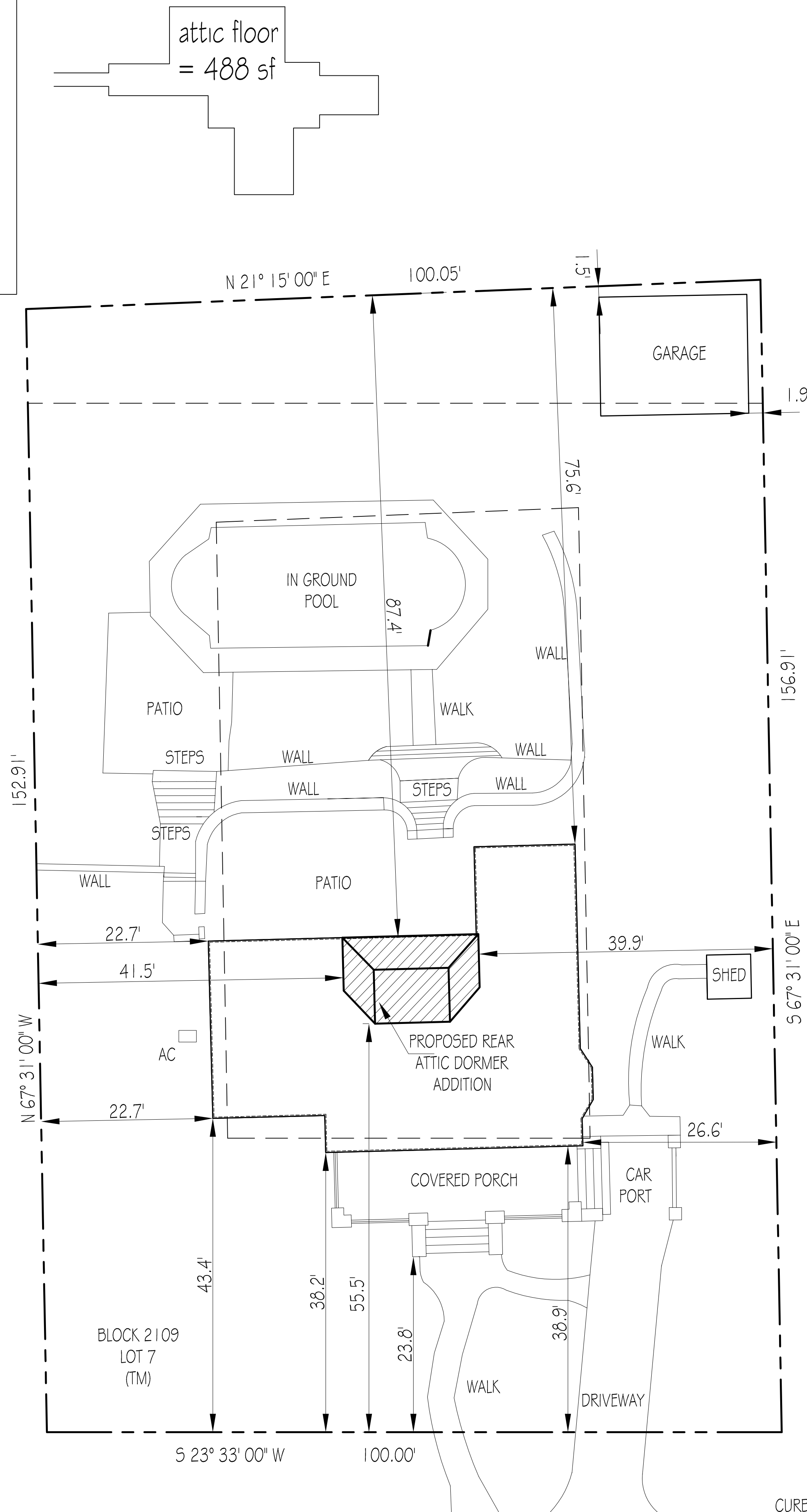
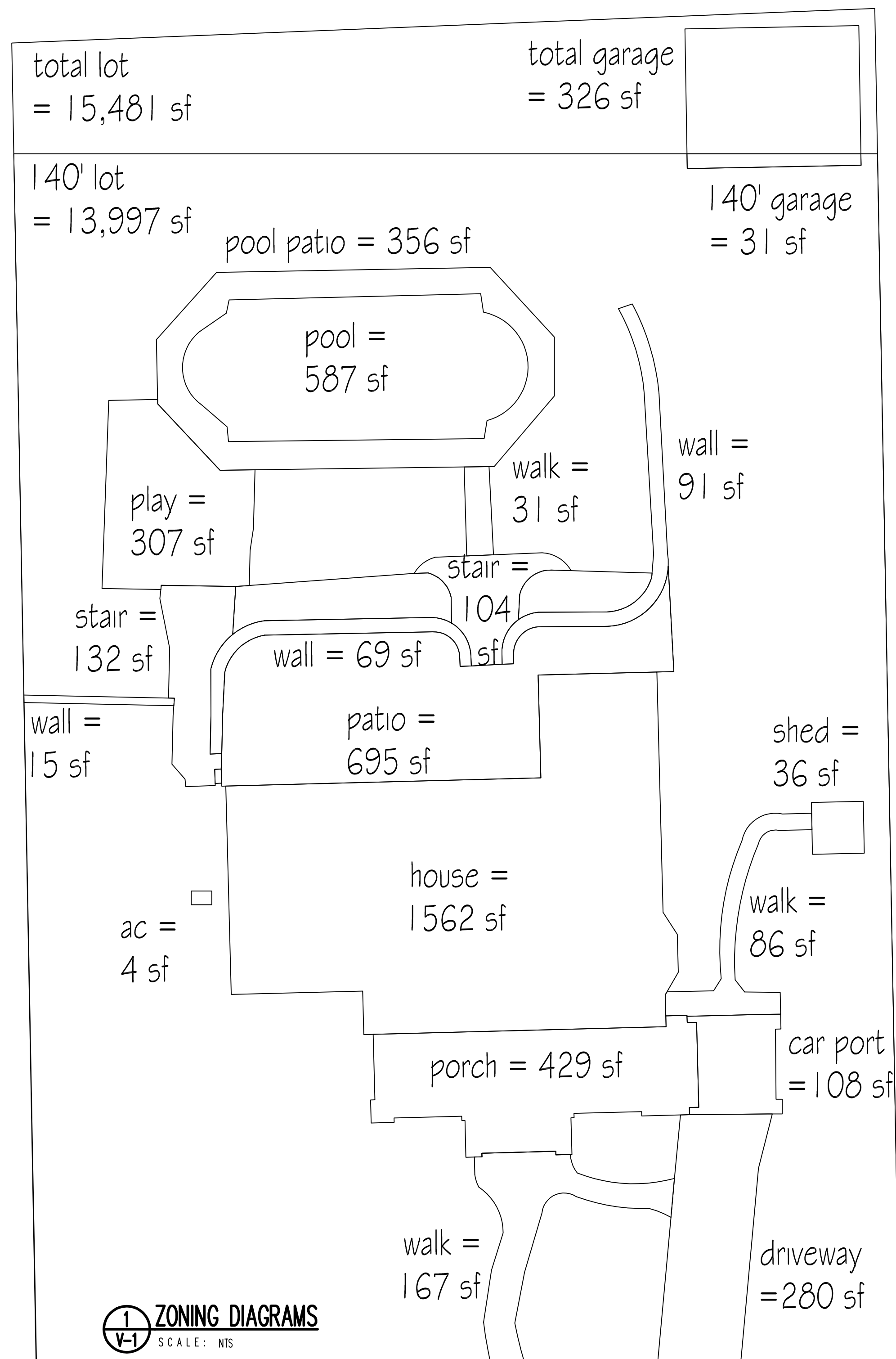
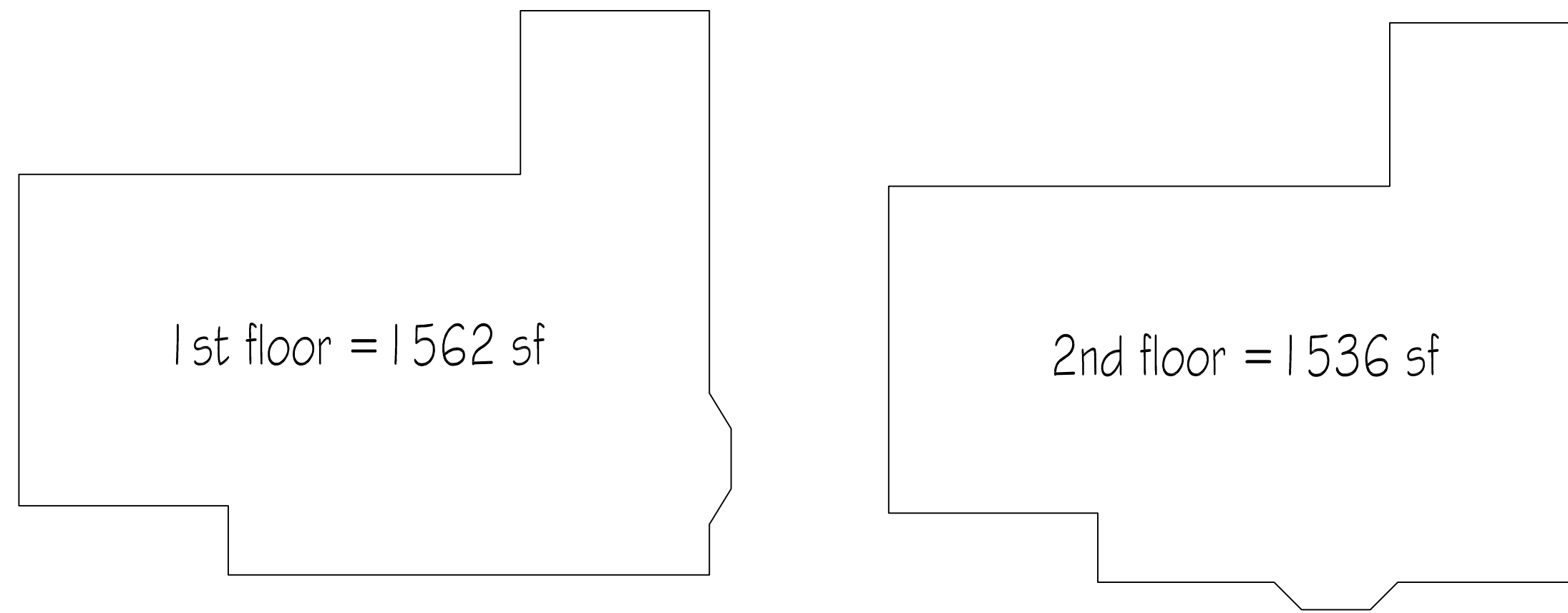


building coverage total lot  
 garage = 326 sf  
 porch = 429 sf  
 car port = 108 sf  
 house = 1562 sf  
 shed = 36  
 total = 2425 sf div.  
 15481 sf lot = 15.7 %  
 building coverage 140 ft. lot  
 garage = 31 sf  
 porch = 429 sf  
 car port = 108 sf  
 house = 1562 sf  
 shed = 36  
 total = 2116 sf div.  
 13997 sf lot = 15.5 %  
 imp. lot coverage total lot  
 above = 2425 sf  
 drive = 280 sf  
 walk = 167 sf  
 ac = 4 sf  
 patio = 695 sf  
 walk = 86 sf  
 stair = 132 sf  
 stair = 104 sf  
 play = 307 sf  
 walk = 31 sf  
 pool = 587 sf  
 pool patio = 356  
 total = 5174 sf div.  
 15481 sf lot = 33.4 %  
 imp. lot coverage 140 ft lot  
 above = 2116 sf  
 drive = 280 sf  
 walk = 167 sf  
 ac = 4 sf  
 patio = 695 sf  
 walk = 86 sf  
 stair = 132 sf  
 stair = 104 sf  
 play = 307 sf  
 walk = 31 sf  
 pool = 587 sf  
 pool patio = 356  
 total = 4865 sf div.  
 13997 sf lot = 34.8 %  
 gross building area total lot  
 first floor = 1562 sf  
 second floor = 1536 sf  
 attic = 488 sf  
 total = 3586 sf div.  
 15481 sf lot = 23.2 %  
 gross building area 140 ft. lot  
 first floor = 1562 sf  
 second floor = 1536 sf  
 attic = 488 sf  
 total = 3586 sf div.  
 13997 sf lot = 25.6 %  
 accry. gross building area total lo  
 garage = 326 sf  
 total = 326 sf div.  
 15481 sf lot = 2.1 %  
 accry. gross building area 140 ft.  
 garage = 31 sf  
 total = 31 sf  
 13997 sf lot = 0.22 %



**2** SITE PLAN

SCALE: 1" = 10'-0"  
 SITE INFORMATION TAKEN FROM SURVEY DATED 5-3-2024 PREPARED BY RUSSELL KAUFFMAN - ELS SURVEYING, PE / PLS, NJ LIC. # 246502315200

46 Park Slope, Ridgewood, N.J

Lot 7 Block 2109 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.	36.0 ft.	34.5 ft.	YES
Front Yard Setback	Min. 40 ft.	23.8 ft.	55.5 ft.	NO
Side Yard Setback	Min. 15 ft.	20.7 / 13.0 ft.	41.5 / 39.9 ft.	NO
	Bcth 33 % Lot = 33.33 ft.	33.7 ft.	81.4 ft.	NO
Rear Yard Setback	Min. 30 ft.	75.6 ft.	87.4 ft.	NO
Lot Area	Min. 14,000 sf. First 140 ft.	15481 sf. 13997 sf.	15481 sf. 13997 sf.	NO NO-PE
Lot Width	Min. 80 ft.	100 ft.	100 ft.	NO
	Min. 100 ft. @ f.y.s.b.	100 ft.	100 ft.	NO
Avg. Lot Width	Min. 100 ft.	100 ft.	100 ft.	NO
Lot Depth	Min. 120 ft.	152.91 / 156.91 ft.	152.91 / 156.91 ft.	NO
Lot Coverage	Max. 20 %	15.7 %	No Change	NO
Lot Area	Max. 20 % First 140 ft.	15.5 %	No Change	NO
Gross Building Area				
Prin. Bld.-	29 % / 4620 sf.	21.6 % / 3335 sf.	23.2 % / 3586 sf.	NO
Total Lot				
Prin. Bld.-	32 % / 4060 sf.	23.9 % / 3335 sf.	25.6 % / 3586 sf.	NO
140 ft. Lot				
Accry. Bld.-	6 % / 962 sf.	2.1 % / 326 sf.	No Change	NO
Total Lot				
Accry. Bld.-	6.5 % / 840 sf.	.2 % / 31 sf.	No Change	NO
140 ft. Lot				
Improved Lot Coverage	Max. 40 % Lot Area / 6750 sf	33.44 % / 5174 sf	No Change	NO
	Max. 45 % 1st 140' / 5600 sf	34.8 % / 4865 sf	No Change	NO

7-24-2024  
 4-21-2024  
 4-18-2024

DATE: 4-18-2024

ISSUE FOR VARIANCE  
 ISSUE FOR VARIANCE  
 ISSUE TO OWNER

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

WHITE RESIDENCE

46 Park Slope

Ridgewood, N.J.

DATE: 4-18-2024

SCALE: AS NOTED

SITE PLAN

SITE DIAGRAMS

ZONING SCHEDULE

**V-1**