

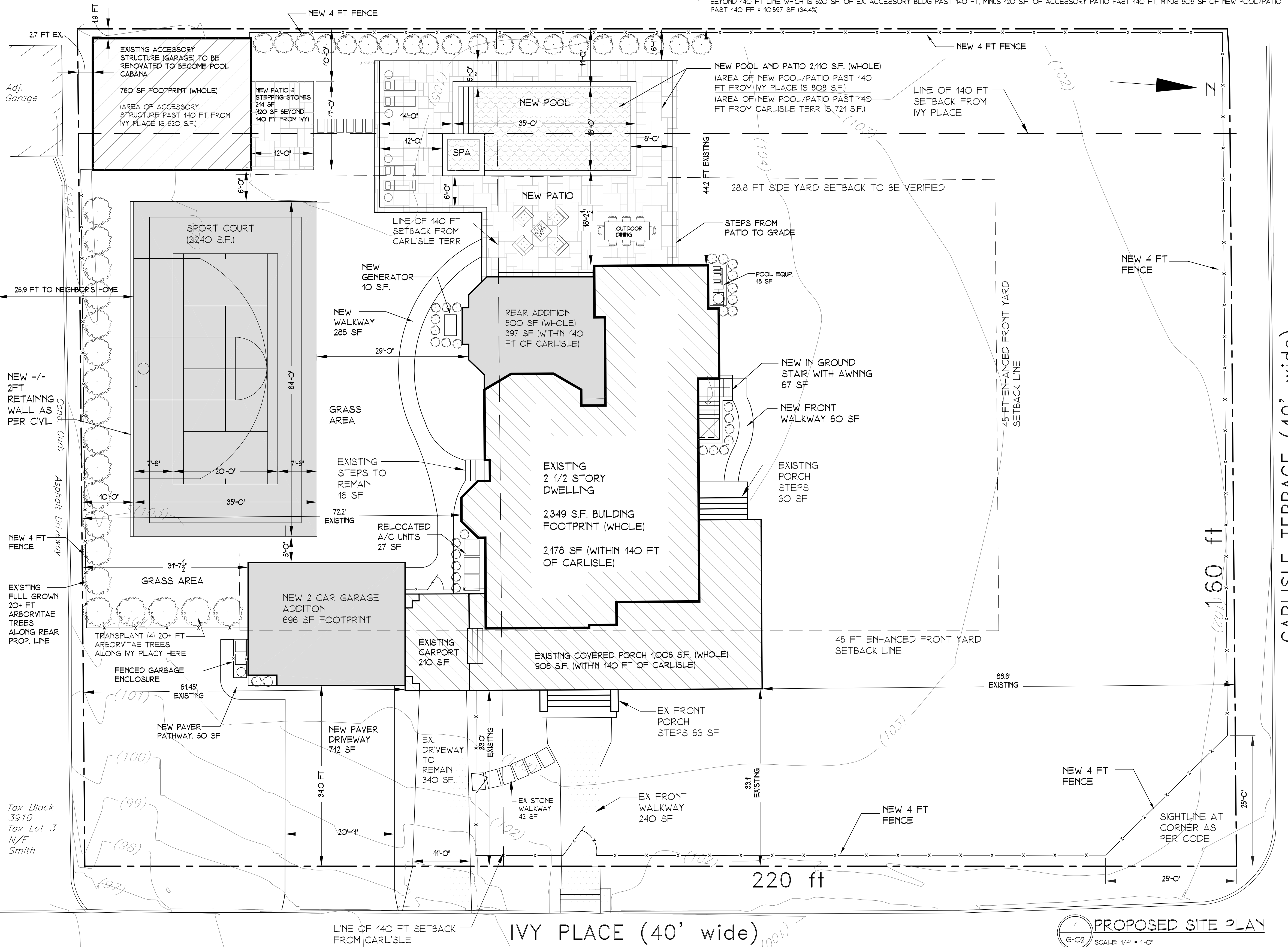


PROJECT DESCRIPTION:	ADDITION / RENOVATION	LOT: 2 BLOCK: 3910	PROPOSED ZONE: R-1
LOT SIZE	EXISTING	MIN. REQD	VARIANCE REQD
AREA	35,197 SF	16,800 SF (CORNER LOTS)	
AREA W/IN 140 FT OF CARLISLE TERRACE	22,399 SF		
AREA W/IN 140 FT OF IVY PLACE	30,800 SF		
LOT WIDTH	160 FT	120 FT (AT MIN FRONT YARD SETBACK CORNER LOT)	
LOT DEPTH	220 FT	120 FT	

SETBACKS	EXISTING	MIN. REQD	PROPOSED	VARIANCE REQD
FRONT YARD (CARLISLE)	88.6 FT	40 FT + HALF THE DISTANCE OF 50'-40' = 45 FT MIN	NO CHANGE 88.6 FT	NO
FRONT YARD (IVY PLACE)	33.0 FT	40 FT + HALF THE DISTANCE OF 50'-40' = 45 FT MIN	<b>34.0 FT</b>	<b>YES</b>
RIGHT SIDE YARD	44.2 FT	THE GREATER OF 15 FT OR 2/3 BLDG HEIGHT = 29.0 FT	NO CHANGE 44.2 FT	NO
REAR YARD	61.45 FT	30 FT	31'-7 1/2"	NO
MAXIMUM BUILDING HEIGHT	43.6 FT ABOVE EXISTING AVERAGE GRADE	30 FT / 2 1/2 STORES OR 35 FT IF THE FOLLOWING COMPLY: (A) THE LOT HAS A WIDTH OF AT LEAST 75 FT (B) THE HEIGHT OF THE BUILDING DOES NOT EXCEED 1/3X OF THE SHALLOWEST SIDE YARD DEPTH (C) THE PITCH OF ANY ROOF GREATER THAN 30 FEET HIGH IS AT LEAST 8:12	24 FT AT ADDITION	NO EXISTING NON-COMFORMANCE
MAXIMUM REAR YARD COVERAGE WHEN A SPORTS COURT IS PROPOSED	MAXIMUM ALLOWED: 40% OF 7,841 S.F. = 3,136 SF ACTUAL EXISTING REAR YARD COVERAGE: 4,777 S.F. + 7,841 SF = 60%	40% MAX COVERAGE OF REAR YARD AREA (REAR YARD AREA IS CALCULATED FROM FURTHESTMOST WALL OF REAR OF HOUSE TO REAR PROPERTY LINE)	MAXIMUM ALLOWED: 40% OF 4,025 S.F. = 1,610 SF PROPOSED REAR YARD COVERAGE: 2,136 S.F. + 4,025 SF = 53%	<b>YES</b> REDUCTION OF EXISTING NON-COMFORMANCE
SPORT COURT SETBACK	NOT APPLICABLE	MINIMUM 10 FT PROPERTY LINE AND 25 FT NEIGHBOR'S HOUSE	10 FT PROPERTY LINE 25.9 FT NEIGHBOR'S HOUSE	NO

COVERAGE & G.B.A. CALC				
	EXISTING	MIN. REQD	PROPOSED	VARIANCE REQD
COVERAGE BY ABOVE GRADE STRUCTURES W/IN 140 FT FROM CARLISLE	3,195 SF (14.2%)	20% OF 22,399 SF = 4,480 SF MAX	3,574 SF (16.0%)	NO
COVERAGE BY ABOVE GRADE STRUCTURES W/IN 140 FT FROM IVY	3,914 SF (12.7%)	20% OF 30,800 SF = 6,160 SF MAX	5,110 SF (16.6%)	NO
COVERAGE BY ABOVE GRADE STRUCTURES WHOLE LOT	4,452 SF (12.6%)	20% OF 35,197 SF = 7,039 SF MAX	5,630 SF (16.0%)	NO
MAXIMUM COVERAGE BY IMPROVEMENTS W/IN 140 FT FROM CARLISLE TERR.	4,329 SF (19.3%)	40% OF 22,399 SF = 8,959 SF MAX NOT TO EXCEED [5,750 SF]	5,372 SF (24%)	NO
MAXIMUM COVERAGE BY IMPROVEMENTS W/IN 140 FT FROM IVY PL.	10,961 SF (35.5%)	35% OF 30,800 SF = 10,780 SF MAX	10,597 SF (34.4%)	NO
MAXIMUM COVERAGE BY IMPROVEMENTS (WHOLE LOT)	11,481 SF (32.6%)	35% OF 35,197 SF = 12,315 SF	12,045 SF (34.2%)	NO
MAXIMUM GROSS BUILDING AREA WITHIN 140 FT FROM CARLISLE	4,750 SF (13.5%)	24% OF 22,399 SF = 5,376 SF MAX NOT TO EXCEED [5,000 SF]	<b>5,147 SF (22.9%)</b>	<b>YES</b>
MAXIMUM GROSS BUILDING AREA WITHIN 140 FT FROM IVY	5,125 SF (16.6%)	20% OF 30,800 SF = 6,160 SF MAX	<b>6,321 SF (20.5%)</b>	<b>YES</b>
MAXIMUM GROSS BUILDING AREA OF PRINCIPAL BUILDING (WHOLE LOT)	5,125 SF (14.6%)	20% OF 35,197 SF = 7,039 SF MAX	6,321 SF (17.9%)	NO
DRIVEWAY WIDTH	32 FT	20% LOT WIDTH NOT TO EXCEED 25 FT	32 FT	<b>YES</b>
ACCESSORY STRUCTURE ZONING	EXISTING	MIN. REQD	PROPOSED	VARIANCE REQD
SIDE YARD SETBACK	19 FT	5 FT	NO CHANGE	EXISTING NON-COMFORMANCE
REAR YARD SETBACK	27 FT	5 FT	NO CHANGE	EXISTING NON-COMFORMANCE
BUILDING HEIGHT	22.5 FT	15 FT MAX OR 16 FT IF THE FOLLOWING COMPLY: A) MIN 400 SF COVERAGE B) STRUCTURE COMPLIES WITH REG. SETBACKS C) THE PITCH OF ANY ROOF GREATER THAN 16 FEET HIGH IS AT LEAST 8:12 D) MUST BE 12 FT FROM PRIMARY RESIDENCE	NO CHANGE	EXISTING NON-COMFORMANCE
MAXIMUM GROSS BUILDING AREA FOR DETACHED ACCESSORY STRUCTURE (WHOLE LOT)	857 SF	4% OF 35,197 SF = 1,408 SF	NO CHANGE	NO

\* COVERAGE BY IMPROVEMENTS WITHIN 140 FT FROM IVY PL. IS CALCULATED AS TOTAL PROPOSED COVERAGE BY IMPROVEMENTS (WHOLE LOT) 12,045 SF MINUS AREA BEYOND 140 FT LINE WHICH IS 520 SF. OF EX. ACCESSORY BLDG PAST 140 FT. MINUS 120 SF. OF ACCESSORY PATIO PAST 140 FT. MINUS 808 SF OF NEW POOL/PATIO PAST 140 FT. + 10,597 SF (34.4%)



COVERAGE BY ABOVE GRADE STRUCTURES (WITHIN 140 FT) OF CARLISLE TERRACE				
FLOOR / ITEM	EXISTING	ADD/REMOVE	TOTAL	
BUILDING COVERAGE	2,178 SF	ADD 397 SF	2,575 SF	
EX. COVERED FRONT PORCH	906 SF	0 SF	906 SF	
EX. FRONT DECK STEPS	63 SF	0 SF	63 SF	
EX. FRONT DECK STEPS	30 SF	0 SF	30 SF	
EX. SIDE STEPS	18 SF	DEMO 18 SF	0 SF	
TOTALS:	20% OF 22,399 SF = 4,480 SF MAX	3,195 SF	ADD 379 SF	3,574 SF

COVERAGE BY ABOVE GRADE STRUCTURES (WHOLE LOT)				
FLOOR / ITEM	EXISTING	ADD/REMOVE	TOTAL	
BUILDING COVERAGE (WHOLE LOT)	2,349 SF	ADD 500 SF ADD 696 SF	3,545 SF	
EX. COVERED FRONT PORCH	1,006 SF	0 SF	1,006 SF	
EX. FRONT DECK STEPS	63 SF	0 SF	63 SF	
EX. DECK STEPS (CARLISLE SIDE)	30 SF	0 SF	30 SF	
EX. CAR PORT	210 SF	0 SF	210 SF	
EX. STEPS OFF MLDRM	16 SF	0 SF	16 SF	
EX. REAR STEPS	18 SF	DEMO 18 SF	0 SF	
EX. DETACHED GARAGE	760 SF	0 SF	760 SF	
TOTALS:	20% OF 35,197 SF = 7,039 SF MAX	4,452 SF	ADD 1178 SF	5,630 SF

COVERAGE BY IMPROVEMENTS (WITHIN 140 FT) OF CARLISLE TERRACE				
FLOOR / ITEM	EXISTING	ADD/REMOVE	TOTAL	
BUILDING COVERAGE W/IN 140 FT FROM CHART ABOVE	3,195 SF	ADD 379 SF	3,574 SF	
FRONT WALKWAYS	240 SF	0 SF	240 SF	
	42 SF	0 SF	42 SF	
	90 SF	DEMO 90 SF ADD 60 SF	60 SF	
EXISTING REAR PATIO	729 SF	DEMO 729 SF	0 SF	
EX. BILCO DOOR / NEW IN-GROUND STAIR	33 SF	DEMO 33 SF ADD 67 SF	67 SF	
POOL AND PATIO SURROUND	0 SF	ADD 1,389 SF	1,389 SF	
	W/IN 140 FT			
TOTALS:	40% OF 22,399 SF = 8,959 SF MAX NOT TO EXCEED [5,750 SF]	4,329 SF	ADD 1,043 SF	5,372 SF

COVERAGE BY IMPROVEMENTS (WHOLE LOT)				
FLOOR / ITEM	EXISTING	ADD/REMOVE	TOTAL	
COVERAGE BY ABOVE GRADE STRUCTURES - WHOLE LOT	4,452 SF	ADD 1178 SF	5,630 SF	
EX. BILCO DOOR	33 SF	DEMO 33 SF	0 SF	
NEW IN-GROUND STAIR	0 SF	ADD 67 SF	67 SF	
DRIVEWAY	3,397 SF	DEMO 3,057 SF ADD 712 SF	1,052 SF	
EX. POOL & PATIO SURROUND	2,352 SF	DEMO 2,352 SF	0 SF	
NEW POOL & PATIO SURROUND	0 SF	ADD 2,110 SF	2,110 SF	
SIDE PATIO AREA	857 SF	DEMO 857 SF	0 SF	
NEW PATIO & EX. ACCESSORY BLDG	0 SF	ADD 214 SF	214 SF	
NEW REAR WALKWAYS	0 SF	ADD 285 SF ADD 50 SF	335 SF	
FRONT WALKWAYS	240 SF	0 SF	240 SF	
	42 SF	0 SF	42 SF	
	90 SF	DEMO 90 SF ADD 60 SF	60 SF	
NEW SPORT COURT	0 SF	ADD 2,240 SF	2,240 SF	
POOL EQUIPMENT (EX. / NEW)	18 SF	0 SF	18 SF	
NEW GENERATOR	0 SF	ADD 10 SF	10 SF	
A/C UNITS	0 SF	ADD 27 SF	27 SF	
TOTALS:	35% OF 35,197 SF = 12,315 SF	11,481 SF	ADD 564 SF	12,045 SF

GROSS BUILDING AREA (W/IN 140 FT) OF CARLISLE TERRACE				
FLOOR	EXISTING	ADD/REMOVE	TOTAL	
1ST FLOOR	2,178 SF	ADD 397 SF	2,575 SF	
2ND FLOOR	1,606 SF	0 SF	1,606 SF	
ATTIC AREA AT 7 FT OR ABOVE	966 SF	0 SF	966 SF	
TOTALS:	24% OF 22,399 SF = 5,376 SF MAX NOT TO EXCEED [5,000 SF]	4,750 SF	ADD 397 SF	5,147 SF

GROSS BUILDING AREA (W/IN 140 FT) OF IVY PLACE				
FLOOR	EXISTING	ADD/REMOVE	TOTAL	
ATTACHED GARAGE	0 SF	ADD 696 SF	696 SF	
1ST FLOOR	2,349 SF	ADD 500 SF	2,849 SF	
2ND FLOOR	1,776 SF	0 SF	1,776 SF	
ATTIC AREA AT 7 FT OR ABOVE	1,000 SF	0 SF	1,000 SF	
TOTALS:	20% OF 30,800 SF = 6,160 SF MAX	5,125 SF	ADD 1,196 SF	6,321 SF

GROSS BUILDING AREA (WHOLE LOT)				
FLOOR	EXISTING	ADD/REMOVE	TOTAL	
ATTACHED GARAGE	0 SF	ADD 696 SF	696 SF	
1ST FLOOR	2,349 SF	ADD 500 SF	2,849 SF	
2ND FLOOR	1,776 SF	0 SF	1,776 SF	
ATTIC (AREA AT 7 FT OR ABOVE)	1,000 SF	0 SF	1,000 SF	
TOTALS:	20% OF 35,197 SF = 7,039 SF	5,125 SF	ADD 1,196 SF	6,321 SF

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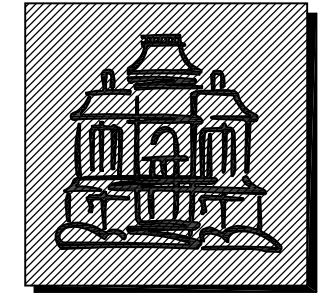
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10-30-24	FOR HISTORIC BOARD SUBMISSION AND FOR ZONING REVIEW SUBMISSION
12-23-24	FOR HISTORIC PRESERVATION COMMISSION SUBMISSION
12-29-24	HISTORIC PRESERVATION COMMISSION APPROVAL ON 12-29-24
1-23-25	FORMAL LETTER OF DENIAL RECEIVED ON 12-23-24 BY PAOLA PEREZ
2-24-25	FOR Z.B.A. SUBMISSION (E FOR COMPLETENESS REVIEW BY H.G.A.)
3-21-25	FOR Z.B.A. SUBMISSION WITH ADJUSTMENTS AS PER H.G.A. PLAN REVIEW

**LEUNG RESIDENCE**  
 ADDITION / RENOVATION TO  
 SINGLE FAMILY RESIDENCE  
 256 IVY PLACE, RIDGEWOOD, NJ

JORDAN ROSENBERG, R.A.  
 ARCHITECT: #18495

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SEE DRAWING TITLE	10-30-24
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JR	3-21-24
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JR	



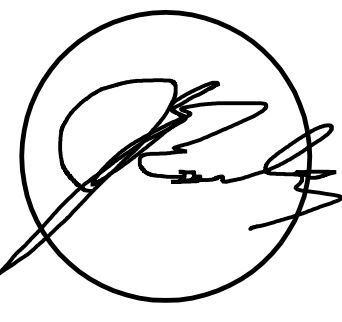
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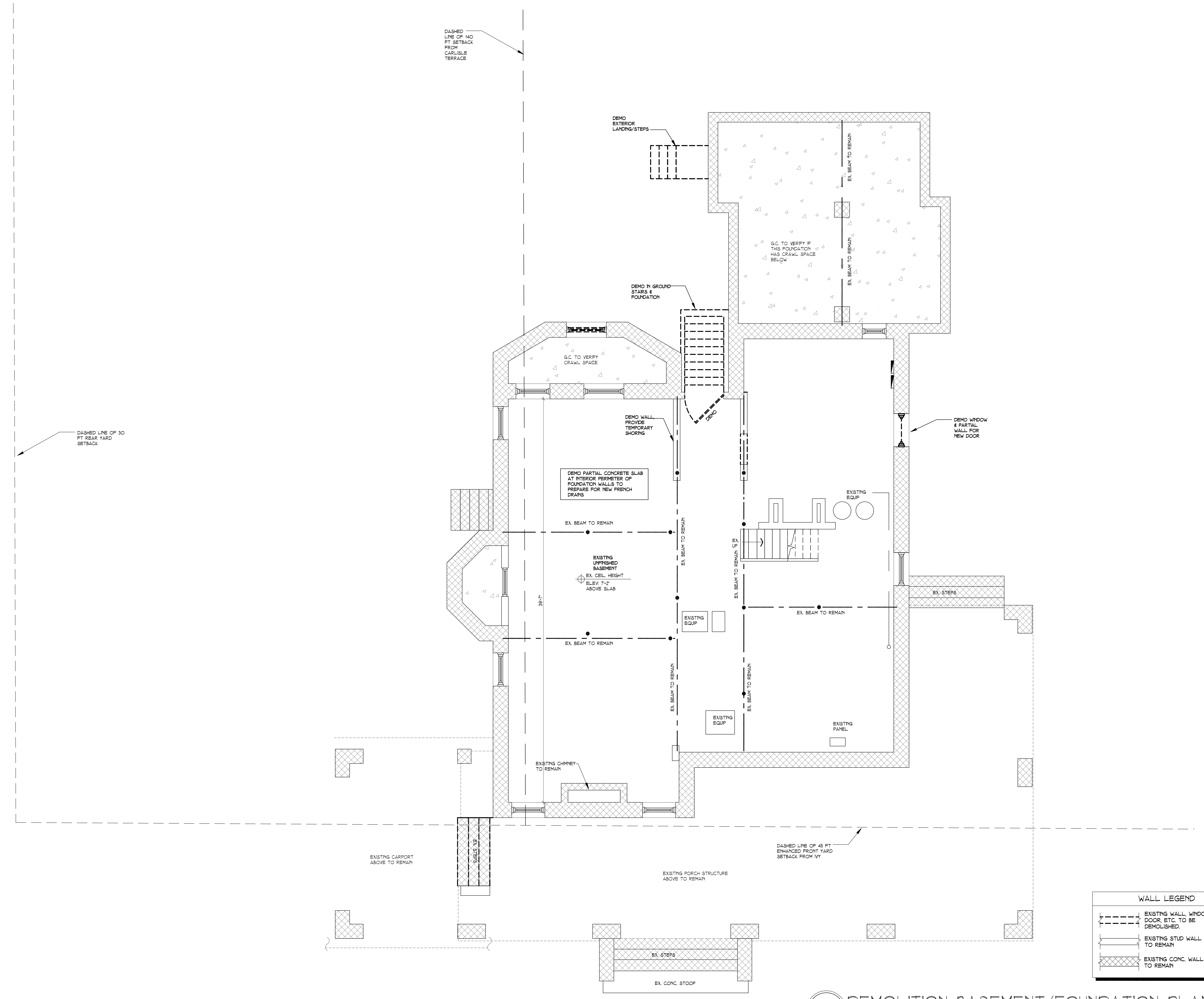
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12-2-24	FOR HISTORIC PRESERVATION COMMISSION RESUBMISSION
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3-1-25	FOR Z.B.A. RESUBMISSION (WITH ADJUSTMENTS AS PER HGA PLAN REVIEW)

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ADDITION / RENOVATION TO  
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JORDAN ROSENBERG, R.A.  
NJ ARCHITECT #18496

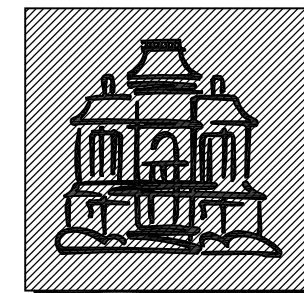


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JR	3-21-24
SCALE:	D-00
SEE DRAWING TITLE	



WALL LEGEND	
	EXISTING WALL, WINDOW, DOOR, ETC. TO BE DEMOLISHED.
	EXISTING STUD WALL TO REMAIN
	EXISTING CONC. WALL TO REMAIN

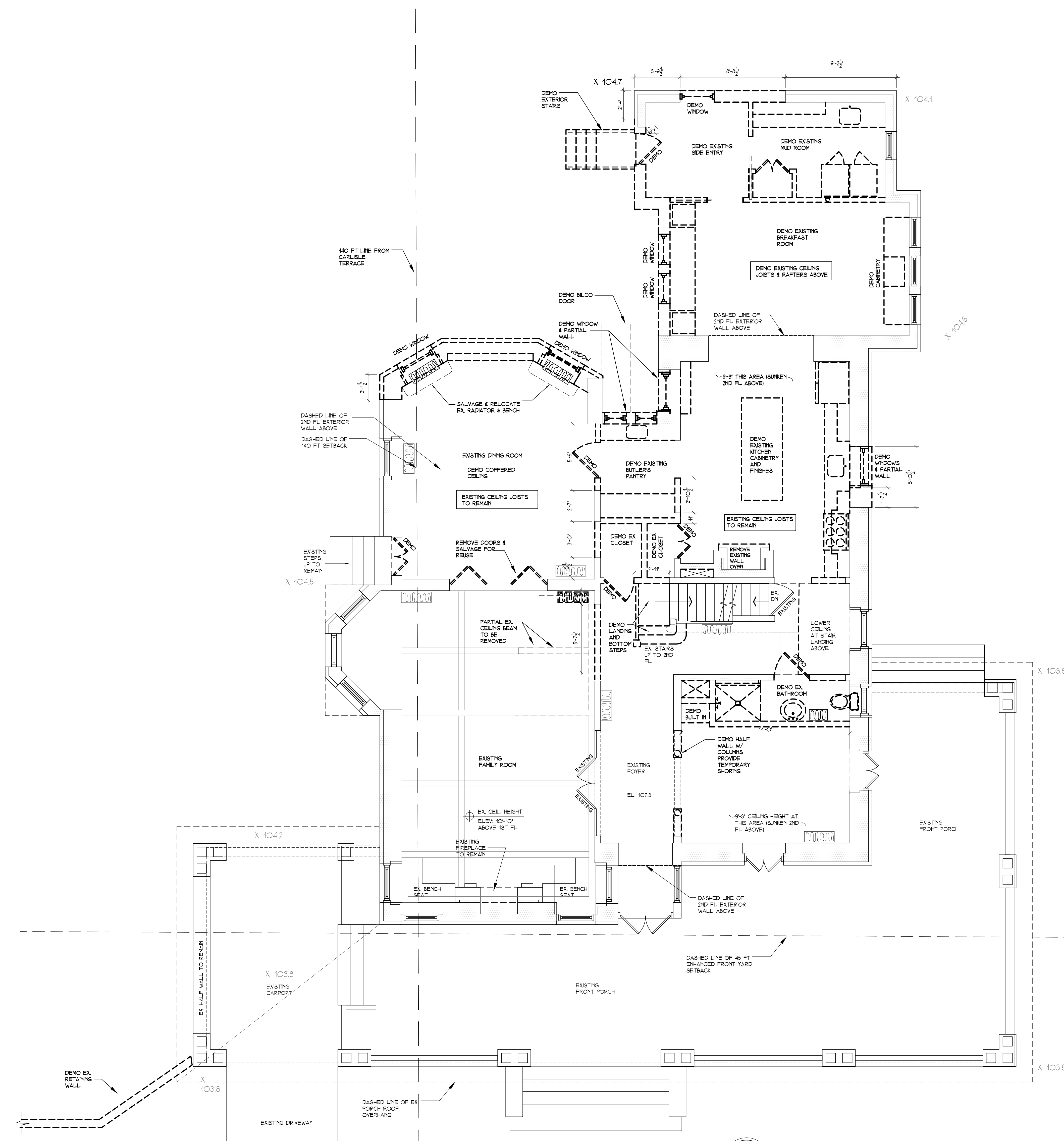
1 DEMOLITION BASEMENT/FOUNDATION PLAN  
D-00 SCALE: 1/4" = 1'-0"



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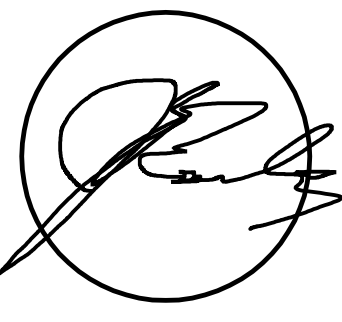


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LEUNG RESIDENCE  
ADDITION / RENOVATION TO  
SINGLE FAMILY RESIDENCE  
256 IVY PLACE, RIDGEWOOD, IN

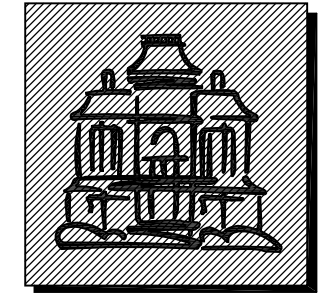
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N ARCHITECT: #18496



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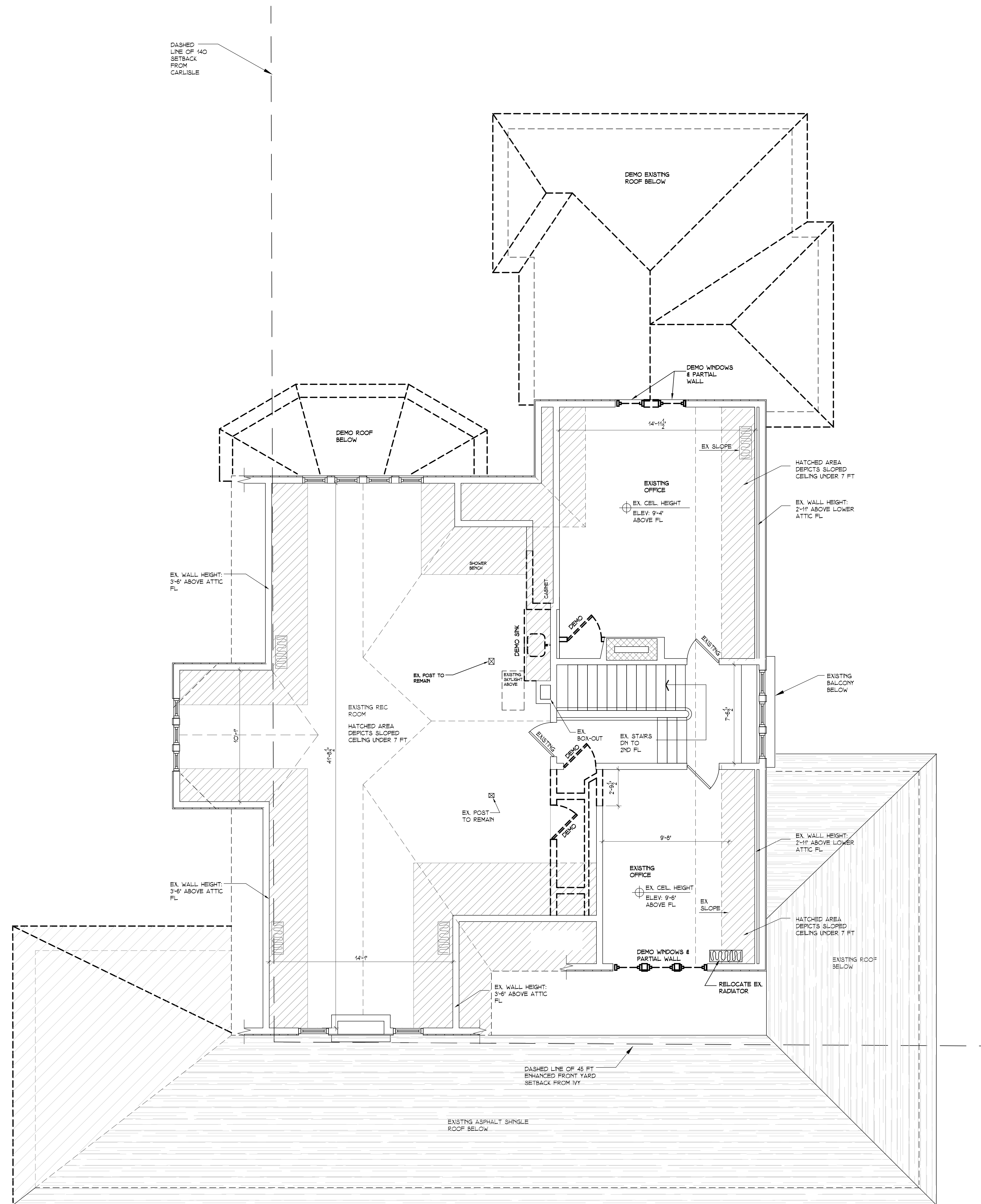
1 DEMOLITION 1ST FL PLAN  
D-01 SCALE: 1/4" = 1'-0"





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1 DEMOLITION ATTIC FL PLAN  
D-03 SCALE: 1/4" = 1'-0"

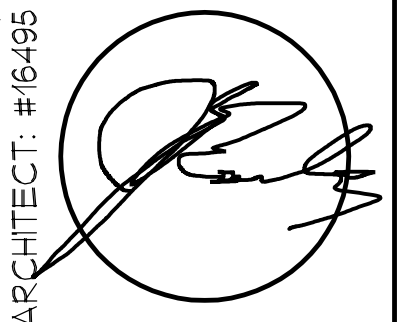
WALL LEGEND	
	EXISTING WALL, WINDOW, DOOR, ETC. TO BE DEMOLISHED.
	EXISTING STUD WALL TO REMAIN
	EXISTING CONC. WALL TO REMAIN

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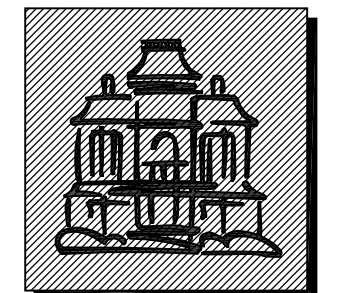


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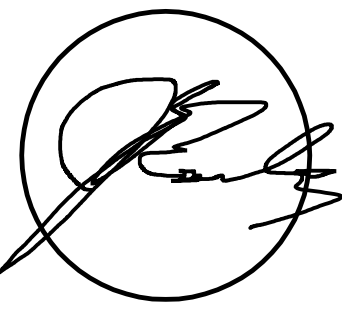
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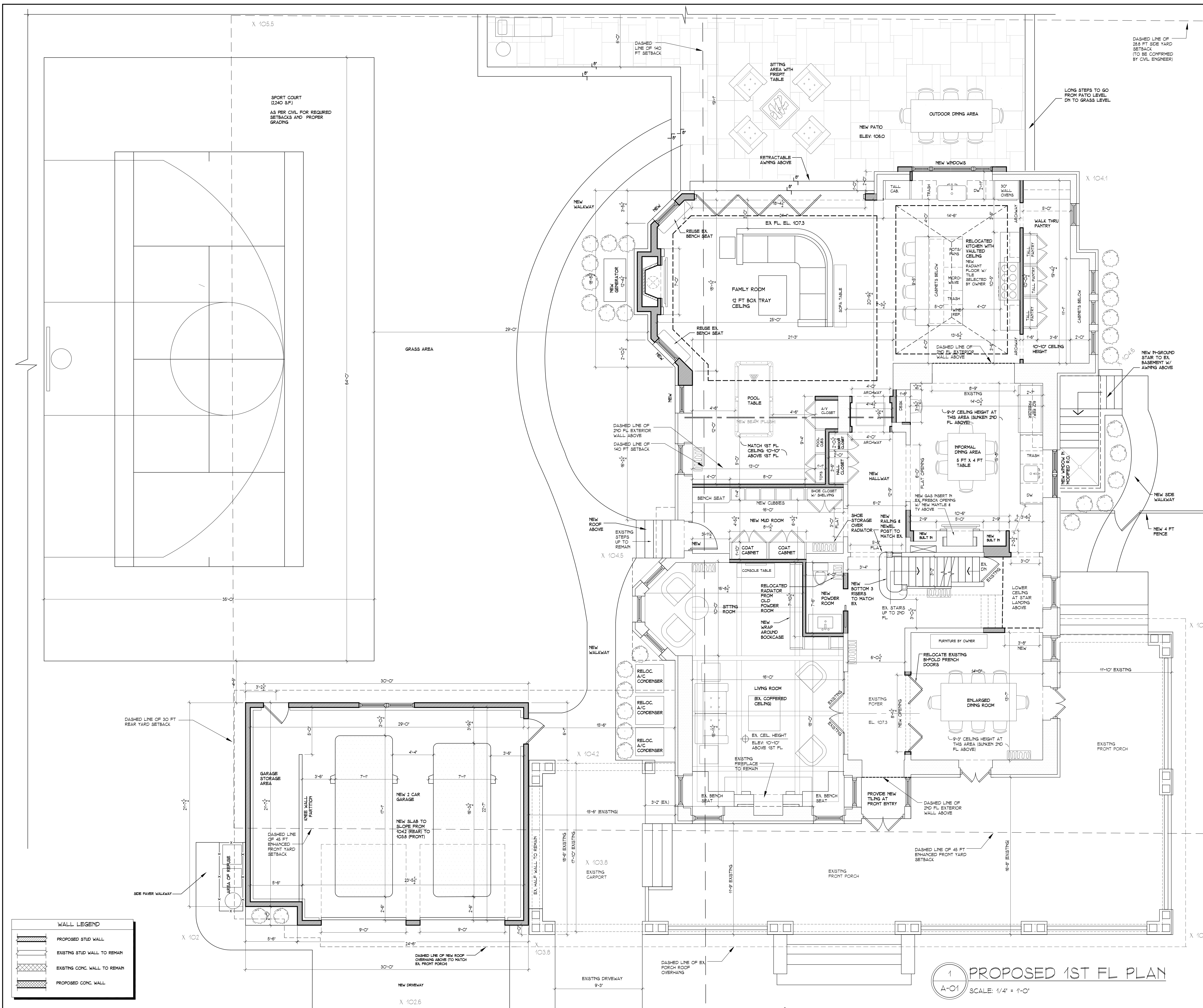
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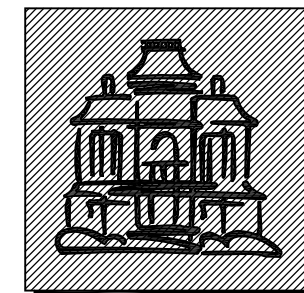
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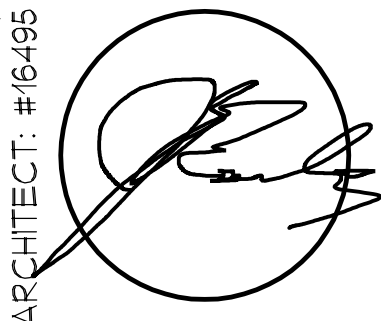
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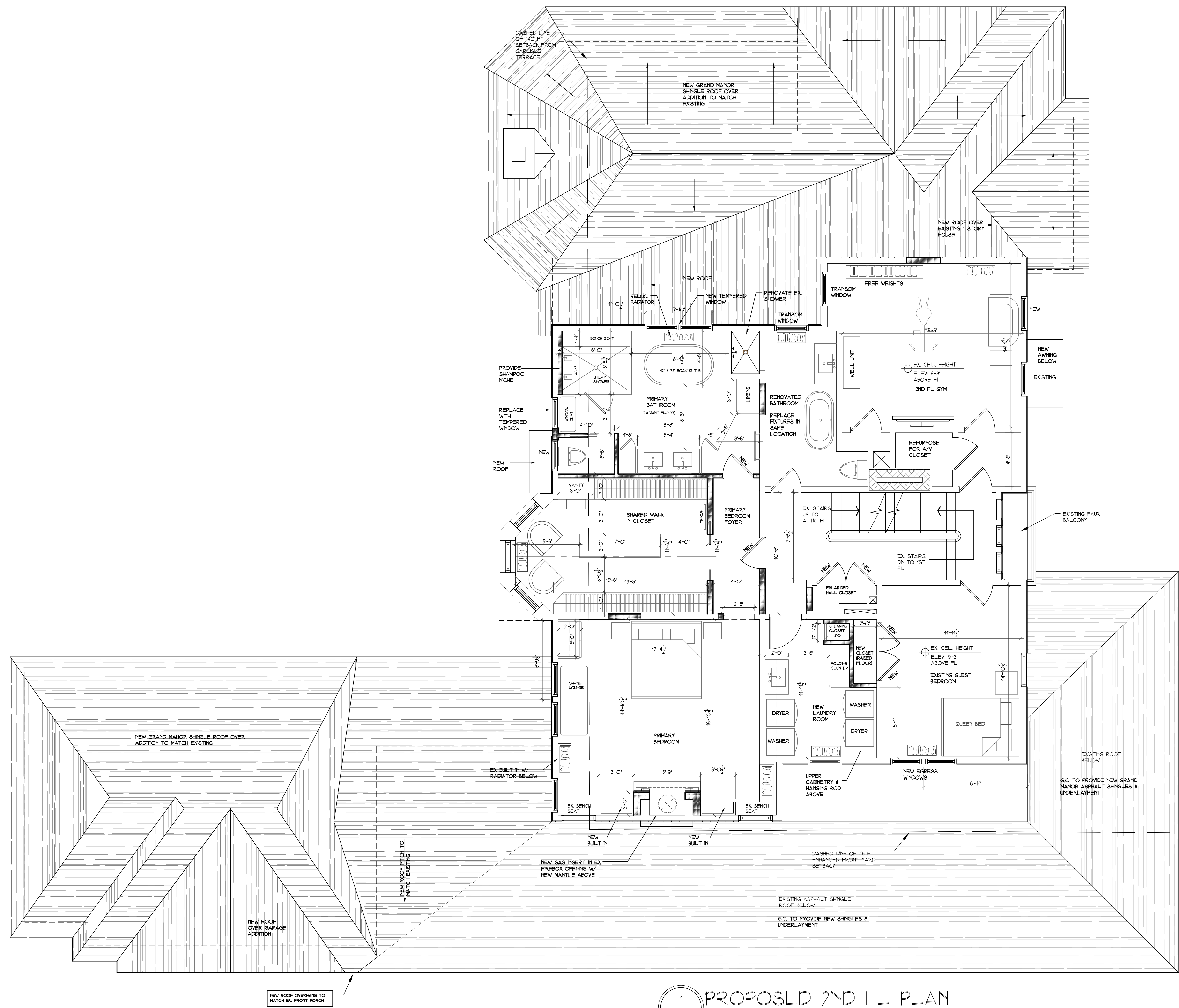
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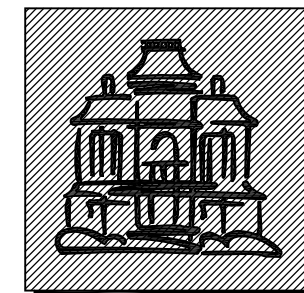
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JR	3-21-24
	SCALE:
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	DRAWN BY:
	JR
	A-02

**WALL LEGEND**

	PROPOSED STUD WALL
	EXISTING STUD WALL TO REMAIN
	EXISTING CONC. WALL TO REMAIN
	PROPOSED CONC. WALL



**1** PROPOSED 2ND FL PLAN  
 A-02 SCALE: 1/4" = 1'-0"



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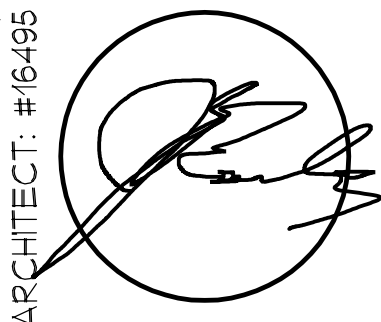
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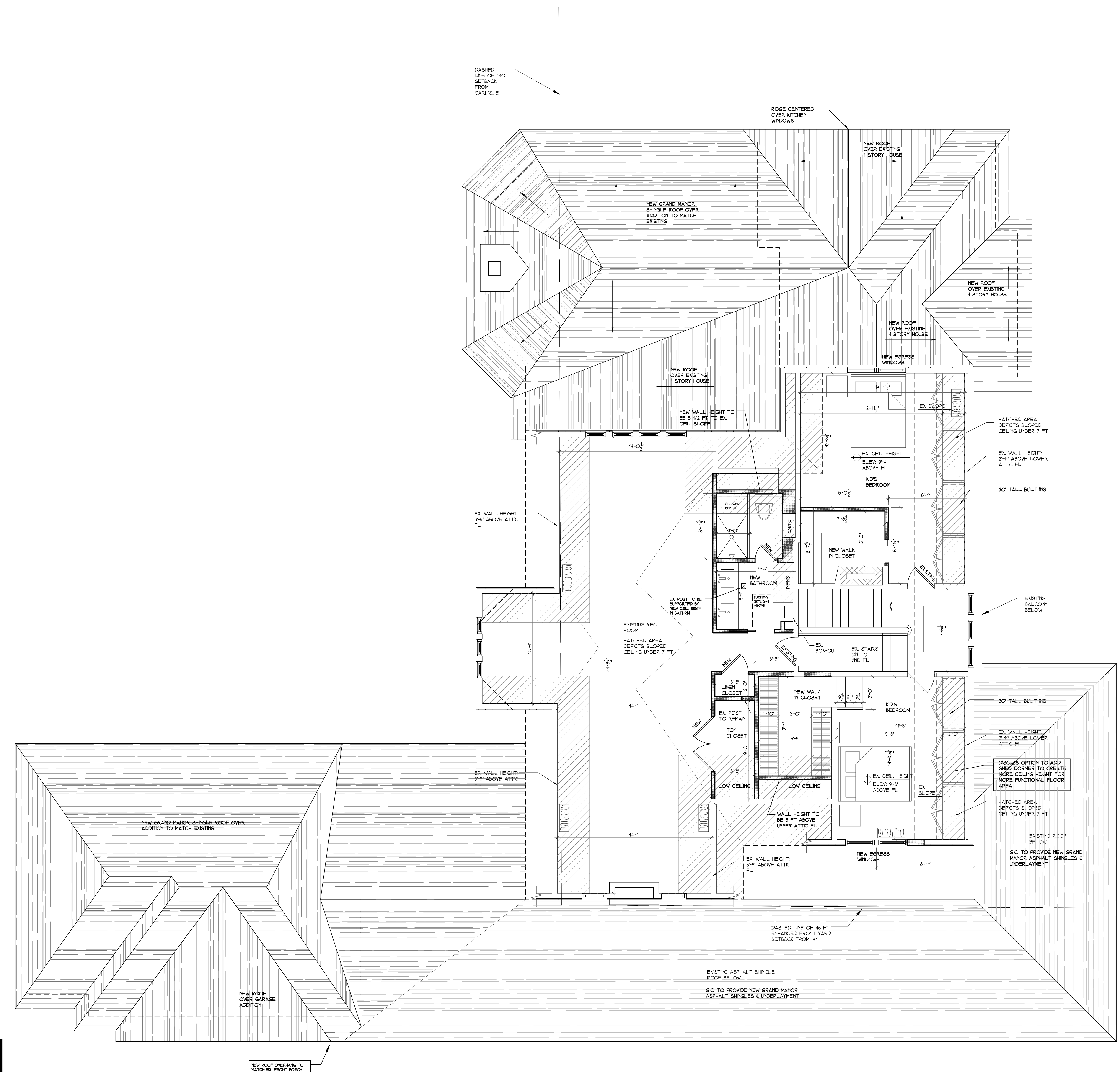
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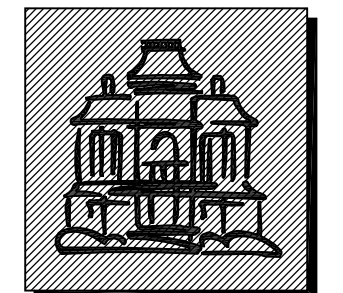
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DRAWN BY:	REV DATE
JR	3-21-24
SCALE:	
SEE DRAWING TITLE	
DRAWN BY:	A-03
JR	



WALL LEGEND

	PROPOSED STUD WALL
	EXISTING STUD WALL TO REMAIN
	EXISTING CONC. WALL TO REMAIN
	PROPOSED CONC. WALL

1 PROPOSED ATTIC FL PLAN  
A-03 SCALE: 1/4" = 1'-0"



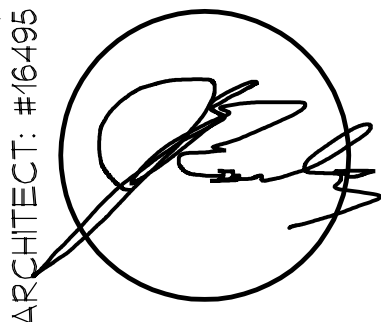
Jordan Rosenberg  
**ARCHITECTS & ASSOCIATES**  
 27 N. Broad Street  
 Second Floor  
 (201)669-8614  
 JRArchitect@gmail.com

SET ISSUES & DATES:

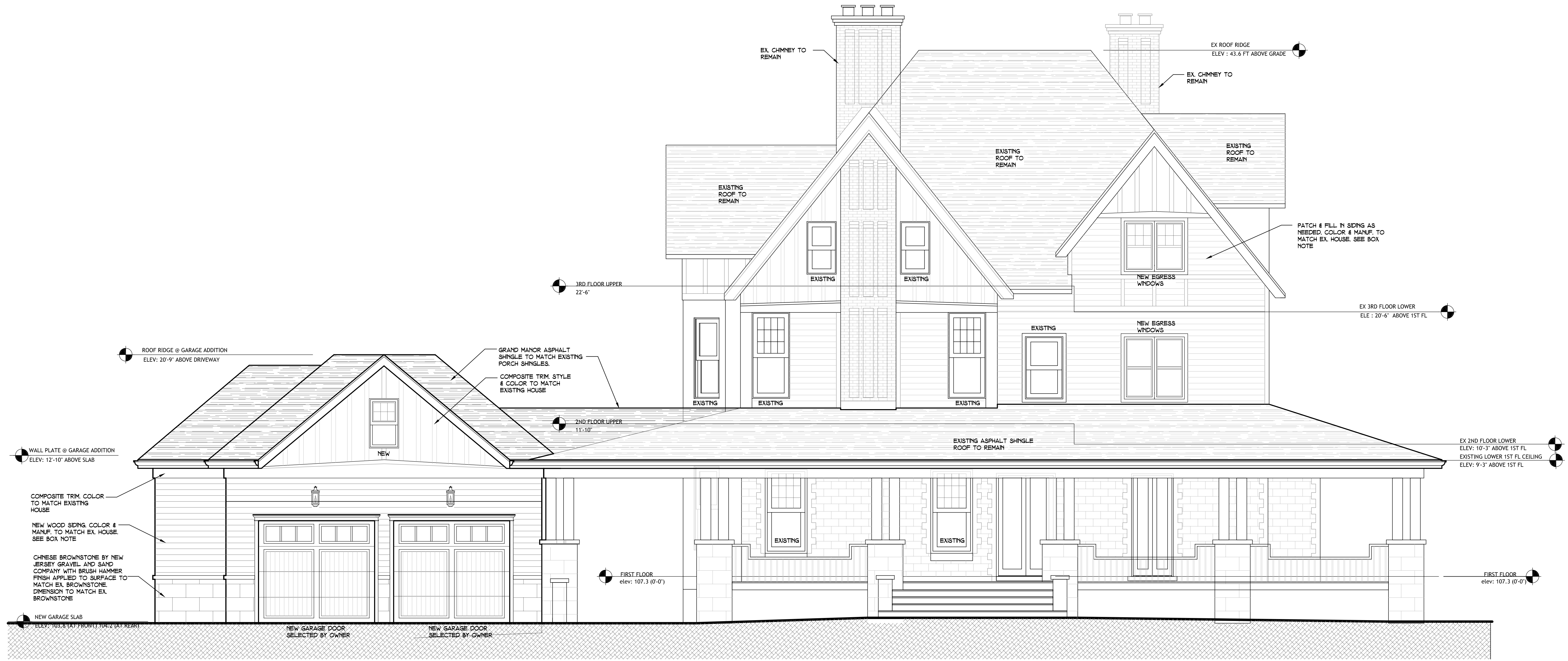
DATE	ISSUE
10-30-24	ISSUE FOR HISTORIC BOARD SUBMISSION AND FOR ZONING REVIEW SUBMISSION
12-23-24	FOR HISTORIC PRESERVATION COMMISSION RESUBMISSION
12-29-24	HISTORIC PRESERVATION COMMISSION APPROVAL ON 12-29-24
12-23-24	FORMAL LETTER OF DENIAL RECEIVED ON 12-23-24 BY PAOLA PEREZ
12-24-24	FOR Z.B.A. SUBMISSION (E FOR COMPLETENESS REVIEW BY H.G.A.)
3-11-25	FOR Z.B.A. RESUBMISSION (WITH ADJUSTMENTS AS PER H.G.A. PLAN REVIEW)

**LEUNG RESIDENCE**  
 ADDITION / RENOVATION TO  
 SINGLE FAMILY RESIDENCE  
 256 IVY PLACE, RIDGEWOOD, NJ

JORDAN ROSENBERG, R.A.  
 NJ ARCHITECT #18495



DRAWING TITLE:	ORIGINAL DATE:
SEE DRAWING TITLE	10-30-24
DRAWN BY:	REV DATE:
JR	3-21-24
SCALE:	
SEE DRAWING TITLE	
DRAWN BY:	A-04
JR	



**1 FRONT ELEVATION (IVY PLACE)**  
 SCALE: 1/4" = 1'-0"

**EXTERIOR MATERIAL NOTES**

**PAINT COLOR:**  
 ALL EXTERIOR TRIM AND SIDING COLORS TO MATCH EXISTING HOUSE. SEE COLORS BELOW.  
 EXTERIOR PAINT COLORS: BENJAMIN MOORE 'AURA' PAINTS, BODY OF HOUSE:  
 MONTGOMERY WHITE HC-33  
 TRIM: PHILPSBURG BLUE HC-59  
 ALEXANDRIA BEIGE HC-77  
 LANCASTER WHITEWASH HC-174

**ROOF SHINGLES:**  
 GRAND MANOR ASPHALT SHINGLE AT THE REAR ADDITION AND AT THE GARAGE TO MATCH EXISTING PORCH SHINGLES.

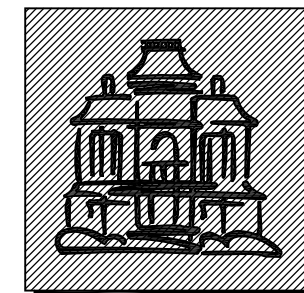
**CHINESE BROWNSTONE:**  
 CHINESE BROWNSTONE BY NEW JERSEY GRAVEL AND SAND COMPANY WITH APPLIED HAMMER FINISH TO THE SURFACE TO MATCH EXISTING. COLOR, DIMENSIONS & THICKNESS OF STONE TO MATCH EXISTING HOUSE AS CLOSELY AS POSSIBLE.

**YELLOW BRICK:**  
 YELLOW BRICK TO BE SOURCED BY GLEN GERY PITTSBURGH PLANT OR BELDEN SUGAR CREEK PLANT. COLOR & DIMENSIONS TO MATCH EX. YELLOW BRICK AS CLOSELY AS POSSIBLE.

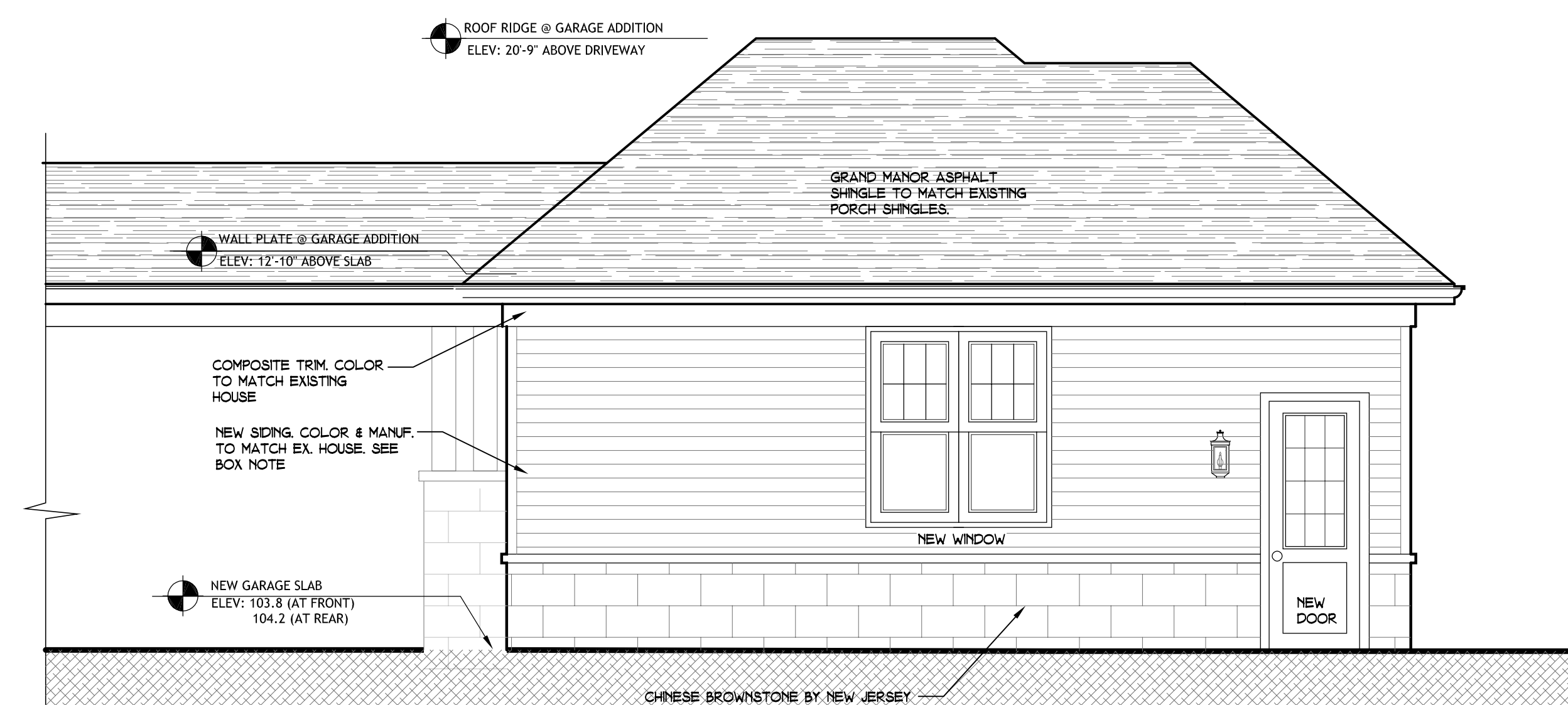
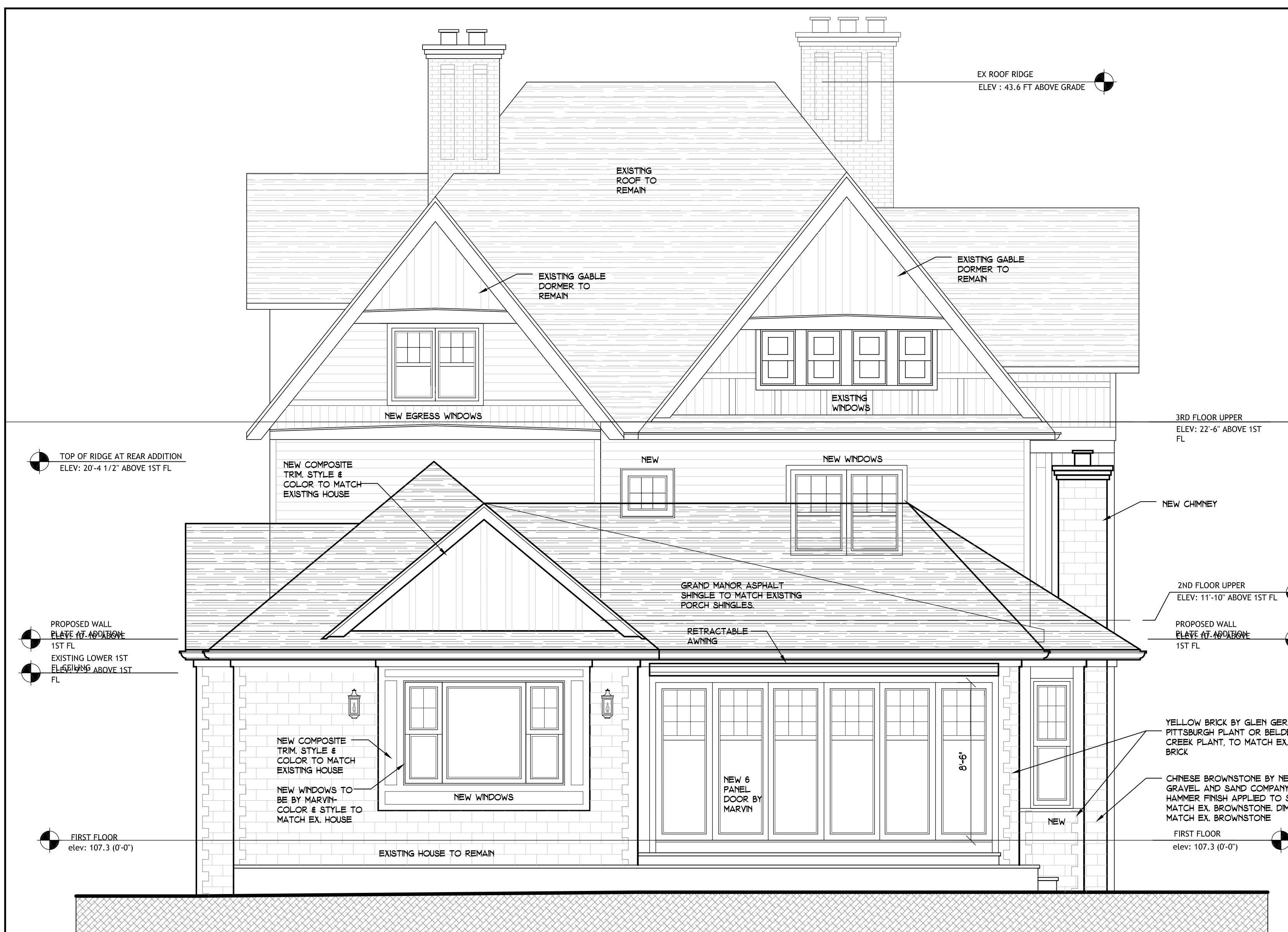
**WINDOWS:**  
 NEW WINDOWS TO BE BY MARVIN. COLOR & STYLE TO MATCH EX. HOUSE



**2 FRONT ELEVATION (CARLISLE PLACE)**  
 SCALE: 1/4" = 1'-0"



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1 PROPOSED REAR ELEVATION (OPPOSITE IVY)  
 A-05 SCALE: 1/4" = 1'-0"

2 REAR GARAGE ELEVATION  
 A-05 SCALE: 1/4" = 1'-0"



2 PROPOSED ELEVATION (OPPOSITE CARLISLE)  
 A-05 SCALE: 1/4" = 1'-0"

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LEUNG RESIDENCE  
 ADDITION / RENOVATION TO  
 SINGLE FAMILY RESIDENCE  
 256 IVY PLACE, RIDGEWOOD, NJ

JORDAN ROSENBERG, R.A.  
 NJ ARCHITECT #18496

DRAWING TITLE:	ORIGINAL DATE:
SEE DRAWING TITLE	10-30-24
DRAWN BY:	REV DATE:
JR	3-21-24
SCALE:	
SEE DRAWING TITLE	
DRAWN BY:	A-05
JR	

