



WINDSOR (40.00' WIDE) TERRACE  
(PAVED WIDTH VARIES)

VALLEY VIEW AVENUE

### PLOT PLAN

Scale: 1" = 20'-0"

Information for this Plot Plan has been taken from survey provided by Client  
 Prepared by: Kent Rigg Engineering & Land Surveying, LLC  
 Surveyor: Kent Rigg, PE  
 NJ License No: 31050 Dated: November 18th 2024

ZONING DATA: PILCHIK RESIDENCE			
Address:	309 Windsor Terrace, Ridgewood, New Jersey		
Zone:	R-2	Block:	1813
Use Group:	R-5	Lot:	10
Construction Type:	5B		

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
<b>Lot Dimensions &amp; Restrictions:</b>			
Minimum Total Lot Area	10,500 SF	8,163 SF	(no change)
Minimum Total Lot Area (Within First 140')	10,500 SF	8,163 SF	(no change)
Street Width	-	40.0 Feet	(no change)
Minimum Lot Width	75.0 Feet At Front Setback 60.0 Feet At Any Other Point Within 140'	70.0 Feet 64.55 Feet	(no change)
Minimum Lot Depth	120.0 Feet	116.35 Feet	(no change)

<b>Principal Building Setbacks &amp; Restrictions:</b>			
Maximum Building Height	30.0 Feet (Highest Point to Ave. Grade) <i>(35.0 Feet if Categories Met)</i>	29.7 Feet	(no change)
Minimum Front Yard Set Back	40.0 Feet 45.0 Feet* <i>(40.0 Feet + ((50.0-40.0)/2) = 45.0 Feet)</i>	34.2 Feet	(no change)
Minimum Side Yard Set Back	10.0 Feet	22.1 Feet (Left-Side) 13.4 Feet (Right-Side)	(no change)
Minimum Both Side Yard Setbacks (Sum)	33.0% of Lot Width @ Front Setback <i>(33% of 70.0 Feet = 23.33 Feet)</i>	22.1' + 13.4' = 35.5 Feet	(no change)
Minimum Rear Yard Set Back	30.0 Feet	40.46 Feet	32.15 Feet

\*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.

<b>Detached Garage Setbacks &amp; Restrictions:</b>			
Maximum Building Height	15.0 Feet (18.0 Feet if Categories Met)	N/A	(no change)
Minimum Distance to Principal Building	12.0 Feet	16.42 Feet	11.25 Feet (V1)
Minimum Side / Rear Yard Setback	5.0 Feet / 5.0 Feet	2.0 Feet / 3.0 Feet	(no change)

<b>Driveway Setbacks &amp; Restrictions:</b>			
Maximum Width	1/5 of Width of Lot = 14.0 Feet <i>(no greater than 25 Feet)</i>	18.52 Feet	(no change)
Minimum Width	10.0 Feet	10.5 Feet	(no change)

<b>Patio Setbacks &amp; Restrictions:</b>			
Minimum Side / Rear Yard Setback	5.0 Feet / 5.0 Feet	13.83 Feet / 28.5 Feet	6.0 Feet / 30.18 Feet

<b>Gross Building Area (GBA) Restrictions:</b>			
Maximum Gross Building Area of Principal Building (Within 140 Feet Total Lot)	35.0% of Lot Area or 2,856 SF <i>(35.0% of 8,163 SF = 2,856.05 SF) (whichever is lesser)</i>	2120 SF	2304 SF
Maximum Gross Building Area of Accessory Structures (Within 140 Feet Total Lot)	7.5% of Lot Area or 588 SF <i>(7.5% of 8,163 SF = 612.23 SF) (whichever is lesser)</i>	387 SF	(no change)

<b>Coverage by Above-Grade Structures Restrictions:</b>			
Maximum Coverage by Above-Grade Structures (Within 140 Feet Total Lot)	20.0% of Lot Area <i>(20.0% of 8,163 SF = 1,632.6 SF)</i>	20.52% <i>(1675 SF)</i>	22.98% <i>(1876 SF)</i> (V2)

<b>Coverage by Improvement Restrictions:</b>			
Maximum Coverage By Improvements (Within 140 Feet Total Lot)	45.0% of Lot Area or 5,600 SF <i>(45.0% of 8,163 SF = 3,673.35 SF) (whichever is lesser)</i>	43.77% <i>(3573 SF)</i>	44.68% <i>(3647 SF)</i> (V2)

<b>(V) Variance Required</b>			
MINIMUM DISTANCE FROM DETACHED GARAGE TO DWELLING - VARIANCE INFORMATION			
REQUIRED/PERMITTED	PROPOSED	DIFFERENCE	VARIANCE
12.0 Feet	11.25 Feet	0.75 Feet	\$190-119-C-(1)-(d) (V1)

<b>(V) Variance Required</b>			
MAXIMUM COVERAGE BY ABOVE-GRADE STRUCTURES			
REQUIRED/PERMITTED	PROPOSED	DIFFERENCE	VARIANCE
20% = 1,632.6 SF	22.98% = 1,876 SF	2.98% = 243.4 SF	\$190-104-E-(10) \$190-104-E-(11) (V2)

ADDITION ONLY	AREA (SF)	VOLUME (CU FT)
First Floor	184.00	1,548.67
Second Floor	0.00	0.00
<b>TOTAL</b>	<b>184.00</b>	<b>1,548.67</b>

### 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: 2856 SF

GROSS BUILDING AREA (GBA)	EXISTING	PROPOSED
Square Footage of Lot	8,163.00 SF	8,163.00 SF
<b>Gross Building Areas:</b>		
Square Footage of First Floor	920.00 SF	1,104.00 SF
Square Footage of Second Floor	873.00 SF	873.00 SF
Square Footage of Habitable Attic Floor (7'-0"+)	327.00 SF	327.00 SF
<b>Total Gross Building Area of Principal Building</b>	<b>2,120.00 SF</b>	<b>2,304.00 SF</b>

Maximum Gross Building Area of Accessory Structures: 588 SF

GROSS BUILDING AREA (GBA) [Accessory Structures]	EXISTING	PROPOSED
Square Footage of Lot	8,163.00 SF	8,163.00 SF
<b>Accessory Structures:</b>		
Square Footage of Detached Garage	387.00 SF	387.00 SF
<b>Total Gross Building Area of Accessory Structures</b>	<b>387.00 SF</b>	<b>387.00 SF</b>

### 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% = 1632.6 SF

COVERAGE BY ABOVE-GRADE STRUCTURES	EXISTING	PROPOSED
Square Footage of Lot	8,163.00 SF	8,163.00 SF
<b>Above-Grade Structures:</b>		
Square Footage of Dwelling	920.00 SF	1,104.00 SF
Square Footage of Front Porch & Steps	345.00 SF	345.00 SF
Square Footage of Rear Landing & Steps (Left-Side)	23.00 SF	0.00 SF
Square Footage of Rear Porch & Steps (Left-Side)	0.00 SF	25.00 SF
Square Footage of Rear Landing & Steps (Right-Side)	0.00 SF	15.00 SF
Square Footage of Detached Garage	387.00 SF	387.00 SF
<b>Total Area of Above-Grade Structures</b>	<b>1,675.00 SF</b>	<b>1,876.00 SF</b>
<b>Ratio of Structures to Lot:</b>		
<b>COVERAGE BY ABOVE-GRADE STRUCTURES PERCENTAGE:</b>	<b>20.52%</b>	<b>22.98%</b>

### 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'): 45.0% = 3,673.35 SF

COVERAGE BY IMPROVEMENTS	EXISTING	PROPOSED
Square Footage of Lot	8,163.00 SF	8,163.00 SF
<b>Total Area of Above-Grade Structures</b>		
	1,675.00 SF	1,876.00 SF
<b>Area of Impervious Surfaces:</b>		
Square Footage of Driveway	1,355.00 SF	1,355.00 SF
Square Footage of Front Walkway	148.00 SF	148.00 SF
Square Footage of Rear Patio	354.00 SF	230.00 SF
Square Footage of Cellar Entrance	26.00 SF	0.00 SF
Square Footage of Rear Walkway	0.00 SF	23.00 SF
Square Footage of A/C Units	15.00 SF	15.00 SF
<b>Total Area of Improvements:</b>	<b>3,573.00 SF</b>	<b>3,647.00 SF</b>
<b>Ratio of Impervious Surfaces to Lot:</b>		
<b>IMPERVIOUS COVERAGE PERCENTAGE:</b>	<b>43.77%</b>	<b>44.68%</b>

REV	DATE	COMMENT

### Paredes - Grube Architecture

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PROJECT:  
 ADDITION & RENOVATION FOR:  
 THE PILCHIK RESIDENCE  
 309 WINDSOR TERRACE  
 RIDGEWOOD, NEW JERSEY 07450

DRAWING TITLE:  
 PLOT PLAN &  
 ZONING CALCULATIONS

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DRAWN BY: P.M. DRAWING NUMBER:

SCALE: AS NOTED

DATE: 21 NOV. 2024

JOB NUMBER: 2420 SHEET 1 OF 3

VAR-1



