

SPENCER PLACE
(50'-0" WIDE) (30'-0" PAVED)

PLOT PLAN

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

Scale: 1" = 20'-0"

ZONING DATA: THE ST. JOHN RESIDENCE			
Address: 199 Spencer Place, Ridgewood, New Jersey			
Zone: R-2		Block: 2301	
Use Group: R-5	Lot 4	Construction Type: 5B	
ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
Lot Dimensions & Restrictions:			
Minimum Total Lot Area	10,500 SF	11,028 SF	(no change)
Minimum Total Lot Area (Within First 140')	10,500 SF	9,800 SF	(no change)
Street Width	-	50.0 Feet	(no change)
Minimum Lot Width	75.0 Feet At Front Setback	70.0 Feet	(no change)
Minimum Lot Depth	60.0 Feet At Any Other Point Within 140'	120.0 Feet	(no change)
Principal Building Setbacks & Restrictions:			
Maximum Building Height	30.0 Feet (Highest Point to Ave. Grade) (35.0 Feet if Categories Met)	24.83 Feet	(no change)
Minimum Front Yard Set Back	40.0 Feet* 35.0 Feet to Unenclosed Steps (5'-0" Allowable Encroachment)	39.8 Feet to House 36.41 Feet to Front Open Porch	37.3 Feet to House 33.8 Feet to Front Open Porch
Minimum Side Yard Set Back	10.0 Feet	13.2 Feet (Left-Side) 15.7 Feet (Right-Side)	11.2 Feet to Proposed Cantilever 14.03 Feet to Proposed Cantilever
Minimum Both Side Yard Setbacks (Sum)	33% of Lot Width @ Front Setback (33% of 70.0 Feet = 23.1 Feet)	13.2' + 15.7' = 28.9 Feet	11.2' + 14.03' = 25.23 Feet
Minimum Rear Yard Set Back	30.0 Feet	69.28 Feet	64.44 Feet to Proposed Cantilever
Accessory Building Setbacks & Restrictions:			
Maximum Building Height	15.0 Feet (18.0 Feet if Categories Met)	N/A	(no change)
Distance to Principal Building	12.0 Feet	26.0 Feet	20.70 Feet
Side / Rear Yard Setback	5.0 Feet / 5.0 Feet	6.5 Feet / 19.37 Feet	(no change)
Gross Building Area (GBA) Restrictions:			
Maximum Gross Building Area of Principal Building (Within 140 Feet)	34% of Lot Area Within 140 Ft or 3,360-SF (34% of 9,800 SF = 3,332 SF) (whichever is lesser)	29.05% (2847 SF)	33.35% (3268 SF)
Maximum Gross Building Area of Principal Building (Total Property)	32% of Land Area of the Lot or 4,060-SF (32% of 11,028 SF = 3,528.96 SF) (whichever is lesser)	25.82% (2847 SF)	29.63% (3268 SF)
Maximum Gross Building Area of Accessory Structures (Within 140 Feet)	7.0% of Lot Area Within 140 Ft or 682 SF (7.0% of 9,800 SF = 686 SF) (whichever is lesser)	3.57% (350 SF)	(no change)
Maximum Gross Building Area of Accessory Structures (Total Property)	6.5% of Land Area of the Lot or 840-SF (6.5% of 11,028 SF = 716.82 SF) (whichever is lesser)	3.63% (400 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 9,800 SF = 1,960 SF)	19.88% (1948 SF)	21.39% (2096 SF)
Maximum Coverage by Above-Grade Structures (Total Property)	20% of Land Area of the Lot (20% of 11,028 SF = 2,205.6 SF)	18.12% (1998 SF)	19.46% (2146 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 9,800 SF = 4,410 SF) (whichever is lesser)	44.11% (4323 SF)	44.98% (4408 SF)
Maximum Coverage By Improvements (Total Property)	45% of Total Lot Area or 5,600-SF (45% of 11,028 SF = 4,962.6 SF) (whichever is lesser)	39.65% (4373 SF)	40.42% (4458 SF)

(V) Variance Required

MINIMUM FRONT YARD SET BACK - VARIANCE INFORMATION			
REQUIRED/PERMITTED	PROPOSED	DIFFERENCE	VARIANCE
40.0 Feet to House	37.3 Feet to House	2.7 Feet	§190-104-E-(2)
35.0 Feet to Unenclosed Steps (5.0 Feet Allowable Encroachment)	33.8 Feet to Front Open Porch	1.2 Feet	§190-104-E-(2) (Reference: §190-119-A-(4)-(i).)

(V) Variance Required

MAXIMUM COVERAGE BY ABOVE-GRADE STRUCTURES (WITHIN 140 FEET)			
REQUIRED/PERMITTED	PROPOSED	DIFFERENCE	VARIANCE
20% = 1,960 SF	21.39% = 2,096 SF	1.39% = 136 SF	§190-104-E-(11)

ADDITION ONLY	AREA (SF)	VOLUME (CU FT)
First Floor	138.00	1,104.00
Second Floor	283.00	2,264.00
TOTAL	421.00	3,368.00

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% = 1960 SF

COVERAGE BY ABOVE-GRADE STRUCTURES	EXISTING	PROPOSED
Square Footage of Lot Within First 140'	9,800.00 SF	9,800.00 SF
Above-Grade Structures (Within 140'):		
Square Footage of House	1,505.00 SF	1,642.00 SF
Square Footage of Rear Cantilevers	40.00 SF	46.00 SF
Square Footage of Left-Side Cantilever	0.00 SF	30.00 SF
Square Footage of Rear Open Porch	26.00 SF	0.00 SF
Square Footage of Detached Garage	350.00 SF	350.00 SF
Square Footage of Front Open Porch	27.00 SF	28.00 SF
Total Area of Above-Grade Structures (Within 140')	1,948.00 SF	2,096.00 SF
Ratio of Structures to Lot (Within 140'):	19.88%	21.39%

Maximum Coverage by Above-Grade Structures (Total Lot): 20% = 2205.6 SF

COVERAGE BY ABOVE-GRADE STRUCTURES	EXISTING	PROPOSED
Square Footage of Total Lot Area	11,028.00 SF	11,028.00 SF
Area of Above-Grade Structures (Within 140')		
Square Footage of Detached Shed (Beyond First 140')	50.00 SF	50.00 SF
Total Area of Above-Grade Structures	1,998.00 SF	2,146.00 SF
Ratio of Structures to Lot (Total Lot):	18.12%	19.46%

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% = 4,410 SF

COVERAGE BY IMPROVEMENTS	EXISTING	PROPOSED
Square Footage of Lot Within First 140'	9,800.00 SF	9,800.00 SF
Total Area of Above-Grade Structures (Within 140')		
Square Footage of Driveway	1,543.00 SF	1,540.00 SF
Square Footage of Front Walkway	203.00 SF	187.00 SF
Square Footage of Rear Patio	616.00 SF	540.00 SF
Square Footage of Rear Stepping Stones	0.00 SF	25.00 SF
Square Footage of Rear Landing	0.00 SF	7.00 SF
Square Footage of A/C Units	13.00 SF	13.00 SF
Total Area of Improvements Within First 140':	4,323.00 SF	4,408.00 SF
Ratio of Impervious Surfaces to Lot (Within 140'):	44.11%	44.98%

Maximum Improvement Coverage (Total Lot): 45% = 4,962.6 SF

COVERAGE BY IMPROVEMENTS	EXISTING	PROPOSED
Square Footage of Total Lot Area	11,028.00 SF	11,028.00 SF
Total Area of Improvements Within First 140':	4,323.00 SF	4,408.00 SF
Area of Impervious Surfaces (Beyond First 140'):		
Square Footage of Detached Shed (Beyond First 140')	50.00 SF	50.00 SF
Total Area of Improvements of Total Lot	4,373.00 SF	4,458.00 SF
Ratio of Impervious Surfaces to Lot (Total Lot):	39.65%	40.42%

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'): 3332 SF

GROSS BUILDING AREA (GBA) [First 140 Feet]	EXISTING	PROPOSED
Square Footage of Lot Within First 140'	9,800.00 SF	9,800.00 SF
Principal Building Areas:		
Square Footage of First Floor	1,505.00 SF	1,643.00 SF
Square Footage of Second Floor	1,342.00 SF	1,625.00 SF
Total Gross Building Area of Principal Within First 140':	2,847.00 SF	3,268.00 SF
Ratio of Principal Floor Area to Lot (Within 140'):	29.05%	33.35%

Maximum Gross Building Area of Principal Building (Total Lot): 3528.96 SF

GROSS BUILDING AREA (GBA) [Total Property]	EXISTING	PROPOSED
Square Footage of Total Lot Area	11,028.00 SF	11,028.00 SF
Total Principal Building Area Within First 140':	2,847.00 SF	3,268.00 SF
Principal Building Areas Outside of First 140':		
Total Gross Building Area:	2,847.00 SF	3,268.00 SF
Ratio of Floor Area to Lot (Total Lot):	25.82%	29.63%

Maximum Gross Building Area of Accessory Structures (Within First 140'): 682 SF

GROSS BUILDING AREA (GBA) [Accessory Structures]	EXISTING	PROPOSED
Square Footage of Lot Within First 140'	9,800.00 SF	9,800.00 SF
Accessory Structures Within First 140':		
Square Footage of Detached Garage	350.00 SF	350.00 SF
Total GBA of Accessory Structures (Within First 140'):	350.00 SF	350.00 SF
Ratio of Accessory Structure Floor Area to Lot	3.57%	3.57%

Maximum Gross Building Area of Accessory Structures (Total Lot): 716.82 SF

GROSS BUILDING AREA (GBA) [Accessory Structures]	EXISTING	PROPOSED
Square Footage of Total Lot Area	11,028.00 SF	11,028.00 SF
Total GBA of Accessory Structures (Within First 140'):	350.00 SF	350.00 SF
Accessory Structures Outside of First 140':		
Square Footage of Shed (Beyond First 140')	50.00 SF	50.00 SF
Total GBA of Accessory Structures:	400.00 SF	400.00 SF
Ratio of Accessory Structure Floor Area to Lot	3.63%	3.63%

REV	DATE	COMMENT
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 (201) 444-6003



Xiomara C. Paredes, AIA NJRA/AI 12305
 NYRA 022493

PROJECT:
 ADDITION & RENOVATION FOR:
 THE ST. JOHN RESIDENCE
 199 SPENCER PLACE
 RIDGEWOOD, NEW JERSEY 07450

DRAWING TITLE:
PLOT PLAN AND ZONING ANALYSIS

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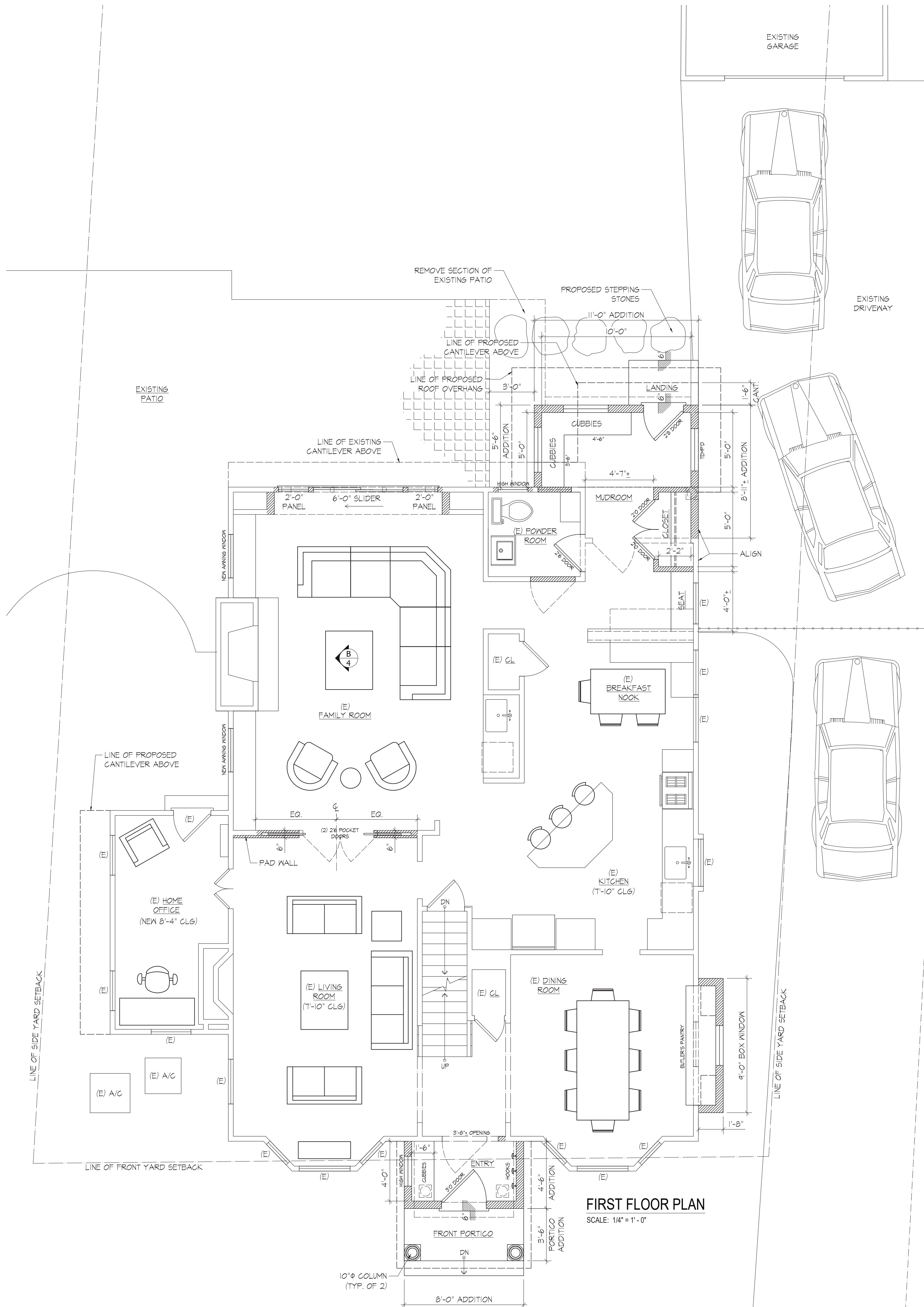
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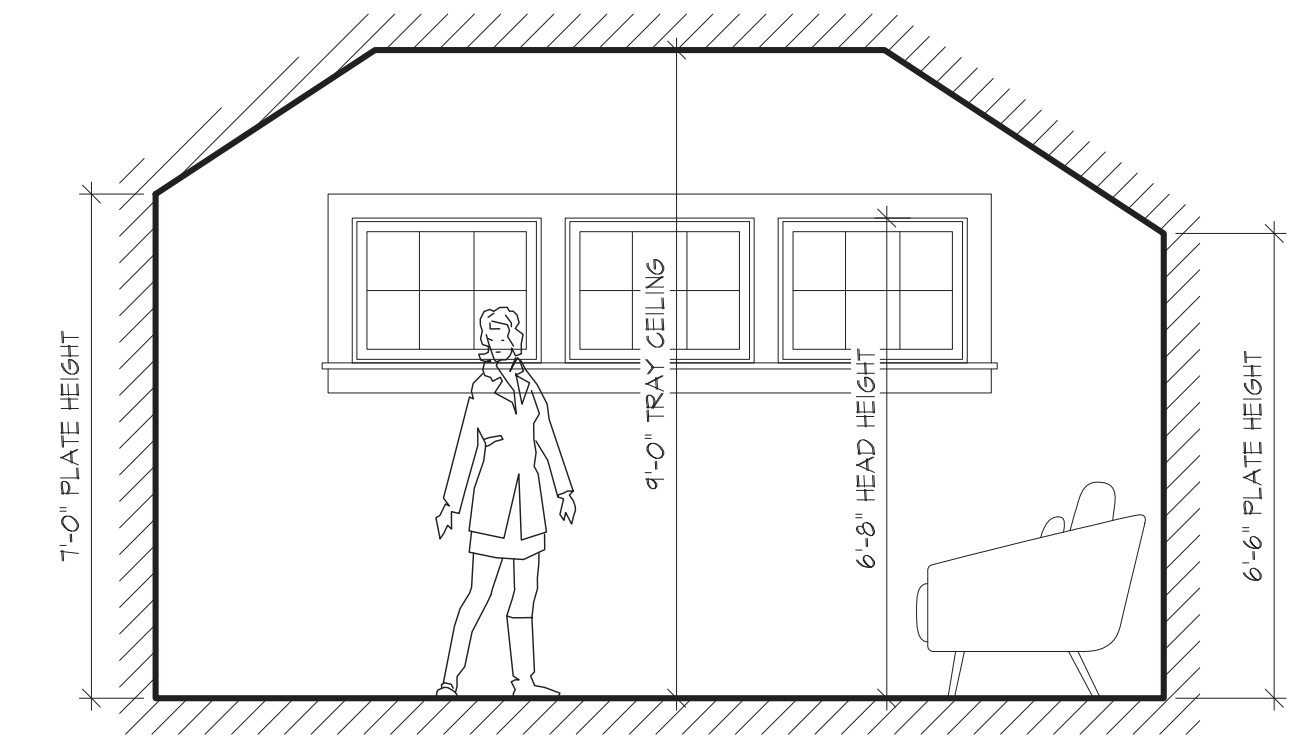
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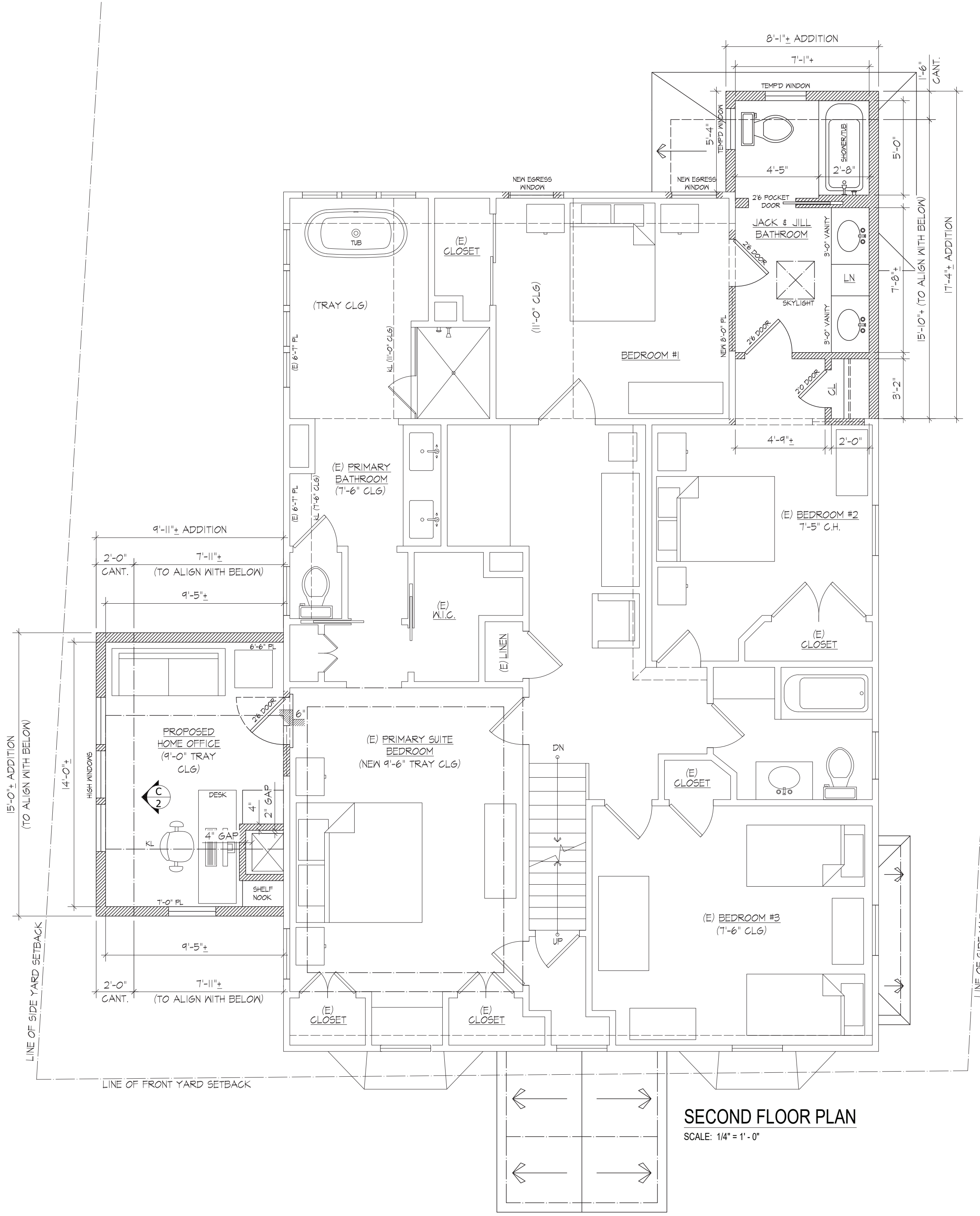
VAR-1



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION C
SCALE: 3/8" = 1'-0"

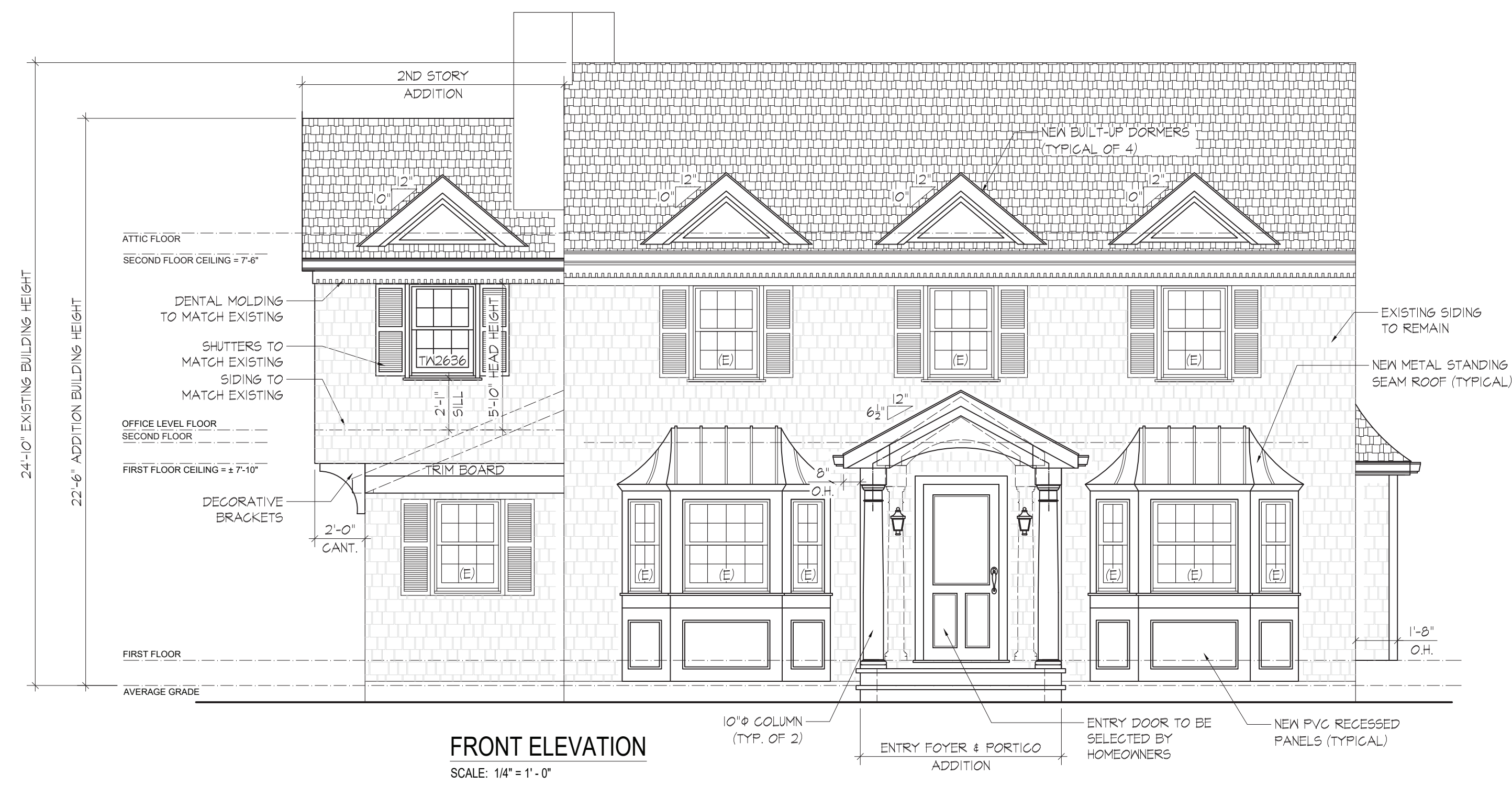


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PARTITION LEGEND

[Solid line]	EXISTING TO REMAIN
[Dashed line]	EXISTING TO BE REMOVED
[Hatched pattern]	NEW EXTERIOR WALL 2x6 @ 16" O/C W/ 1/2" GYP. BD. @ INTERIOR FACE(S)
[Hatched pattern]	NEW INTERIOR 2x4 @ 16" O/C W/ 1/2" GYP. BD.
[Hatched pattern]	NEW BASEMENT / FOUNDATION WALL THICKNESS SHOWN IN PLAN

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Xiomara C. Paredes, AIA		NJRA/AI 12305 NYRA 022493
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SHEET 2 OF 4		



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT:
ADDITION & RENOVATION FOR:
THE ST. JOHN RESIDENCE
199 SPENCER PLACE
RIDGWOOD, NEW JERSEY 07450

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VAR-3



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT:
ADDITION & RENOVATION FOR:
THE ST. JOHN RESIDENCE
199 SPENCER PLACE
RIDGWOOD, NEW JERSEY 07450

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VAR-4

SHEET 4 OF 4