

PLOT PLAN Scale: 1" = 20'-0"

Information for this Plot Plan has been taken from survey provided by Client

Prepared by: Azzolina & Feun Engineering Inc.
 Surveyor: John A. Loch, P.L.S.
 NJ License No: 35853 Dated: February 27th 2024

ZONING DATA: McKENNA RESIDENCE			
Address:	194 Katherine Road, Ridgewood, New Jersey		
Zone:	R-2	Block:	2303
Use Group:	R-5	Lot:	30
Construction Type:	5B		
ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
Lot Dimensions & Restrictions:			
Minimum Total Lot Area	10,500 SF	20,470 SF	(no change)
Minimum Total Lot Area (Within First 140')	10,500 SF	10,500 SF	(no change)
Street Width	-	50.0 Feet	(no change)
Minimum Lot Width	75.0 Feet At Front Setback 60.0 Feet At Any Other Point Within 140'	75.0 Feet	(no change)
Minimum Lot Depth	120.0 Feet	267.71 Feet	(no change)
Principal Building Setbacks & Restrictions:			
Maximum Building Height	30.0 Feet (Highest Point to Ave. Grade) (35.0 Feet if Categories Met)	27.33 Feet	(no change)
Minimum Front Yard Set Back	40.0 Feet*	44.8 Feet	(no change)
Minimum Side Yard Set Back	10.0 Feet	15.0 Feet (Left-Side) 12.6 Feet (Right-Side)	(no change) 12.55 Feet to Addition
Minimum Both Side Yard Setbacks (Sum)	33% of Lot Width @ Front Setback (33% of 75.0 Feet = 24.75 Feet)	15.0' + 12.6' = 27.6 Feet	15.0' + 12.55' = 27.55 Feet
Minimum Rear Yard Set Back	30.0 Feet	162.15 Feet	157.13 Feet to Addition
*All front yards must face upon a dedicated public street and shall be of the size required for the particular zone district in which the lot is located, provided that, on streets less than 50 feet in width, the required front yard shall be increased by 1/2 the difference between the width of the street and 50 feet, and provided further that any lot which abuts a street with a proposed right-of-way greater than 50 feet in width as shown on the master plan for streets of the Village shall have a front yard setback measured from the nearest line of the proposed building or structure to the proposed right-of-way line shown on such master plan. In the event a street, or part thereof, is located within an easement, or is proposed to be widened within an easement, rather than within a dedicated right-of-way, the front yard setback shall be measured from the easement line.			
Gross Building Area (GBA) Restrictions:			
Maximum Gross Building Area of Principal Building (Within 140 Feet)	32% of Lot Area Within 140 Ft or 4,060 SF (32% of 10,500 SF = 3,360 SF) (whichever is lesser)	36.48% (3830 SF)	37.64% (3952 SF)
Maximum Gross Building Area of Principal Building (Total Property)	24% of Land Area of the Lot or 5,000 SF (24% of 20,470 SF = 4,912.8 SF) (whichever is lesser)	18.71% (3830 SF)	19.31% (3952 SF)
Maximum Gross Building Area of Accessory Structures (Within 140 Feet)	6.5% of Lot Area Within 140 Ft or 840 SF (6.5% of 10,500 SF = 682.5 SF) (whichever is lesser)	0.00% (0 SF)	(no change)
Maximum Gross Building Area of Accessory Structures (Total Property)	5.0% of Land Area of the Lot or 1,000 SF (5.0% of 20,470 SF = 1,023.5 SF) (whichever is lesser)	1.69% (346 SF)	(no change)
Coverage by Above-Grade Structures Restrictions:			
Maximum Coverage by Above-Grade Structures (Within 140 Feet)	20% of Lot Area Within 140 Feet (20% of 10,500 SF = 2,100 SF)	25.28% (2654 SF)	26.07% (2737 SF)
Maximum Coverage by Above-Grade Structures (Total Property)	20% of Land Area of the Lot (20% of 20,470 SF = 4,094 SF)	15.28% (3127 SF)	15.68% (3210 SF)
Coverage by Improvement Restrictions:			
Maximum Coverage By Improvements (Within 140 Feet)	45% of Lot Area Within 140 Ft or 5,600 SF (45% of 10,500 SF = 4,725 SF) (whichever is lesser)	51.98% (5458 SF)	(no change)
Maximum Coverage By Improvements (Total Property)	40% of Total Lot Area or 8,750 SF (40% of 20,470 SF = 8,188 SF) (whichever is lesser)	41.44% (8483 SF)	(no change)

(V) Variance Required			
REQUIRED/PERMITTED	PROPOSED	DIFFERENCE	VARIANCE
32% of Lot Area Within First 140' = 3,360 SF	37.64% = 3,952 SF (Existing: 36.48% = 3,830 SF) (Addition of 1.16% = 122 SF)	5.64% = 592 SF	\$190-104-E-(13)

(V) Variance Required			
REQUIRED/PERMITTED	PROPOSED	DIFFERENCE	VARIANCE
20% of Lot Area Within First 140' = 2,100 SF	26.07% = 2,737 SF (Existing: 25.28% = 2,654 SF) (Addition of 0.79% = 83 SF)	6.07% = 637 SF	\$190-104-E-(11)

ADDITION ONLY	AREA (SF)	VOLUME (CU FT)
First Floor	122.00	976.00
Second Floor	0.00	0.00
TOTAL	122.00	976.00

Structure Coverage Calculations for the Borough of Ridgewood, NJ		
Coverage by Above-Grade Structures: The combined area of all buildings and other above-grade structures on a lot, including but not limited to porches, decks, balconies and cantilevered parts of the building at any level, but excluding, however, cornices, eaves and other structures which are specifically excluded by the ordinance of Ridgewood, NJ.		
Maximum Coverage by Above-Grade Structures (Within First 140'):		20% = 2100 SF
COVERAGE BY ABOVE-GRADE STRUCTURES	EXISTING	PROPOSED
Square Footage of Lot Within First 140'	10,500.00 SF	10,500.00 SF
Above-Grade Structures (Within 140'):		
Square Footage of House & Attached Garage	2,168.00 SF	2,290.00 SF
Square Footage of Front Open Porch & Steps	385.00 SF	385.00 SF
Square Footage of Rear Landing & Steps	59.00 SF	38.00 SF
Square Footage of Built-in Grill	42.00 SF	24.00 SF
Total Area of Above-Grade Structures (Within 140')	2,654.00 SF	2,737.00 SF
Ratio of Structures to Lot (Within 140'):	25.28%	26.07%
COVERAGE BY ABOVE-GRADE STRUCTURES PERCENTAGE:		
	25.28%	26.07%

Maximum Coverage by Above-Grade Structures (Total Lot):		
20% = 4094 SF		
COVERAGE BY ABOVE-GRADE STRUCTURES	EXISTING	PROPOSED
Square Footage of Total Lot Area	20,470.00 SF	20,470.00 SF
Area of Above-Grade Structures (Within 140'):		
Above-Grade Structures (Beyond First 140'):		
Square Footage of Cabana (Beyond First 140')	346.00 SF	346.00 SF
Square Footage of Cabana Roof Overhang (Beyond First 140')	127.00 SF	127.00 SF
Total Area of Above-Grade Structures	3,127.00 SF	3,210.00 SF
Ratio of Structures to Lot (Total Lot):	15.28%	15.68%
COVERAGE BY ABOVE-GRADE STRUCTURES PERCENTAGE:		
	15.28%	15.68%

Coverage by Improvements Calculations for the Borough of Ridgewood, NJ		
Coverage by Improvements (Improvement Coverage): The coverage by buildings and other above-grade structures on a lot as defined by this chapter, plus the coverage of any other structures, including but not limited to driveways, sidewalks, patios, decks, swimming pools, tennis courts, parking areas and other paved areas, whether constructed of asphalt, concrete, brick, stone, gravel or other paving materials, but excluding structures, or portions of structures, that are located below the surface of the ground and which are not visible from above the surface of the ground.		
Maximum Improvement Coverage (Within First 140'):		45% = 4,725 SF
COVERAGE BY IMPROVEMENTS	EXISTING	PROPOSED
Square Footage of Lot Within First 140'	10,500.00 SF	10,500.00 SF
Total Area of Above-Grade Structures (Within 140'):		
Area of Impervious Surfaces (Within First 140'):		
Square Footage of Driveway	1,900.00 SF	1,900.00 SF
Square Footage of Front Walkway	162.00 SF	162.00 SF
Square Footage of Rear Patio & Step	673.00 SF	597.00 SF
Square Footage of Rear Concrete Pad	26.00 SF	26.00 SF
Square Footage of Rear Stone Walls (Within First 140')	43.00 SF	36.00 SF
Total Area of Improvements Within First 140':	5,458.00 SF	5,458.00 SF
Ratio of Impervious Surfaces to Lot (Within 140'):	51.98%	51.98%
IMPERVIOUS COVERAGE PERCENTAGE:		
	51.98%	51.98%

Maximum Improvement Coverage (Total Lot):		
40% = 8,188 SF		
COVERAGE BY IMPROVEMENTS	EXISTING	PROPOSED
Square Footage of Total Lot Area	20,470.00 SF	20,470.00 SF
Total Area of Improvements Within First 140':	5,458.00 SF	5,458.00 SF
Total Area of Above-Grade Structures Beyond First 140':	473.00 SF	473.00 SF
Area of Impervious Surfaces (Beyond First 140'):		
Square Footage of Pool	902.00 SF	902.00 SF
Square Footage of Pool Patio	1,359.00 SF	1,359.00 SF
Square Footage of Pool Equipment/Manhole	35.00 SF	35.00 SF
Square Footage of Rear Walkway/Step	55.00 SF	55.00 SF
Square Footage of Rear Stone Walls (Beyond First 140')	201.00 SF	201.00 SF
Total Area of Improvements of Total Lot	8,483.00 SF	8,483.00 SF
Ratio of Impervious Surfaces to Lot (Total Lot):	41.44%	41.44%
IMPERVIOUS COVERAGE PERCENTAGE:		
	41.44%	41.44%

Gross Building Area (GBA) for the Village of Ridgewood, New Jersey		
Gross Building Area: The sum of the horizontal area or areas of each story or half story of all principal and accessory buildings on a site, measured from the exterior face of the exterior walls of such buildings. Gross building area shall not include basements, areas not enclosed by walls, screening, windows, etc., and areas having a vertical dimension of less than seven feet between the floor (or if there is no floor, then the joists) and the bottom of the roof structure.		
Maximum Gross Building Area of Principal Building (Within First 140'):		3360 SF
GROSS BUILDING AREA (GBA) (First 140 Feet)	EXISTING	PROPOSED
Square Footage of Lot Within First 140'	10,500.00 SF	10,500.00 SF
Principal Building Within First 140':		
Square Footage of First Floor	1,704.00 SF	1,826.00 SF
Square Footage of Attached Garage	460.00 SF	460.00 SF
Square Footage of Second Floor	1,666.00 SF	1,666.00 SF
Total Gross Building Area Within First 140':	3,830.00 SF	3,952.00 SF
Ratio of Floor Area to Lot (Within 140'):	36.48%	37.64%
GROSS BUILDING AREA (GBA) PERCENTAGE:		
	36.48%	37.64%

Maximum Gross Building Area of Principal Building (Total Lot):		
4620 SF		
GROSS BUILDING AREA (GBA) (Total Property)	EXISTING	PROPOSED
Square Footage of Total Lot Area	20,470.00 SF	20,470.00 SF
Total Gross Building Area Within First 140':		
Principal Building Outside First 140':		
Total Gross Building Area:	3,830.00 SF	3,952.00 SF
Ratio of Floor Area to Lot (Total Lot):	18.71%	19.31%
GROSS BUILDING AREA (GBA) PERCENTAGE:		
	18.71%	19.31%

Maximum Gross Building Area of Accessory Structures (Within First 140'):		
682.5 SF		
GROSS BUILDING AREA (GBA) (Accessory Structures)	EXISTING	PROPOSED
Square Footage of Lot Within First 140'	10,500.00 SF	10,500.00 SF
Accessory Structures Within First 140':		
Total GBA of Accessory Structures (Within First 140'):	0.00 SF	0.00 SF
Ratio of Accessory Structure Floor Area to Lot	0.00%	0.00%
GROSS BUILDING AREA (GBA) PERCENTAGE:		
	0.00%	0.00%

Maximum Gross Building Area of Accessory Structures (Total Lot):		
1,000 SF		
GROSS BUILDING AREA (GBA) (Accessory Structures)	EXISTING	PROPOSED
Square Footage of Total Lot Area	20,470.00 SF	20,470.00 SF
Total GBA of Accessory Structures (Within First 140'):		
Accessory Structures Outside First 140':		
Square Footage of Pool Cabana (Beyond First 140')	346.00 SF	346.00 SF
Total GBA of Accessory Structures:	346.00 SF	346.00 SF
Ratio of Accessory Structure Floor Area to Lot	1.69%	1.69%
GROSS BUILDING AREA (GBA) PERCENTAGE:		
	1.69%	1.69%

REV	DATE	COMMENT

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Xiomara C. Paredes, AIA NJRA/AI 12305
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PROJECT:
 ADDITION & RENOVATION FOR:
 McKENNA RESIDENCE
 194 KATHERINE ROAD
 RIDGEWOOD, NEW JERSEY 07450

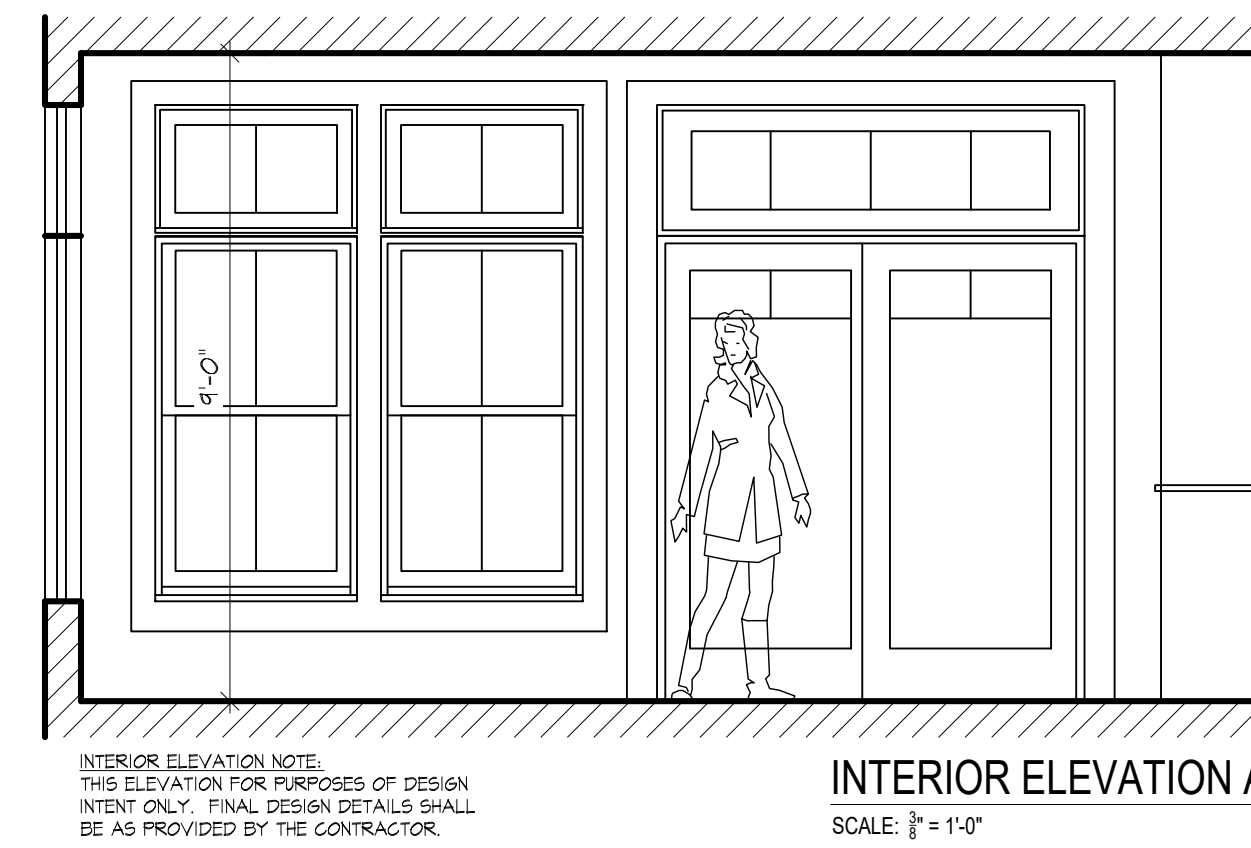
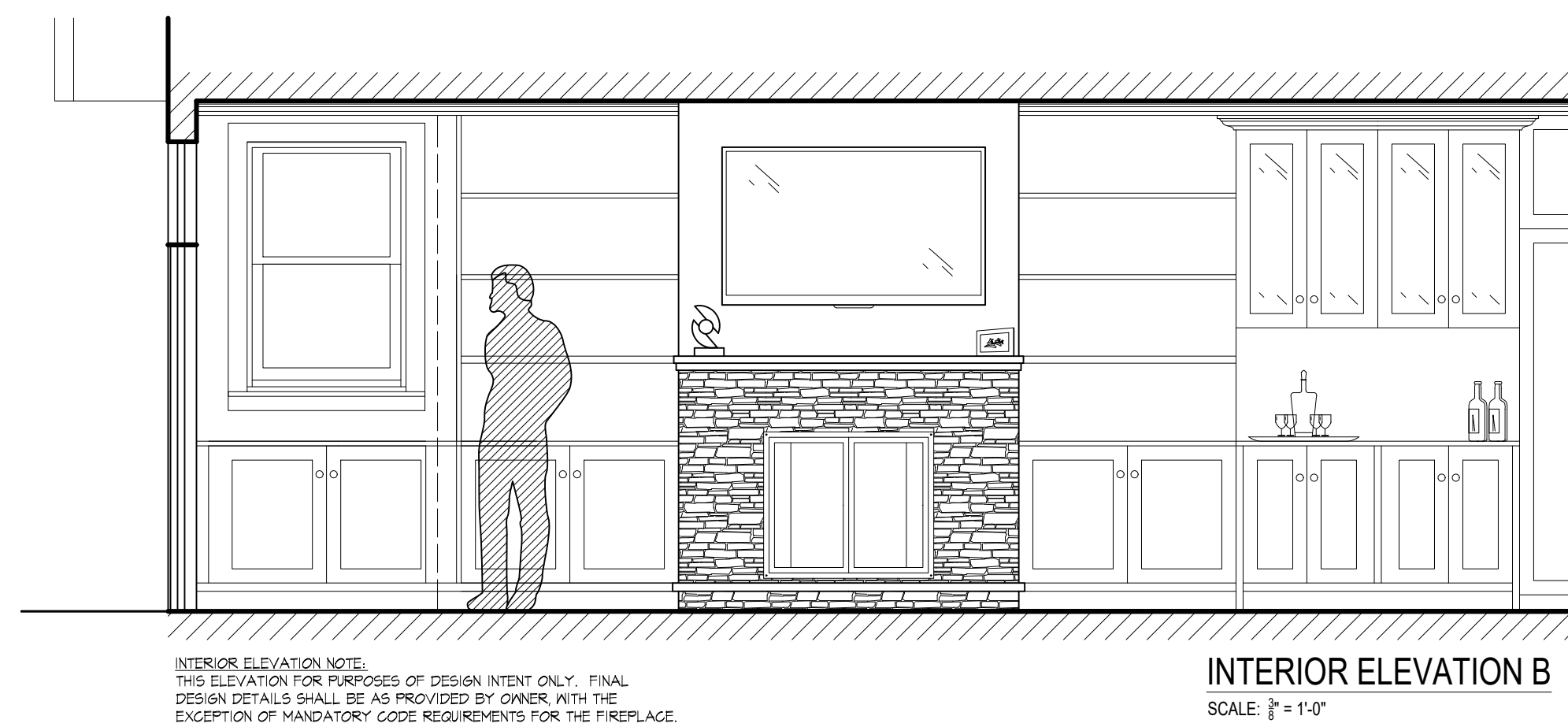
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 BUILDING ELEVATION &
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DRAWING TITLE:
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