building coverage total lot
portico / steps = 429 sf
house = 1682
side porch = 272 sf
steps = 46 sf
garage = 453 sf
total = 2882 sf div.
23,047 sf lot = 12.5 %

building coverage 140 ft. lot
portico / steps = 429 sf
house = 1682
side porch = 272 sf
steps = 46 sf
garage = 25 sf
total = 2454 sf div.
14,000 sf lot = 17.5 %

imp. lot coverage total lot
above = 2882 sf
drive = 1642 sf
walk = 187 sf
pool = 573 sf
pool patio = 1026 sf
walk = 25 sf
ac's = 15 sf
ramp = 21 sf
patio= 88 sf
wall = 113 sf
steps = 22 sf
basketball court = 1335 sf
total = 7929 sf div.
23,047 sf lot = 34.4 %

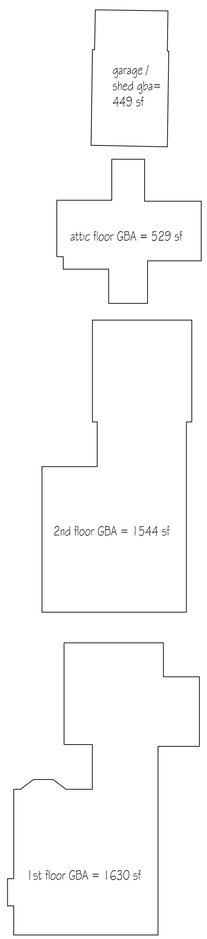
imp. lot coverage 140 ft lot
above = 2454 sf
drive = 1642 sf
walk = 187 sf
pool = 573 sf
pool patio = 1026 sf
walk = 25 sf
ac's = 15 sf
total = 5917 sf div.
14,000 sf lot = 42.2 %

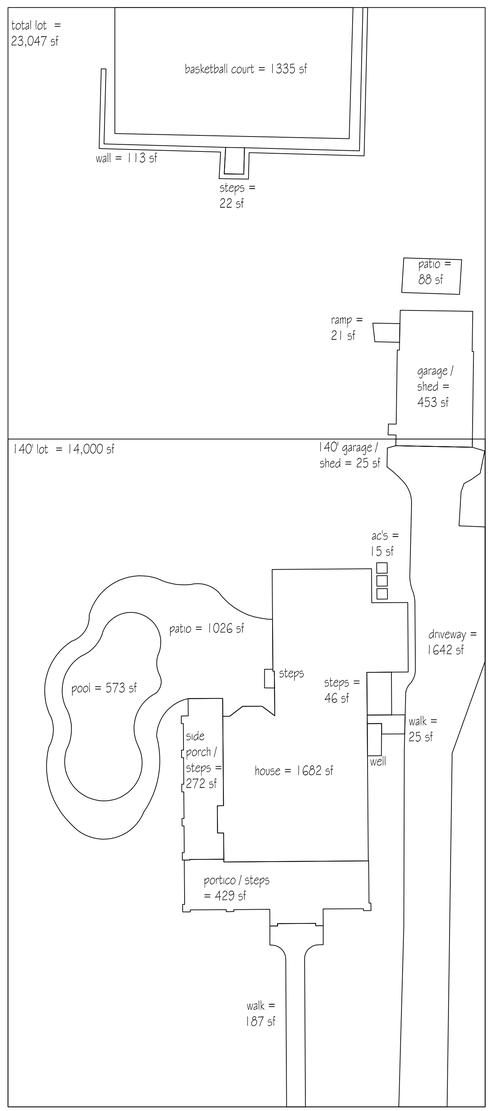
gross building area total lot
first floor = 1630 sf
second floor = 1544 sf
attic = 529
total = 3703 sf div.
23,047 sf lot = 16.0 %

gross building area 140 ft. lot
first floor = 1630 sf
second floor = 1544 sf
attic = 529
total = 3703 sf div.
14,000 sf lot = 26.4 %

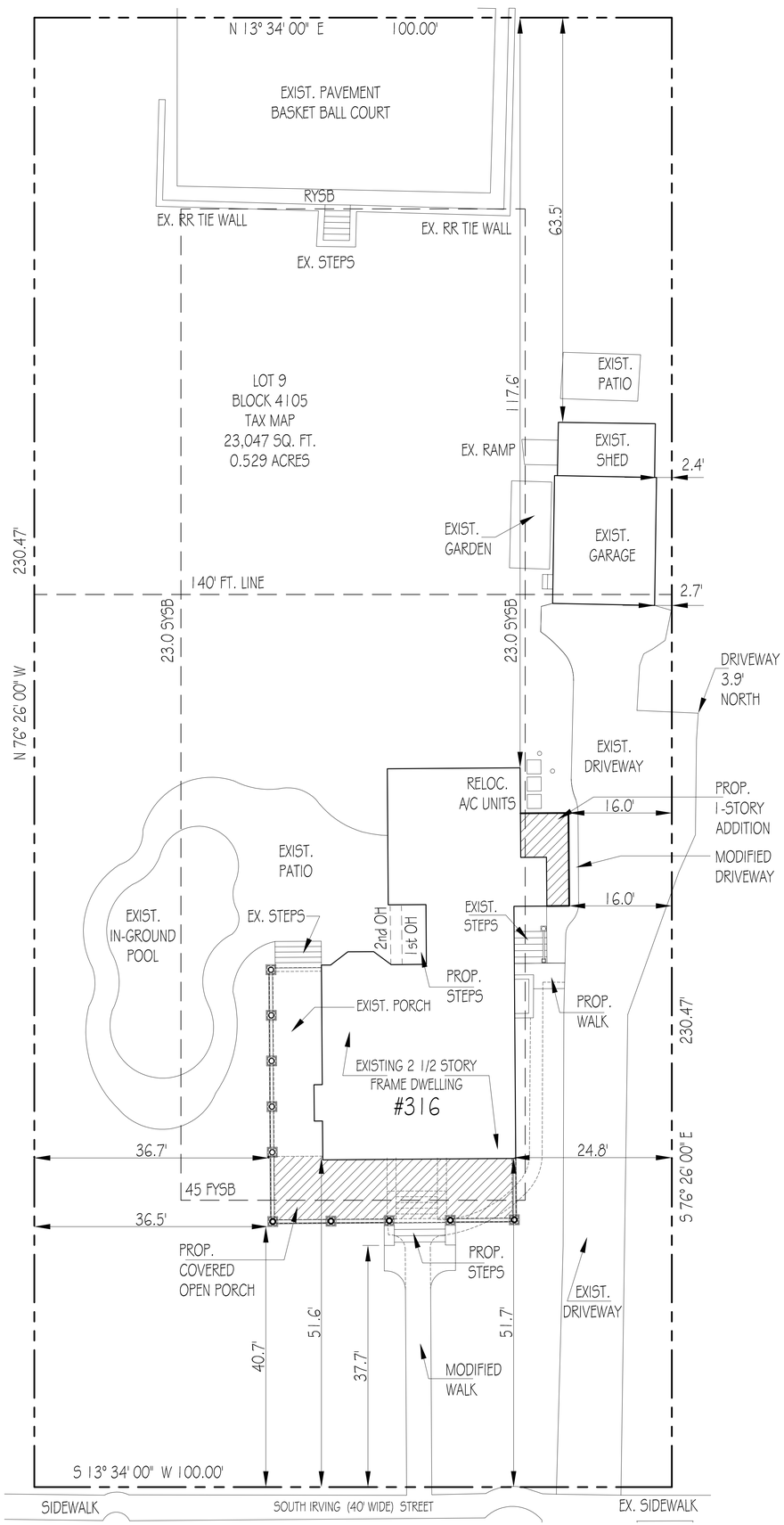
accry. gross building area total lot
garage = 453 sf
total = 453 sf div.
23,047 sf lot = 1.9 %

accry. gross building area 140 ft. lot
garage = 25 sf
total = 25 sf div.
14,000 sf lot = 0.0 %





1 V-1 ZONING DIAGRAMS
SCALE: NTS



2 V-1 SITE PLAN
SCALE: 1" =20-0"

SITE INFORMATION TAKEN FROM SURVEY DATED 2-7-2025
PREPARED BY DANIEL M. DUNN, PLS

316 South Irving Street, Ridgewood, N J

Lot 9 **Block 4105** **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.	± 34.5 ft.	**16.0 ft.**	NO
Front Yard Setback	Min. 45 ft.	51.6 ft. house 42.0 ft steps	**37.7 ft. steps** **40.7 ft. porch**	YES
Side Yard Setback	Min. 15 ft. 2/3 Bld. Ht. = 23.0 ft.	36.7 / 19.7 ft.	**36.5 / 16.0 ft.**	NO
	Both 33 % Lot = 33.3 ft.	56.4 ft.	**52.5 ft.**	NO
Rear Yard Setback	Min. 30 ft.	117.6 ft. house 63.5 ft. garage	**124.0 ft.**	NO
Lot Area	Min. 14,000 sf. First 140 ft.	23,047 sf. 14,000 sf.	**23,047 sf.** **14,000 sf.**	NO NO
Lot Width	Min. 80 ft.	100.0 ft.	**100.0 ft.**	NO
	Min. 100 ft. @ f.y.s.b.	100.0 ft.	**100.0 ft.**	NO
Avg. Lot Width	Min. 100ft.	100.0 ft.	**100.0 ft.**	NO
Lot Depth	Min. 120 ft.	230.47 / 230.47 ft.	**230.47 / 230.47 ft.**	NO
Lot Coverage Lot Area	Max. 20 %	10.6 %	**12.5 %**	NO
	Max. 20 % First 140 ft.	14.3 %	**17.5 %**	NO
Gross Building Area				
Prin. Bld.-Total Lot	24 % / 5000 s.f.	13.4 % / 3093 sf.	**16.0 % / 3703 s.f.**	NO
Prin. Bld.-140 ft. Lot	29 % / 4620 s.f.	22.0 % / 3093 s.f.	**26.4 % / 3703 s.f.**	NO
Accry. Bld.-Total Lot	5 % / 1000 s.f.	1.9 % / 453 s.f.	**no change**	NO
Accry. Bld.-140 ft. Lot	6 % / 962 s.f.	.2 % / 25 sf.	**no change**	NO
Improved Lot Coverage	Max. 40 % Lot Area / 8750 sf	32.7 % / 7554 sf	**34.4 % / 7929 sf**	NO
	Max. 40 % 1st 140 / 8750 sf	39.5 % / 5533 sf	**42.2 % / 5917 sf**	YES

3-13-2025	REV. ISSUED FOR VARIANCE
11-26-2024	ISSUED FOR VARIANCE
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

HLAVACEK RESIDENCE

316 South Irving St.

Ridgewood, N.J.

D A T E :	11-26-2024
S C A L E :	AS NOTED

SITE PLAN
ZONING DIAGRAMS
ZONING SCHEDULE

V-1