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ARCHITECT
20 CRESTVIEW DRIVE
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LEED AP

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CT	11019
DE	S5-0007311
FL	AR93371
RI	4946
MA	951497



REVISIONS		
REV. #	DATE	PURPOSE
1	11.06.24	UPDATE

PROJECT TITLE
Renovations

for
468
Cambridge
Road
Ridgewood, NJ

SEAL AND SIGNATURE

Zone Schedule,

TITLE
468 Cambridge Rd
PROJECT #
SJC
DRN. BY **SK-2**
DATE 09/23/24
DWG. NO.

ZONING CHART COMPARISON

ADDRESS	468 Cambridge Rd	CORNER LOT			
LOT/BLOCK	2/3002				
ZONE:	R-2				
BULK & YARD	REQUIRED	EXISTING	PROVIDED	VARIANCE REQ'D	REMARKS
MAX. BLDG. HEIGHT	2 1/2 STORY (35')	2 STY (26')	2 1/2 STY (32'0")	NO	
MIN. LOT AREA	14700	7302	7302	yes	EXIST'G
MIN. LOT WIDTH	105	75'	75'	yes	EXIST'G
MIN. LOT DEPTH	120	100'	100'	yes	EXIST'G
FRONT YARD (CAMBRIDGE)	40	39.9'	38.0'	yes	
FRONT YARD (PONFIELD)	40	20.1'	15.5'	yes	
MIN. SIDE YARD	10	12.2'	12.2'	NO	
MIN. SIDE YARD COMBINED	20 or 34	12.2'	12.2'	yes	EXIST'G
MIN. REAR YARD	30 FT.	29.5'	29.5'	yes	EXIST'G
MAX. BUILDING COVERAGE	20% MAX	22.97%	23.65%	yes	
MAX. LOT COVERAGE	45% MAX	36.40%	38.17%	NO	
MAX. GROSS BULDG AREA	35% (2556 SF)	2060	2414	NO	
CONSTRUCTION TYPE	5B		IBC NJ EDITION 2021		

	LOT AREA	Max. Building Coverage 20%		Max. Lot Coverage 45%	
		Existing	Proposed	Existing	Proposed
Exist'g Building	1218	16.68%	16.68%	16.68%	16.68%
Exist'g Garage	278	3.81%	3.81%	3.81%	3.81%
NEW COVERED PORCH	215		2.94%		2.94%
NEW COVERED CANOPY (rear)	16		0.22%		0.22%
exist'g driveway	435			5.96%	5.96%
exist'g front walks & steps	148			2.03%	2.03%
exist'g side yard walk	129			1.77%	1.77%
exist'g rear patio	269			3.68%	3.68%
exist'g wood deck & steps removed	181	2.48%		2.48%	
new paver walk & landing -SOUTH	79				1.08%
TOTAL	2708	22.97%	23.65%	36.40%	38.17%

