325 Crest Road, Ridgewood, N J

Lot 24 Block 1909 R-110 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.	37 /36.0 ft.	**37.0 ft.**	**YES – Pre-Exist**
Front Yard Setback	Min. 40 ft.	40.6 ft.	**52.0 ft.**	**NO**
Side Yard Setback	Min. 15 ft. 2/3 Bld. Ht.= 24.66 ft.	68.5 / 10.9 ft.	**67.0 ft.**	**NO**
	Both 33 % Lot = 46.5 ft.	79.4 ft.	**77.9 ft.**	**NO**
Rear Yard Setback	Min. 40 ft.	84.2 ft.	**81.5 ft.**	**NO**
Lot Area	Min.19,250 sf. First 175 ft.	27,213 sf. 26,578 sf.	**27,213 sf.** **26,578 sf.**	**NO** **NO**
Lot Width	Min. 90 ft.	128.84 ft.	**128.84 ft.**	**NO**
	Min.110 ft. @ f.y.s.b.	141 ft.	**141 ft.**	**NO**
Avg. Lot Width	Min. 110ft.	155 ft.	**155 ft.**	**NO**
Lot Depth	Min. 140 ft.	156.04 / 181.31 ft.	**156.04 / 181.31 ft.**	**NO**
Lot Coverage	Max. 20 %	9.8 %	**11.6 %**	**NO**
	Max. 20 % First 175 ft.	10 %	**11.9 %**	**NO**
Gross Building Area				
Principal Bld.	20 % / 5442 sf	14.1 % / 3841 sf	**18.8 % / 5101 sf**	**NO**
			27.2 % / 7416 sf	**YES**
175 ft Lot.	20 % / 5315 sf	14.5 % / 3841 sf	**19.2 % / 5101 sf**	**NO**
			27.9 % / 7416 sf	**YES**
Accessory Bld.	4 % / 1088 sf.	.5 % / 157 sf	**No Change**	**NO**
Improved Lot Coverage	Max. 35 % Lot Area / 9524 sf	32.4% / 8820 sf	**28.3 % 7715 sf**	**NO**
	Max. 35 % 1st 175 ft. / 9302 sf	33.1 % / 8820 sf	**29.0 % 7715 sf**	**NO**

building coverage total lot
porch = 65 sf
house = 2041 sf
deck = 387 sf
stair = 14 sf
step = 5 sf
shed = 89 sf
shed = 68 sf
addition = 476 sf
total = 3145 sf div.
27213 sf lot = 11.6 %

building coverage 175 ft. lot
porch = 65 sf
house = 2041 sf
deck = 387 sf
stair = 14 sf
step = 5 sf
shed = 89 sf
shed = 68 sf
addition = 476 sf
total = 3145 sf div.
26578 sf lot = 11.9 %

gross building area total lot
first floor = 2427 sf
second floor = 1979 sf
attic floor = 695 sf
total = 5101 sf div.
27213 sf lot = 18.8 %

gross building area 175 ft. lot
first floor = 2427 sf
second floor = 1979 sf
attic floor = 695 sf
total = 5101 sf div.
26578 sf lot = 19.2 %

accry. gross building area total lot
shed = 89 sf
shed = 68 sf
total = 157 sf div.
27213 sf lot = 0.5 %

accry. gross building area 175 ft. lot
shed = 89 sf
shed = 68 sf
total = 157 sf div.
26578 sf lot = 0.5 %

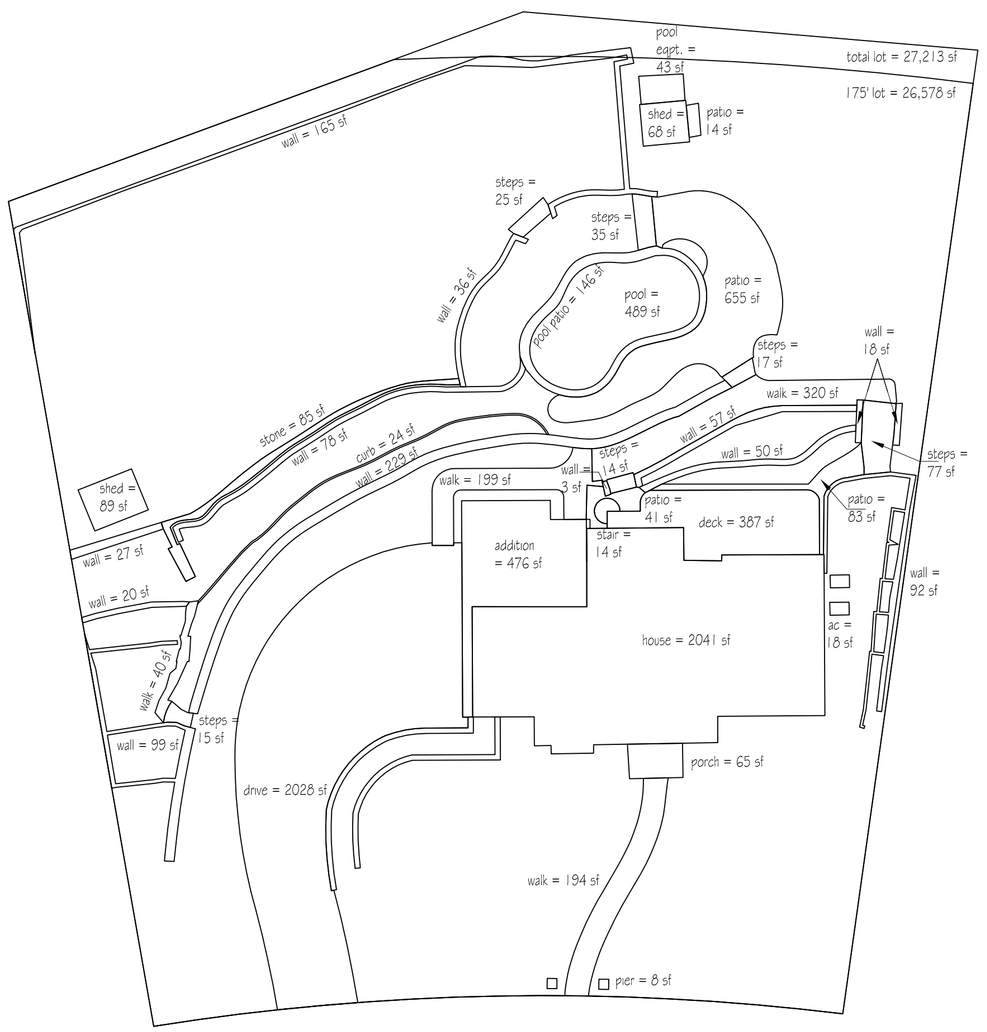
gross building area total lot
basement floor = 2315 sf
first floor = 2427 sf
second floor = 1979 sf
attic floor = 695 sf
total = 7416 sf div.
27213 sf lot = 27.2 %

gross building area 175 ft. lot
basement floor = 2315 sf
first floor = 2427 sf
second floor = 1979 sf
attic floor = 695 sf
total = 7416 sf div.
26578 sf lot = 27.9 %

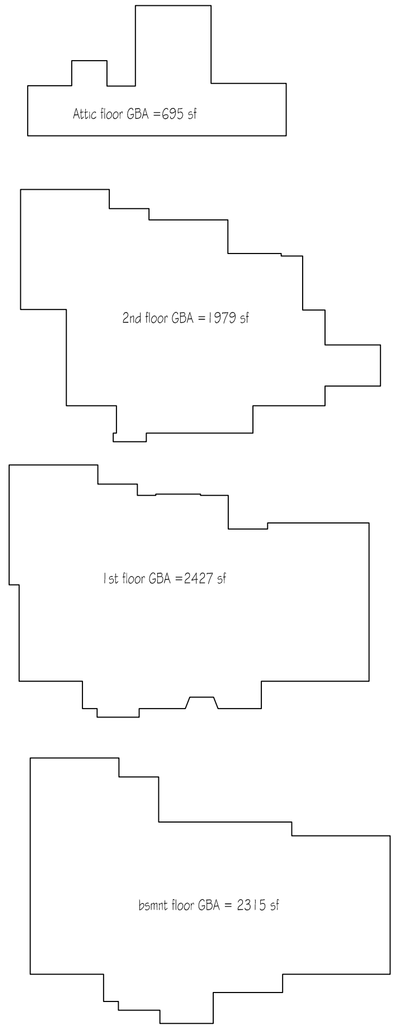
imp. lot coverage total lot
above = 3145 sf
pier = 8 sf
drive = 2028 sf
walk = 194 sf
walk = 40 sf
walk = 320
walk = 199 sf
curb = 24 sf
stone = 85
steps = 15 sf
steps = 25 sf
steps = 35 sf
steps = 17 sf
steps = 14 sf
steps = 77 sf
pool patio = 146 sf
pool = 489 sf
patio = 655 sf
patio = 83 sf
patio = 41 sf
patio = 14 sf
pool capt. = 43 sf
ac = 18 sf
total = 7715 sf div.
27213 sf lot = 28.3 %

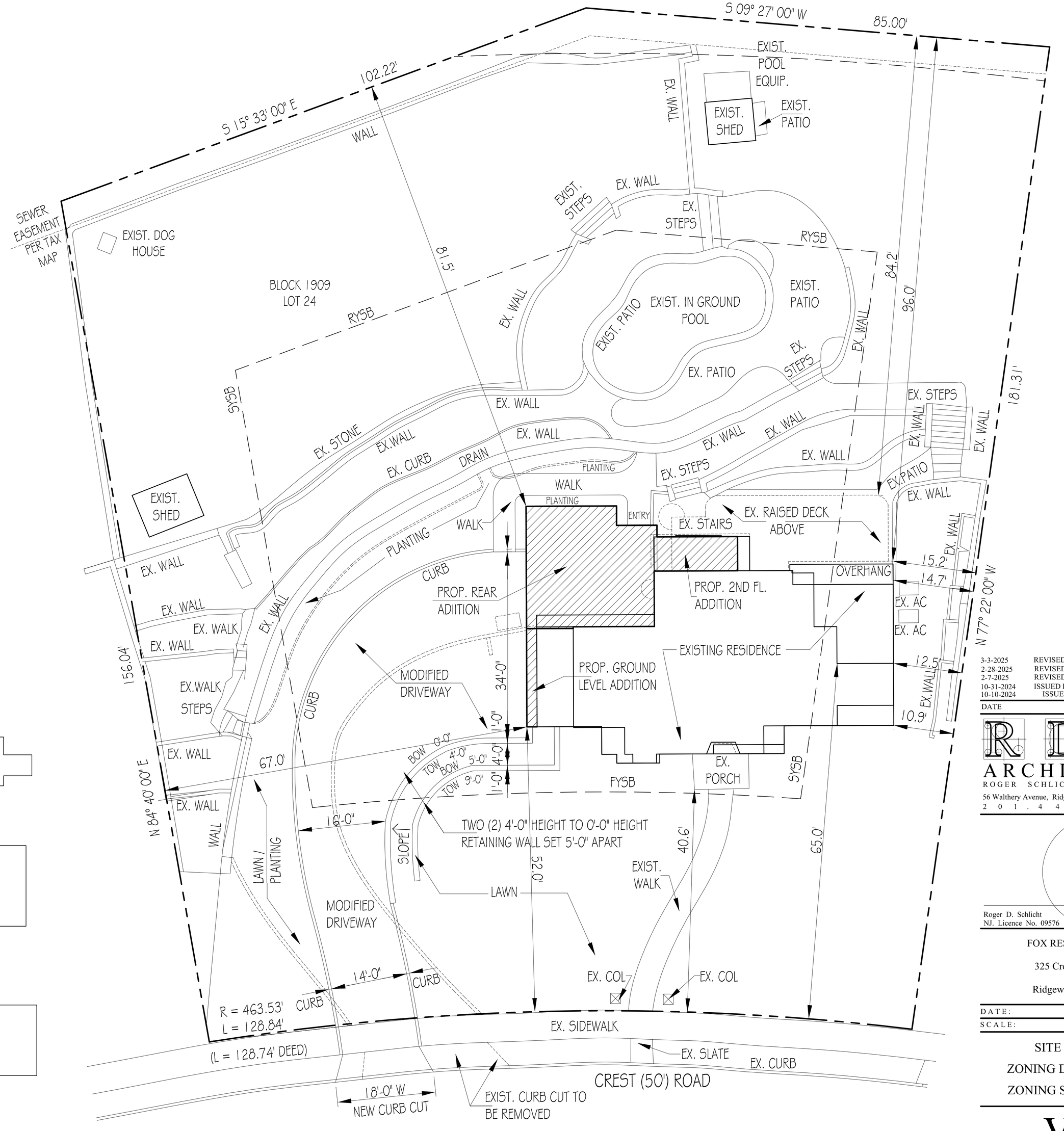
imp. lot coverage 175' lot
above = 3145 sf
pier = 8 sf
drive = 2028 sf
walk = 194 sf
walk = 40 sf
walk = 320
walk = 199 sf
curb = 24 sf
stone = 85
steps = 15 sf
steps = 25 sf
steps = 35 sf
steps = 17 sf
steps = 14 sf
steps = 77 sf
pool patio = 146 sf
pool = 489 sf
patio = 655 sf
patio = 83 sf
patio = 41 sf
patio = 14 sf
pool capt. = 43 sf
ac = 18 sf
total = 7715 sf div.
26578 sf lot = 29.0 %

building height
33.0 ft
31.0 ft
32.0 ft
32.0 ft
36.0 ft
40.0 ft
40.0 ft
40.0 ft
40.5 ft
40.5 ft
40.5 ft
33.0 ft
438.5 ft div 12
= 36.54 say 37.0 ft



1 V-1 **ZONING DIAGRAMS**
SCALE: NTS





2 V-1 **SITE PLAN**
SCALE: 1" = 10'-0"

SITE INFORMATION TAKEN FROM SURVEY DATED 6-12-2019 PREPARED BY RUSSELL S. KAUFFMAN, PE / PLS, ELS SURVEYING

DATE	ISSUE
3-3-2025	REVISED ISSUED FOR VARIANCE
2-28-2025	REVISED ISSUED FOR VARIANCE
2-7-2025	REVISED ISSUED FOR VARIANCE
10-31-2024	ISSUED FOR DENIAL / VARIANCE
10-10-2024	ISSUED FOR OWNER'S REVIEW

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

FOX RESIDENCE

325 Crest Road

Ridgewood, N.J.

DATE: 10-10-2024
SCALE: AS NOTED

SITE PLAN
ZONING DIAGRAMS
ZONING SCHEDULE

V-1