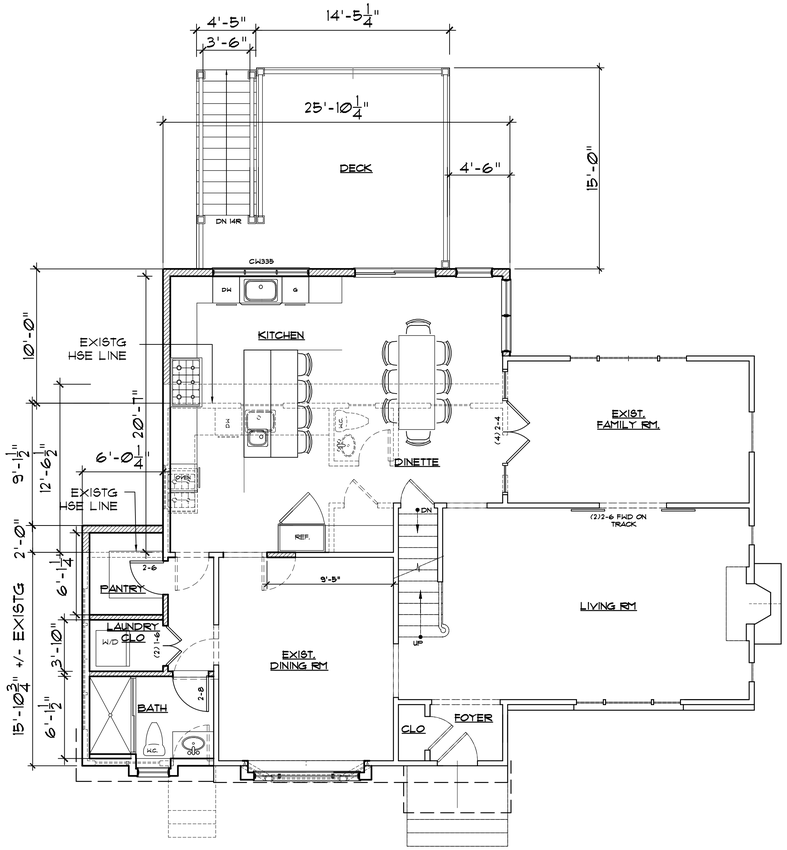
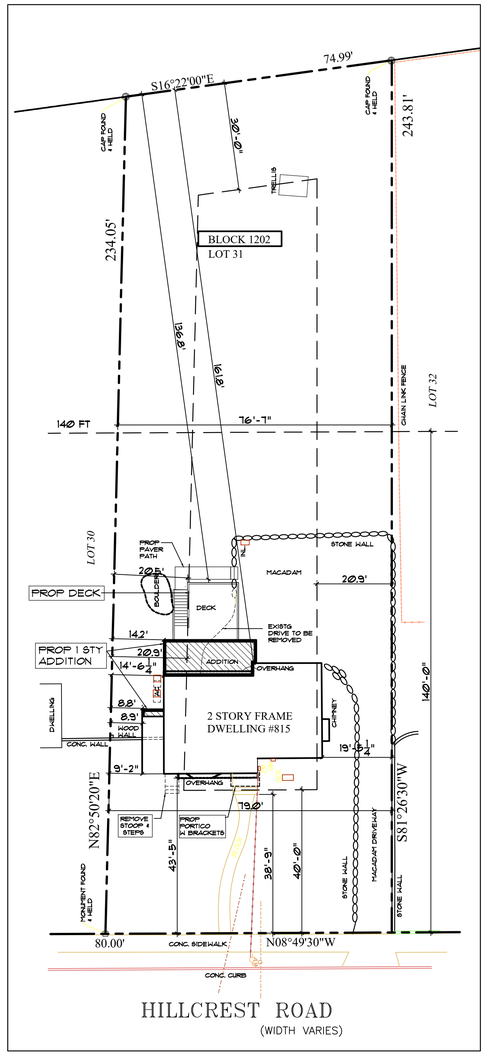


FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

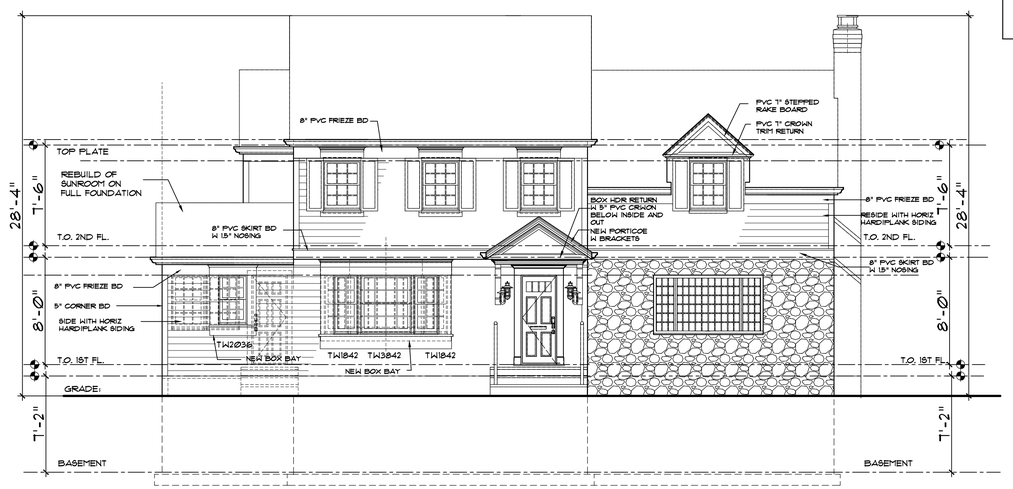


HILLCREST ROAD
(WIDTH VARIES)

PLOT PLAN

SCALE: 1" = 20'-0"

BASE SURVEY INFORMATION PREPARED BY:
AMPOL SURVEYING, LLC., 24 WOODLAND COURT, KINNELON, NJ.
DATE : 3-7-25



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING HT CALCULATION

FRONT AVG	28.3 FT
RIGHT AVG	31.5 FT
REAR AVG	34.8 FT
LEFT AVG	31.2 FT
(7) TOTAL	125.8 FT DIVIDE BY 4= 31.5 FT

PROPOSED RESIDENCE FOR:

ZYMARIS RESIDENCE

815 HILLCREST ROAD, RIDGEWOOD NJ

ZONING SCHEDULE

LOT: 31 BLOCK: 1202 TOWN OF RIDGEWOOD
ZONE: R-1 USE GROUP: R-5 CLASS: 3B

LOT SIZE	REQUIRED	EXISTING	
MINIMUM LOT AREA	14,000 S.F.	18,415 SF	
LOT AREA WITHIN 140.0'	N/A	10,965 S.F.	
MINIMUM LOT WIDTH	100' MIN. @ MIN. 40.0' F.Y.S.B.	79'	⁂
	80' MIN. WITHIN 140.0' OF F.L.L.	79'	⁂
MINIMUM AVAG LOT WIDTH	100 '	78 '	⁂
MINIMUM LOT DEPTH	120 '	238.9 '	

SETBACKS	MAX REQUIRED	EXISTING	PROPOSED	
FRONT YARD	40 FT	43.5 FT	NC/43.5 FT	
SIDE YARD (RIGHT) (1)	20.9 FT	19.5 FT	NC/ 19.5 FT	⁂
SIDE YARD (LEFT) (1)	20.9 FT	⁂ 8.9 FT	8.8 FT	⁂ V1
COMBINED SIDE YARD (2)	26 FT	28.4 FT	28.3 FT	
REAR YARD	30 FT	161.8 FT	136.8 FT	
BUILDING HEIGHT (MAX.)	30 FT 2 1/2 STYS	(7) 34.9 FT	NC/ 34.9 FT	
BUILDING COVERAGE	20% / 3683 S.F.	7.3 % / 1361 S.F.	10.3%/ 1896 S.F.	
MAXIMUM TOTAL BLDG. COVER W/IN 140'	20% / 2193 S.F.	12.4% / 1361 S.F.	17.3%/ 1361 S.F.	
IMPERVIOUS COVER BY IMPROVEMENTS	(5) 6966 SF	21% /3885 SF	23.3% /4296 SF	
IMPERV. COVER BY IMPRVEMNTS W/IN 140'	(6) 4,934 SF	35.4%/ 3,885 SF	39.2%/ 4296 SF	
MAX GROSS BUILDING AREA (3)	4620 SF	2,213 SF	2482 SF	
MAX GROSS BUILDING AREA WITHIN 140'	3180 SF	2,213 SF	2482 SF	
MAX GROSS BLDG AREA ACCESSORY	5%	NA	NA	
MAX GBA ACCESSORY W/IN 140 FT	5%	NA	NA	

COVERAGE BY ABOVE GRADE STRUCTURES

	EXISTG	EXIST W/IN140	ADDED	PROP TOTAL	WITH-IN 140.0'
GROUND FLR FOOTPRINT	1297 SF	1297 SF	269 SF	1566 SF	1566 SF
STEPS & STOOPS	64 SF	64 SF	-19 SF	45 SF	45 SF
COV PORCHES	NA	NA			
GARAGE	NA	NA			
TOTAL	1361 SF	1361 SF	535 SF	1896 SF	1896 SF

IMPROVEMENT COVERAGE BREAKDOWN

	EXISTG	EXIST W/IN140	ADDED	PROP TOTAL	WITH-IN 140.0'
BUILDING COVER	1361 SF	1361 SF	535 SF	1896 SF	1896 SF
DRIVEWAY	2378 SF	2378 SF	-189 SF	2189 SF	2189 SF
WALKS	130 SF	130 SF	65 SF	195 SF	195 SF
A/C PADS	16 SF	16 SF	Ø SF	16 SF	16 SF
PATIO	Ø SF	Ø SF	Ø SF	Ø SF	Ø SF
TOTAL	3885 SF	3885 SF	411 SF	4296 SF	4296 SF

GROSS BULDG AREA

FLOOR	EXISTING	ADDED	TOTAL	WITH-IN 140.0'
FIRST FLOOR	1297 FT	269 FT	1896 FT	1896 FT
SECOND FLOOR	916 FT	Ø FT	916 FT	916 FT
ATTIC @ 7'-Ø"				
TOTAL GBA	2213 FT	269 FT	2482 FT	2482 FT
(GARAGE-DETACHED)				
VOLUME				

(1) SIDE YARD SETBACK BASED ON 2/3 RDS BLDG HT OR 15 FT (GREATEST)= (31.5' HT) x .666 or 2/3rds = 20.9 FT

(2) COMBINED SIDE YARD SETBACK IS BASED ON 33% OF LOT WIDTH= .33 X 79 FT= 26 FT

(3) MAX GBA FOR LOTS 14,000- 19,249 SF = 29 %/ OR 4620= 29 % X 18,415= 5340 SFLESSER OF = 4620 SF)

(4) MAX GBA W/IN 140 FT FOR LOTS 14,000- 19,249 SF = 29 %/ OR 4620= 29 X 10,965= 5340 SF (LESSER OF = 3180 SF)

(5) IMPROVED COVER for lots 14,000- 24,999 SF= 40% BUT NOT ABOVE 8750 SF= .4 X 18,415 = 6966 SF

(6) IMPROVED COVER W/IN 140' for lots Ø- 13,999 sf= 45% BUT NOT ABOVE 8750 = .45 X 10,965 = 4934 SF

(7) BLDG HT CALCULATION- SEE SHT A-V

⁂ EXIST. NON CONFORMING
1. RIGHT SIDE SETBACK - NO CHANGE
1. LEFT SIDE SETBACK- VARIANCE REQUESTED

V VARIANCES REQUESTED

V1 LEFT SIDE YARD SETBACK - REQUIRED IS 20.9', EXISTING IS 8.9', PROPOSED IS 8.8'
11.7 FT OVER, CHANGE OF Ø.1 FT (EXISTING NON CONFORMING CONDITION)

PETER B. COOPER & ASSOCIATES
ARCHITECTS & LANDSCAPE ARCHITECTS
14 OVERBROOK STREET, RAMSEY, NJ 07446
TEL: 201-512-1146 FAX: 201-783-8299
PETER@PETERCOOPERARCHITECTS.COM

PROJECT DESCRIPTION:

THIS PROJECT INVOLVES A ONE STORY ADDITION TO THE REAR TO PROVIDE ENLARGED KITCHEN/BREAKFAST AREA, THE REBUILD OF THE EXISTING STUDY (CONVERTED TO UTILITY SPACE) TO THE LEFT WITH SMALL ENLARGEMENT, AND RELATED RENOVATIONS TO THE EXISTING AS INDICATED.

PROPRIETARY NOTE:
IT IS A VIOLATION OF NJS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER OR CHANGE ANY ITEM ON THESE PLANS. THE INFORMATION AND DRAWINGS HEREIN ARE OF PROPRIETARY NATURE ARE FOR USE BY OUR CLIENTS ONLY, ON THIS SITE ONLY, AND NOT TO BE USED FOR ANY OTHER PURPOSE OTHER THAN THIS LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF PETER COOPER.

PROJECT:
JON & GENNY ZYMARIS RESIDENCE
815 HILLCREST ROAD
RIDGEWOOD
NJ 07450

NO.	DATE	REVISION

ISSUED:	7-11-25
ISSUED FOR VARIANCE	7-28-25
ISSUED FOR PERMIT:	
DRAWN BY:	PBC
CHECKED BY:	PBC
SCALE:	AS NOTED
PROJECT #:	25-01

DRAWING:
PLOT PLAN, ZONING DATA, FIRST FLR PLAN FRONT ELEVATION

PETER B. COOPER
ARCHITECT
NJRA #12111
NYRA #026190

T-1