.
1541 ROUTE 37 EAST, SUITE B.
TOMS RIVER, NJ 08753
DATED 6-1-23
SCALE: 1"=10'

ORCHARD PLACE
(50' WIDE R.O.W.) (PUBLIC ROADWAY)
(ASPHALT ROADWAY)

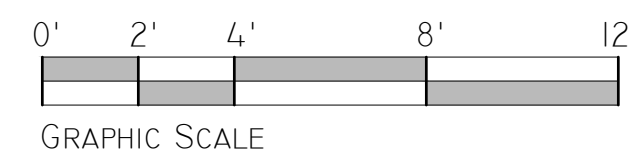
PROPOSED PLOT PLAN
SCALE: 1"=10'

SHEET NUMBER: 02 OF 05
SCALE: AS NOTED



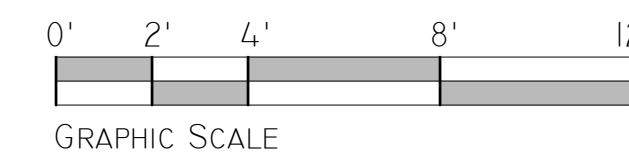
PROPOSED FRONT ELEVATION

SCALE -- 1/4"=1'-0"



PROPOSED RIGHT ELEVATION

SCALE -- 1/4"=1'-0"



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**PROPOSED EXTERIOR
ELEVATIONS**

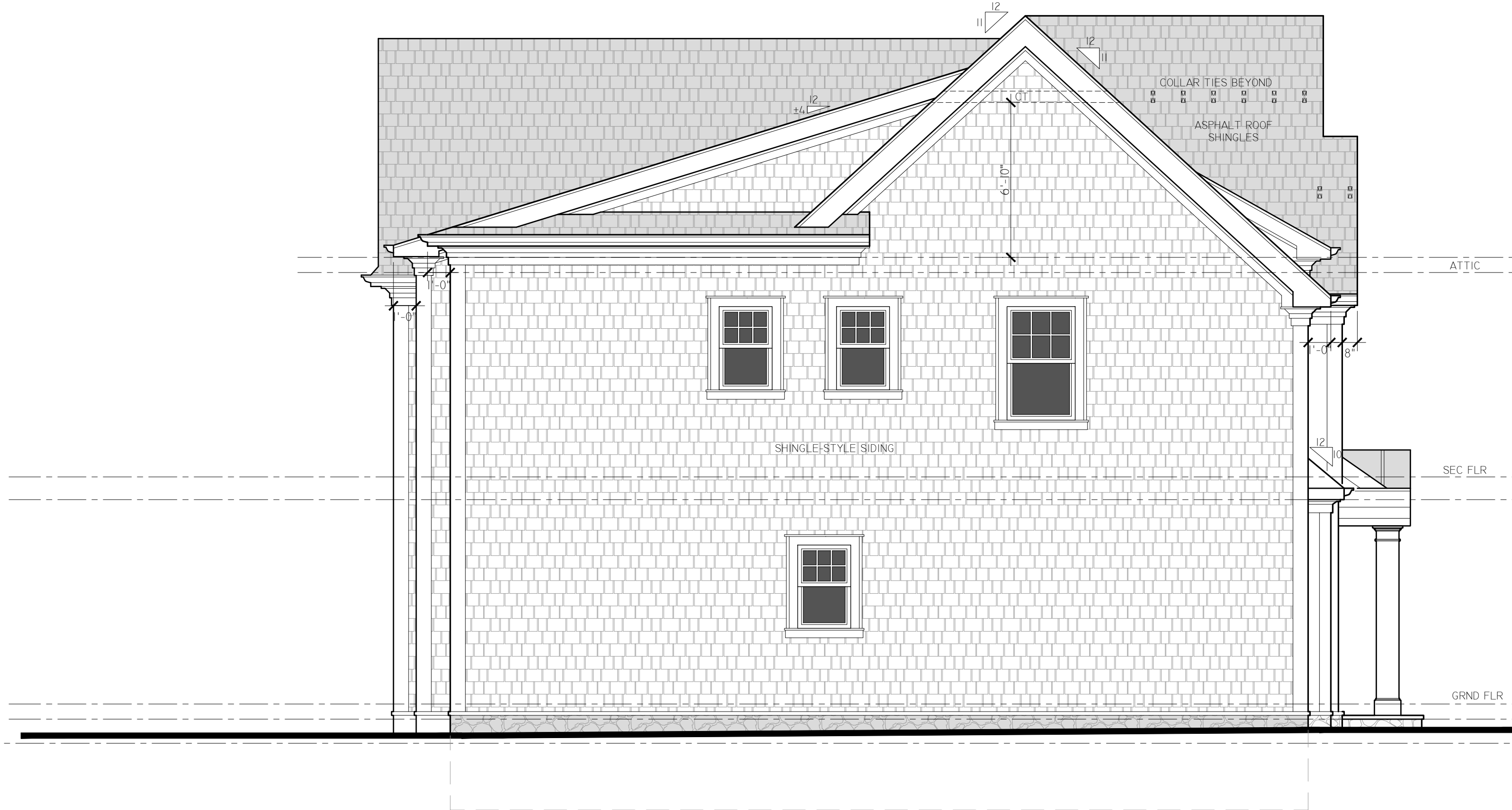
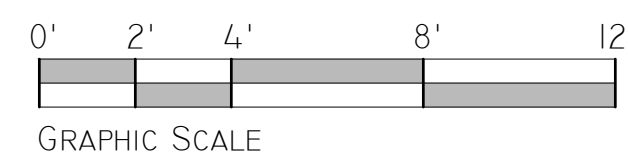
PROJECT NUMBER: 23.250
DRAWN BY: CM
CHECKED BY: JC

V-3

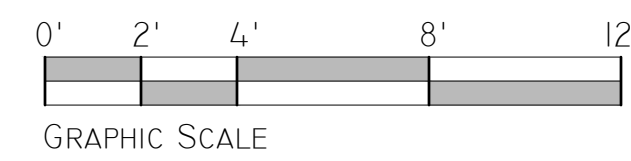
SHEET NUMBER: 03 OF 05
SCALE: AS NOTED



PROPOSED REAR ELEVATION
SCALE -- 1/4"=1'-0"



PROPOSED LEFT ELEVATION
SCALE -- 1/4"=1'-0"



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**PROPOSED EXTERIOR
ELEVATIONS**

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CHECKED BY:	JC

V-4

SHEET NUMBER: 04 OF 05
SCALE: AS NOTED

