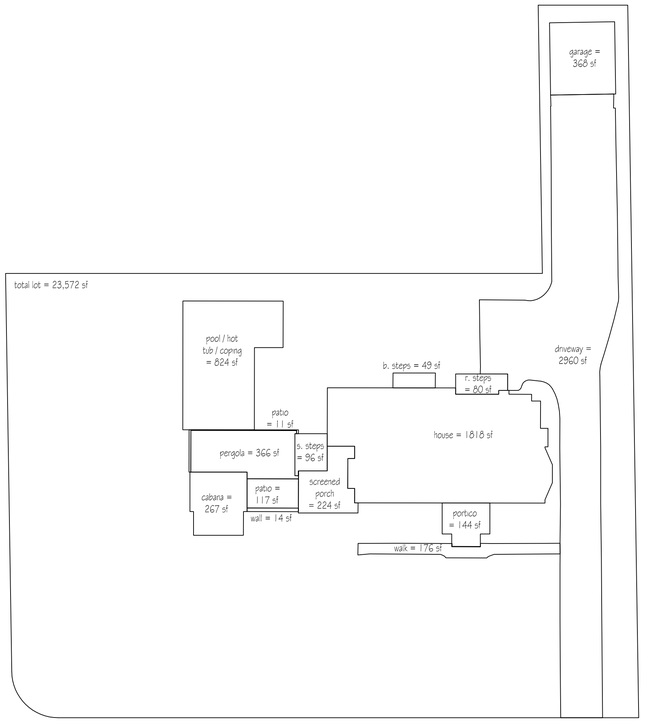


1 V-1 ZONING DIAGRAMS

SCALE: NTS

480 Beverly Road, Ridgewood N J

Lot 4 Block 3614 R-125 Zone District

Z O N I N G S C H E D U L E

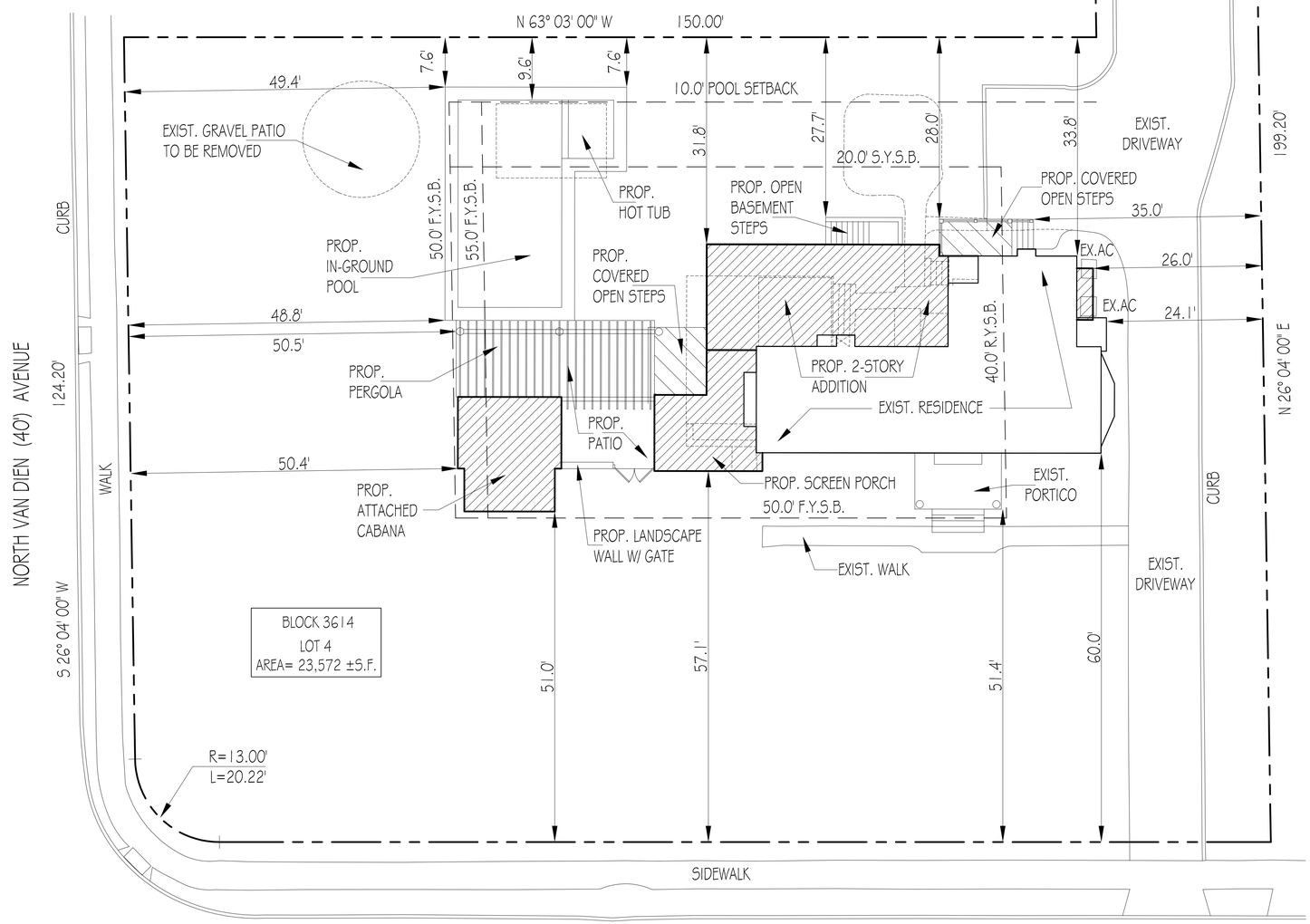
Item	Required	Existing	Proposed	Variance
Height	Max. 30 ft.	33.0 ft.	**33.0 ft.**	YES
Front Yard Setback	Min. 55.0 ft. NV Dien Min. 50.0 ft. Bevrly	85.8 ft. 47.8 ft.	**50.4 ft.** **51.0 ft.**	YES NO
Side Yard Setback	Min. 20 ft.	32.6 ft.	**27.7 ft.**	NO
	Both 33 % Lot = XX ft.	N.A.	**N.A.**	NO
Rear Yard Setback	Min. 40 ft.	22.9 ft.	**26.0 ft.**	YES
Lot Area	Min.25,000 sf. First 200 ft.	23,572 sf. 23,572 sf.	**23,572 sf.** **23,572 sf.**	NO-PE NO-PE
Lot Width	Min. 100 ft.	124.0 ft.	**124.0 ft.**	NO
	Min.125 ft. @ f.y.s.b.	124.0 ft.	**124.0 ft.**	NO-PE
Avg. Lot Width	Min. 125ft.	161.0 ft.	**161.0 ft.**	NO
Lot Depth	Min. 160 ft.	175.0 ft.	**175.0 ft.**	NO
Lot Coverage	Max. 20 %		**14.4 %**	NO
	Max. 20 % First 200 ft.		**14.4 %**	NO
Gross Building Area				
Principal Bld.	24 % / 5000 sf.	X % / X sf.	**19.7 % / 4667 sf.**	NO
200 ft.	24 % / 5000 sf.	X % / X sf.	**19.7 % / 4667 sf.**	NO
Accessory Bld.	5 % / 1000 sf.	1.6 % / 368 sf.	**No Change**	NO
Improved Lot Coverage	Max. 40 % Lot Area / 8750 sf.	XX% / XX sf.	**31.8 % / 7514 sf.**	NO
	Max. 40 % 1st 200 ft. / 8750 sf.	XX % / XX sf.	**31.8% / 7514 sf.**	NO
Pool	Min. Front Yard Setback 10 ft. Min. Side Yard Setback 10 ft.	48.8 ft. 7.6 ft.		YES YES

building coverage total lot
portico = 144 sf
screened porch = 224 sf
cabana = 267 sf
pergola = 366 sf
s.steps = 96 sf
house = 1818 sf
r.steps = 80 sf
b.steps = 49 sf
garage = 368 sf
total = 3412 sf div.
23572 sf lot = 14.4 %

gross building area total lot
first floor = 1796 sf
second floor = 1773 sf
screened porch = 224 sf
cabana = 267 sf
attic = 607 sf
total = 4667 sf div.
23,572 sf lot = 19.7 %

imp. lot coverage total lot
above = 3412 sf
drive = 2960 sf
walk = 176 sf
wall = 14 sf
patio = 117 sf
patio = 11 sf
pool /hot / tub / ocoping = 824 sf
total = 7514 sf div.
23572 sf lot = 31.8 %

accry. gross building area total lot
garage = 368 sf
total = 368 sf div.
23572 sf lot = 1.5 %



2 V-1 SITE PLAN

SCALE: 1" = 10'-0"

SITE INFORMATION TAKEN FROM SURVEY DATED 5-10-2023 PREPARED BY CHRISTOPHER LANTELME, PE / PLS 39580

1-6-2025 ISSUED FOR DENIAL / VARIANCE
12-24-2024 ISSUED TO OWNER
DATE ISSUE

R D S ARCHITECTS
ROGER SCHLICHT ARCHITECT
58 Midwood Avenue, Allendale, New Jersey 07401
2 0 1 . 4 4 7 . 1 9 6 2

Roger D. Schlicht
NJ. Licence No. 09576

CROOK RESIDENCE

480 Beverly Road

Ridgewood, N.J.

DATE: 12-24-2024
SCALE: AS NOTED

ZONING DIAGRAMS
SITE PLAN
ZONING SCHEDULE

V-1