building coverage total lot
cvd. porch = 159 sf
house = 1235 sf
cvd. porch = 67 sf
cellar door = 23 sf
garage = 253 sf
total = 1737 sf div.
9,221 sf lot = 18.8 %

building coverage 140 ft. lot
cvd. porch = 159 sf
house = 1235 sf
cvd. porch = 67 sf
cellar door = 23 sf
total = 1484 sf div.
8,757 sf lot = 16.9 %

imp. lot coverage total lot
above = 1737 sf
drive = 887 sf
front walk = 263 sf
rear walk = 139
patio walk = 330 sf
total = 3356 sf div.
9,221 sf lot = 36.3 %

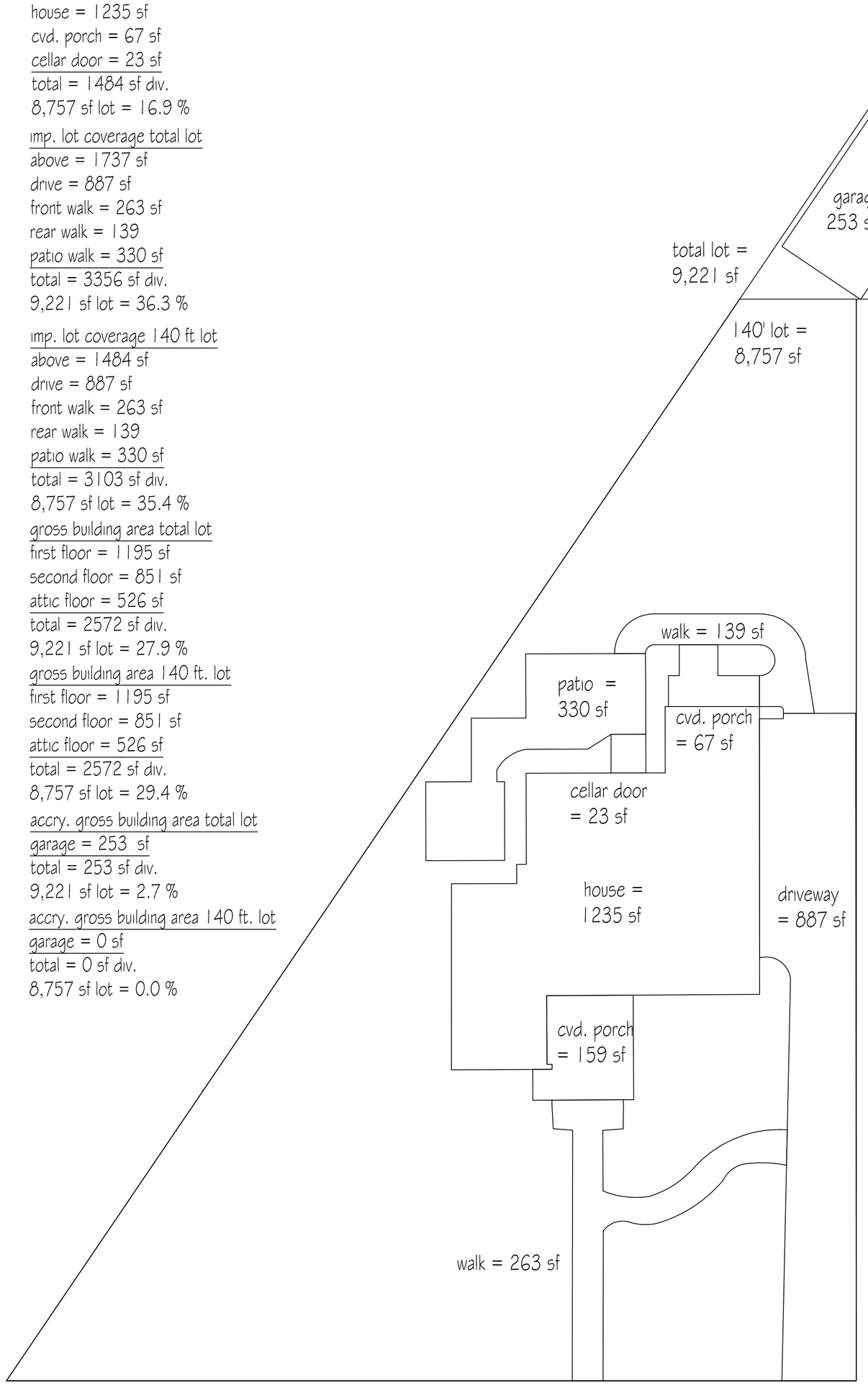
imp. lot coverage 140 ft lot
above = 1484 sf
drive = 887 sf
front walk = 263 sf
rear walk = 139
patio walk = 330 sf
total = 3103 sf div.
8,757 sf lot = 35.4 %

gross building area total lot
first floor = 1195 sf
second floor = 851 sf
attic floor = 526 sf
total = 2572 sf div.
9,221 sf lot = 27.9 %

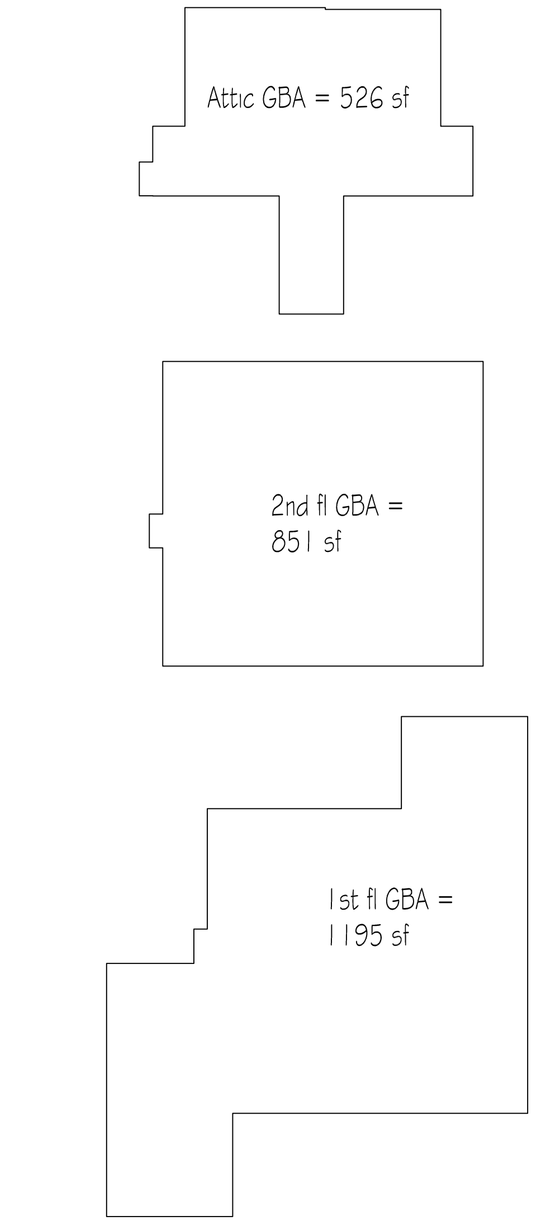
gross building area 140 ft. lot
first floor = 1195 sf
second floor = 851 sf
attic floor = 526 sf
total = 2572 sf div.
8,757 sf lot = 29.4 %

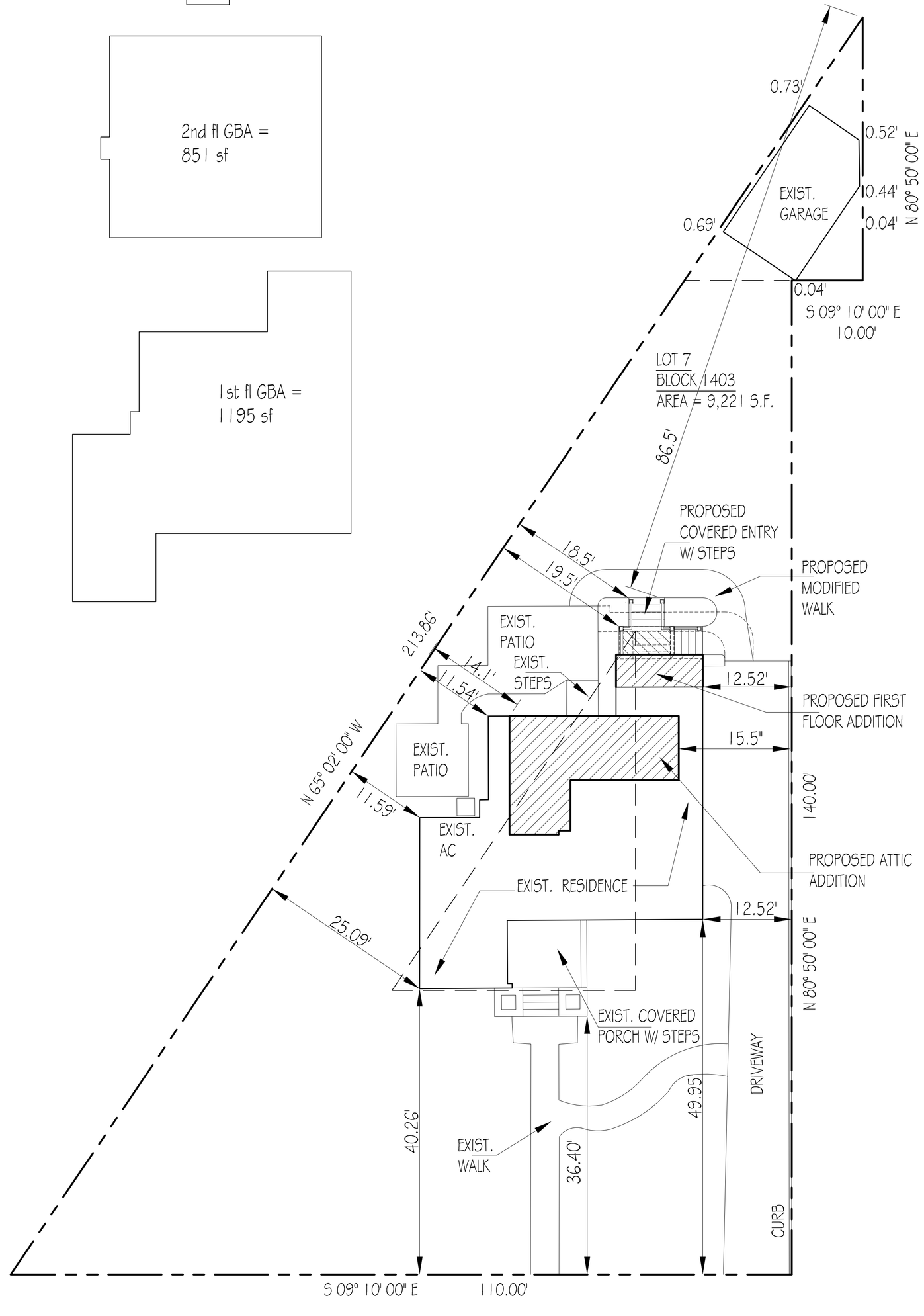
accry. gross building area total lot
garage = 253 sf
total = 253 sf div.
9,221 sf lot = 2.7 %

accry. gross building area 140 ft. lot
garage = 0 sf
total = 0 sf div.
8,757 sf lot = 0.0 %



1 V-1 ZONING DIAGRAMS
SCALE: NTS





HILLCREST (50') ROAD

2 V-1 SITE PLAN
SCALE: 1" = 10'-0"
SITE INFORMATION TAKEN FROM SURVEY DATED 2-7-2025 PREPARED
BY GB ENGINEERING - THOMAS STEARNS LIC. NO. GB40959

718 Hillcrest Road , Ridgewood, N J

Lot 7 **Block 1403** **R-1 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.	33.2 ft.	**33.0 ft.**	**YES**
Front Yard Setback	Min. 40 ft.	36.4 ft. Porch 40.2 ft. House	**61.9 ft.**	**NO**
Side Yard Setback	Min. 15 ft. 2/3 Bld. Ht. = 22.0 ft.	11.54 / 12.52 ft.	**14.1 / 12.52 ft.**	**YES**
	Both 33 % Lot = 27.3 ft.	24 ft.	**26.62 ft.**	**YES**
Rear Yard Setback	Min. 30 ft.	90.5 ft.	**86.5 ft.**	**NO**
Lot Area	Min.14,000 sf. First 140 ft.	9221 sf. 8757 sf.	**9221 sf.** **8757 sf.**	**NO-PE** **NO-PE**
Lot Width	Min. 80 ft.	110.0/ 0.0 ft.	**110.0 / 0.0 ft.**	**NO-PE**
	Min.100 ft. @ f.y.s.b.	82 ft.	**82 ft.**	**NO-PE**
Avg. Lot Width	Min. 100ft.	55.0 ft.	**55.0 ft.**	**NO-PE**
Lot Depth	Min. 120 ft.	213.86 /177 ft.	**213.86 / 177 ft.**	**NO**
Lot Coverage Lot Area	Max. 20 %	18.2 %	**18.8 %**	**NO**
	Max. 20 % First 140 ft.	16.3 %	**16.9%**	**NO**
Gross Building Area				
Prin. Bld.- Total Lot	34.0 % / 3360 s.f.	21.5% /1984 sf	**27.9 % / 2572 s.f.**	**NO**
Prin. Bld.- 140 ft. Lot	34.0 % / 3360 s.f.	22.6% /1984 sf.	**29.4 % / 2572 s.f.**	**NO**
Accry. Bld.- Total Lot	7.0 % / 682 s.f.	2.7 % / 253 sf	**No Change**	**NO**
Accry. Bld.- 140 ft. Lot	7.0 % / 682 s.f.	0 % / 0 s.f.	**No Change**	**NO**
Improved Lot Coverage	Max. 45 % Lot Area / 5600 sf	32.7% / 3016 sf	**36.3 % / 3356 sf**	**NO**
	Max. 45 % 1st 140 / 5600 sf	31.5 % / 2736 sf	**35.4 % / 3103 sf**	**NO**

DATE	ISSUE
3-13-2025	REV. - ISSUED FOR VARIANCE
1-24-2025	ISSUED FOR VARIANCE
12-15-2024	ISSUED FOR VARIANCE

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

WILSON RESIDENCE

718 Hillcrest Road

Ridgewood N.J.

DATE: 12-15-2024
SCALE: AS NOTED

ZONING DIAGRAMS
SITE PLAN
ZONING SCHEDULE

V-1