

FIRST FLOOR PLAN

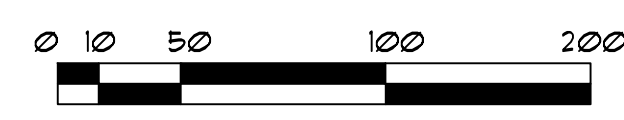
SCALE: 3/16" = 1'-0"

BUILDING HT CALCULATION

FRONT AVG	29.1 FT
LEFT AVG	29.1 FT
RIGHT AVG	29.8 FT
REAR AVG	29.4 FT
① TOTAL	118 FT DIVIDE BY 4 = 29.5 FT

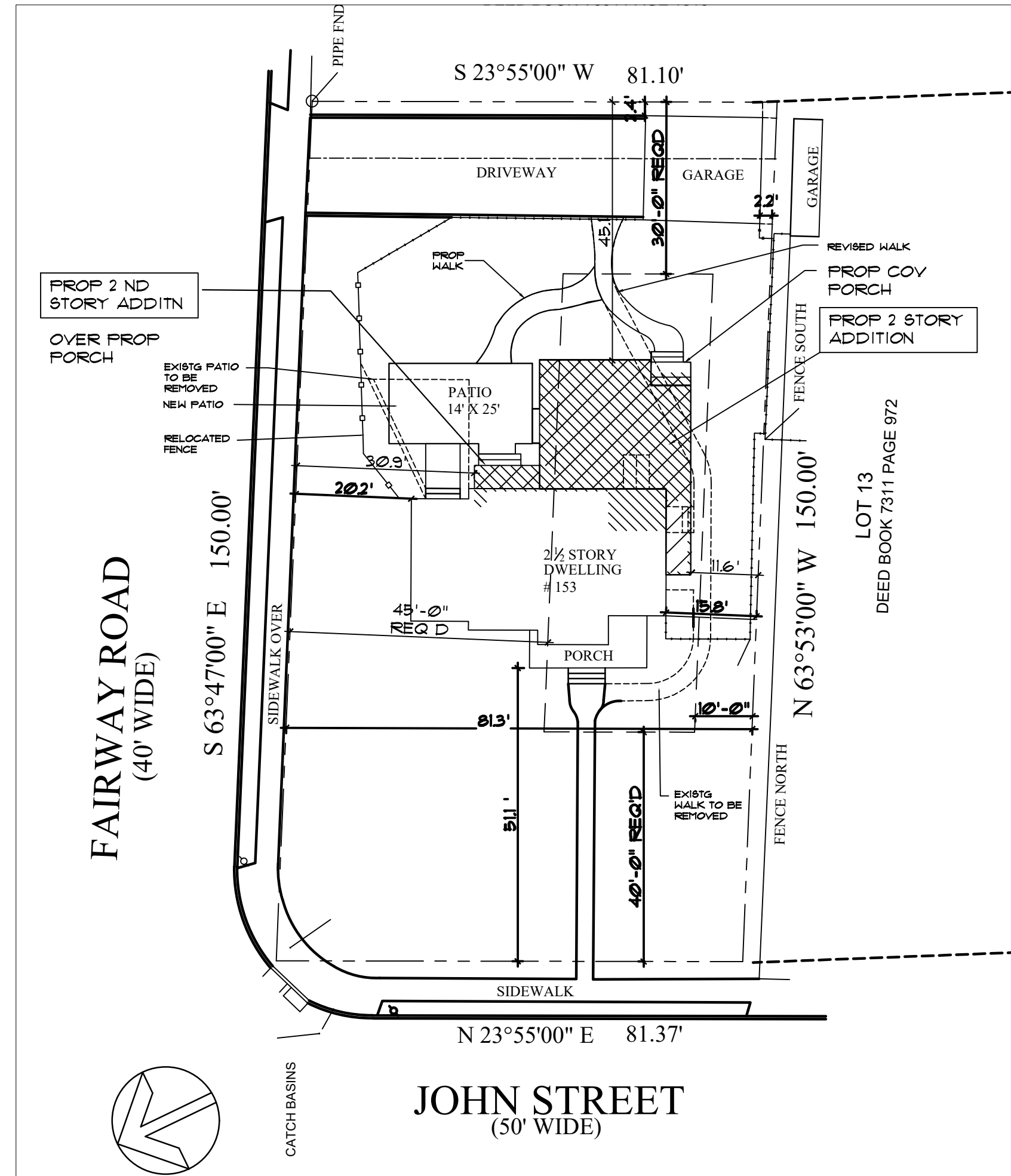
LOCATION MAP

SCALE: 1" = 1000'



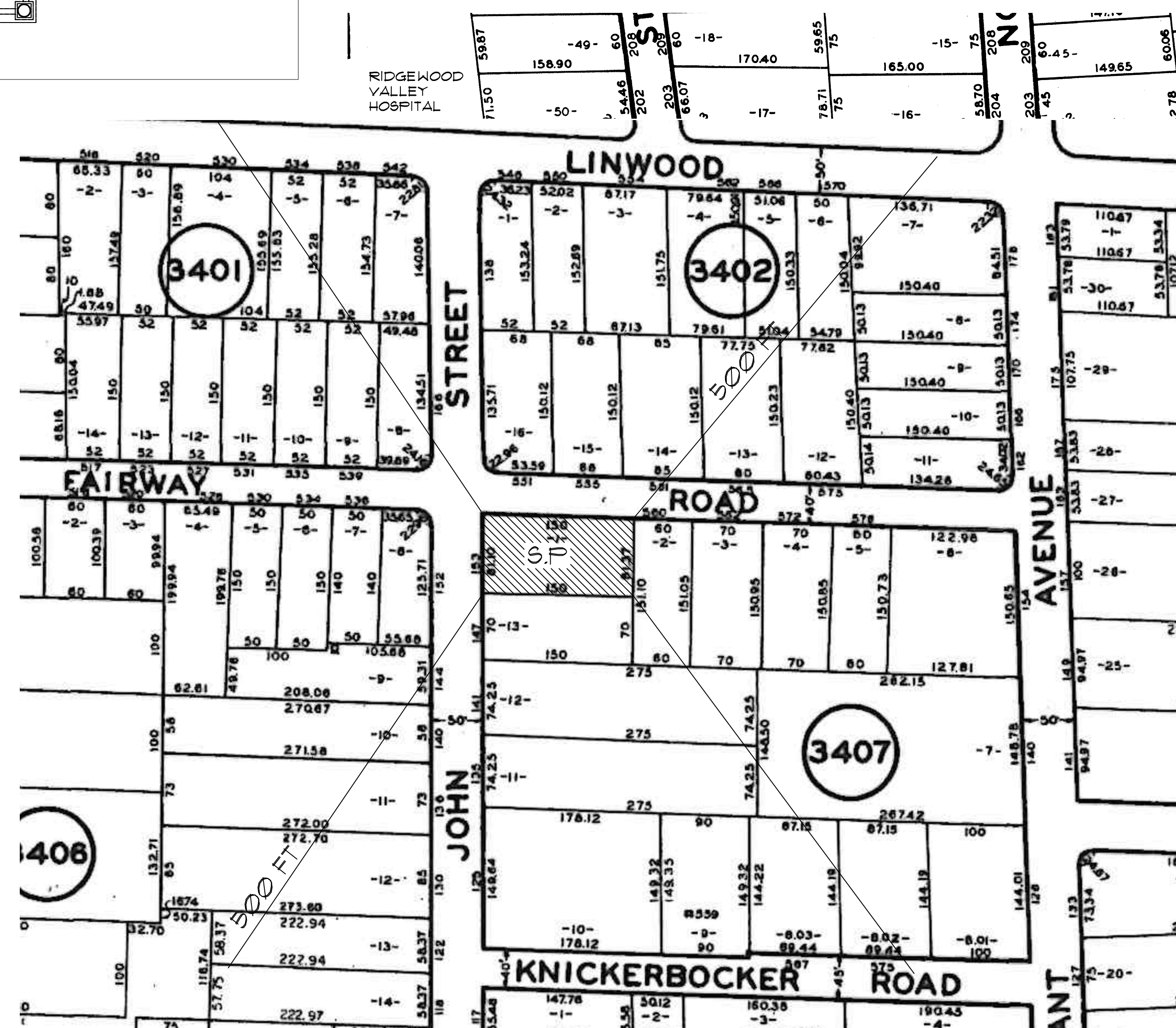
SCALE 1 : 1000

APPROVED	
ZONING BOARD CHAIRMAN	DATE
ZONING BOARD SECRETARY	DATE



PLOT PLAN

BASE SURVEY INFORMATION PREPARED BY DAN DUNN, SURVEYING, WALDWICK DATE: 3-14-23



PROPOSED ADDITION FOR:
LICARE RESIDENCE

153 JOHN STREET, RIDGEWOOD NJ

ZONING SCHEDULE

LOT: 1 BLOCK: 3401 TOWN OF RIDGEWOOD, BERGEN COUNTY
ZONE: R-2 USE GROUP: R-5 CLASS: 5B

LOT SIZE	REQUIRED	EXISTING
MINIMUM LOT AREA	10500 SF	12,175 SF
LOT AREA WITHIN 140'	N/A	11,376 SF
MINIMUM LOT WIDTH	75' MIN. F.Y.S.B.	83' @ F.Y.S.B.
MINIMUM AVG LOT WIDTH		
MINIMUM LOT DEPTH	120'	

SETBACKS	MAX REQUIRED	EXISTING	PROPOSED
FRONT YARD	40 FT	51.1 FT	N/C 51.1 FT
FRONT/SIDE YD SETBACK	45 FT	20.2 FT	20.2 FT / 30.9 FT
SIDE YARD (RIGHT)	10 FT	15.8 FT	11.6 FT
MIN TOTAL BOTH SIDE YARD SETBACKS	40 FT	NA	NA
REAR YARD	30 FT	67.5 FT	45.1 FT
AUXILIARY BLDG REAR YARD SB	5 FT	2.4 FT	2.4 FT / N.C.
AUX BLDG SIDE YARD SB	5 FT	2.2 FT	2.2 FT / N.C.
BUILDING HEIGHT (MAX.)	30 FT / 2 1/2 STORIES	29.5 FT	29.5 FT / N.C.
BUILDING COVERAGE	20% / 2435 SF.	13.1% / 1606 SF.	18.8% / 2293 SF.
BUILDING COVERAGE WITH-IN 140 FT	20% / 2275 SF.	12.7% / 1456 SF.	18.8% / 2143 SF.
COVERAGE BY IMPROVEMENTS	45% / 5479 SF	29.1% / 3555 SF.	35.1% / 4281 SF.
COVERAGE BY IMPROVEMENTS W/IN 140 FT	45% / 5119 SF	24.7% / 2809 SF.	32.4% / 3695 SF.
MAX GROSS BUILDING AREA	32% / 3896 SF	13.9% / 1699 SF.	25.5% / 3112 SF.
MAX GROSS BUILDING AREA WITH-IN 140 FT	32% / 3640 SF.	14.9% / 1699 SF.	27.3% / 3112 SF.
MAX GROSS BLDG AREA ACCESSORY	5% / 608 SF.	3.1% / 374 SF.	N/C
MAX GBA ACCESSORY W/IN 140 FT	5% / 569 SF	1.9% / 224 SF.	N/C

CALCULATION BREAKDOWN

COVERAGE BY ABOVE GRADE STRUCTURES.

	EXISTG	EXIST W/IN 140'	ADDED	PROP TOTAL	WITH-IN 140'
GROUND FLR FOOTPRINT	1023 SF	1023 SF	635 SF	1658 SF	1658 SF
COV PORCHES & STEPS	148 SF	148 SF	99 SF	247 SF	247 SF
STOOP & STEPS & BILCO	61 SF	61 SF	-47 SF	14 SF	14 SF
DETACHED GARAGE	374 SF	224 SF	0 SF	374 SF	224 SF
TOTAL	1606 SF.	1456 SF.	687 SF.	2293 SF.	2143 SF.

IMPROVEMENT COVERAGE BREAKDOWN.

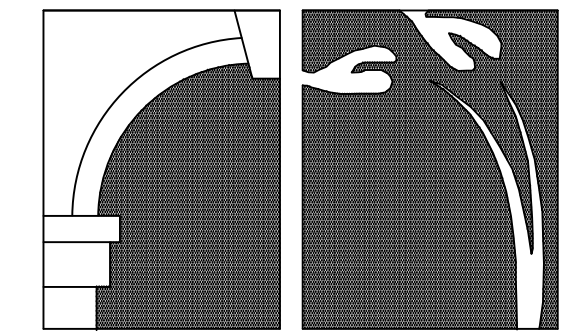
	EXISTG	EXIST W/IN 140'	ADDED	PROP TOTAL	WITH-IN 140'
BUILDING COVER	1606 SF.	1456 SF.	687 SF.	2293 SF.	2143 SF.
DRIVEWAY	1044 SF.	608 SF.	0 SF.	1044 SF.	608 SF.
PATIO	232 SF.	232 SF.	130 SF.	362 SF.	362 SF.
WALKS	673 SF.	673 SF.	-112 SF.	561 SF.	561 SF.
A/C PADS	0 SF.	0 SF.	21 SF.	21 SF.	21 SF.
TOTAL	3555 SF.	2969 SF.	726 SF.	4281 SF.	3695 SF.

GROSS BULD AREA

FLOOR	EXISTING	ADDED	TOTAL	WITH-IN 140'
FIRST FLOOR	1023 SF	635 SF	1658 SF	1658 SF
SECOND FLOOR	676 SF	778 SF	1454 SF	1454 SF
TOTAL GBA	1699 SF.	1413 SF.	3112 SF.	3112 SF.

NOTES

- ★ EXIST. NON CONFORMING
- ① - BLDG HT CALCULATION- THE PROPERTY SITE IS ALMOST FLAT - SEE CALCS @ LEFT
- ② MAX GBA+ FOR LOTS 10500-13,888 SF= 32% / 4060 SF (LESSER OF)= 32 X 12,175 = 3896 SF
- ③ MAX GBA+ FOR LOTS 10500-13,888 SF= 32% / 4060 SF (LESSER OF)= 32 X 11,376 = 3640 SF
- ④ IMPROVED COVER+ FOR LOTS 0-13,999 SF= 45% / 5600 SF (LESSER OF)= 45 X 12,175 = 5479 SF
- ⑤ IMPROVED COVER+ FOR LOTS 0-13,999 SF= 45% / 5600 SF (LESSER OF)= 45 X 11,376 = 5119 SF
- ★ V VARIANCES REQUIRED
- [V-1] FRONT SIDE YARD SETBACK (FAIRWAY ROAD) REQUIRED = 45 FT EXISTING = 20.2 FT, PROPOSED = 20.2 FT (PROPOSED 30.9 FT TO THE ADDITION)
- ★ THIS FRONT SIDE YR IS A EXISTING NON CONFORMING CONDITION. (45 FT - 20.2 FT EXISTG) THE EXISTING IS 24.8 FT OVER
- [V-2] PATIO NOT PERMITTED IN THE FRONT YARD.
- ★ THERE IS AN EXISTING PATIO IN THE FRONT YARD, PROPOSED IS A RECONFIGURATION AND ENLARGEMENT (ADDED 132 SF). AS SUCH, THIS IS AN EXISTING NON CONFORMING CONDITION AS WELL.



PETER B. COOPER & ASSOCIATES

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PROJECT DESCRIPTION:
THIS PROJECT INVOLVES A TWO STORY ADDITION AT REAR TO PROVIDE FAMILY ROOM AND MASTER SUITE ABOVE. PROPOSED ARE RELATED RENOVATIONS AND RECONFIGURED EXISTING SPACES.

② VARIANCES REQUIRED AS NOTED

PROPRIETARY NOTE:
IT IS A VIOLATION OF NJ LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER OR CHANGE ANY ITEM ON THESE PLANS. THE INFORMATION AND DRAWINGS HEREIN ARE OF PROPRIETARY NATURE AND FOR USE BY OUR CLIENTS ONLY. ON THIS SITE ONLY, AND NOT TO BE USED FOR ANY OTHER PURPOSE OTHER THAN THIS LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF PETER COOPER.

PROJECT:
MICHAEL & CAITLIN LICARE RESIDENCE

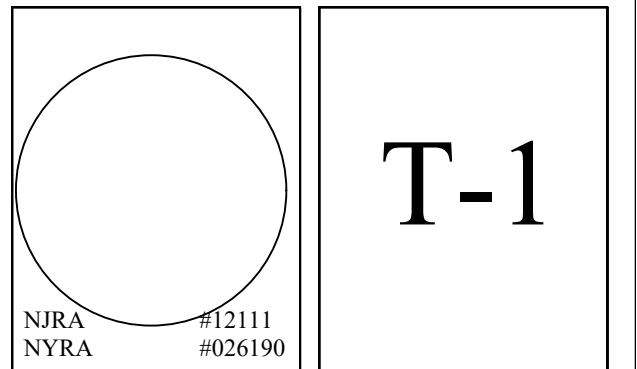
153 JOHN STREET
RIDGEWOOD
NJ 07450

NO.	DATE	REVISION
△	11-8-23	ZONING CALCS

ISSUED: 10-16-23
ISSUED FOR VARIANCE: 10-16-23
DRAWN BY: PBC
CHECKED BY: PBC
SCALE: AS NOTED
PROJECT #: 23-02

DRAWING:
PLOT PLAN, ZONING DATA, FIRST FLR PLAN AREA LOCATION MAP

PETER B. COOPER ARCHITECT



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