

**PETER B. COOPER
& ASSOCIATES**

ARCHITECTS & LANDSCAPE ARCHITECTS
14 OVERBROOK STREET, RAMSEY, NJ 07446
TEL: 201-512-1146 FAX: 201-783-8299
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PROJECT DESCRIPTION:

THIS APPLICATION FOR VARIANCE IS AN ADDENDUM TO THE APPROVED APPLICATION PREVIOUSLY SUBMITTED 10-16-23 (THE PROJECT IS UNDER CONSTRUCTION AND THE APPLICATION PROPOSES THE FOLLOWING:

1. REBUILD SMALLER GARAGE AT REAR CENTER OF PROPERTY
2. BUILD NEW POOL AT REAR RIGHT CORNER OF PROPERTY

VARIANCES REQUESTED
1. POOL LOCATED @ 7' SETBACK FROM SIDE AND REAR YARDS

THE APPROVED VARIANCES INVOLVED A TWO STORY ADDITION AT REAR TO PROVIDE FAMILY ROOM AND MASTER SUITE ABOVE.

- VARIANCES APPROVED AS NOTED
1. FRONT SIDE YARD SETBACK (HOUSE ADDITION)
 2. PATIO LOCATED IN FRONT YARD

PROPRIETARY NOTE:
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PROJECT:
**MICHAEL & CAITLIN
LICARE
RESIDENCE**

153 JOHN STREET
RIDGWOOD
NJ 07450

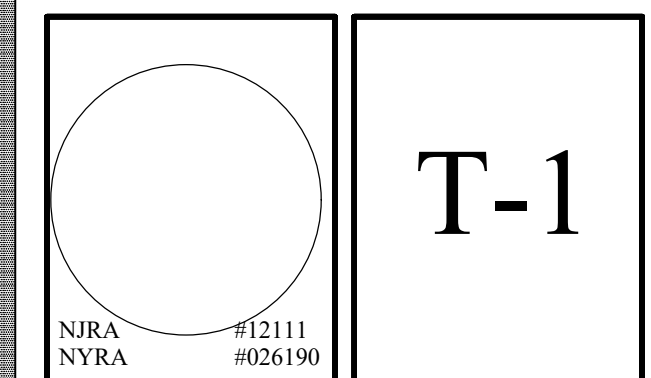
NO.	DATE	REVISION
△	9-5-25	VAR FOR POOL & GARAGE/CABANA

ISSUED: 6-26-25
ISSUED FOR ADDED VAR: 6-26-25
APPROVED VARIANCES: 7-9-24
ISSUED FOR PERMIT: 10-9-24

DRAWN/CHECKED BY: PBC
SCALE: AS NOTED
PROJECT #: 23-02

DRAWING:
**PLOT PLAN, ZONING
DATA, NOTES**

**PETER B. COOPER
ARCHITECT**



PROPOSED ADDITION FOR:
LICARE RESIDENCE

153 JOHN STREET, RIDGWOOD NJ

ZONING SCHEDULE

LOT: 1 BLOCK: 3407 TOWN OF RIDGWOOD, BERGEN COUNTY
ZONE: R-2 USE GROUP: R-5 CLASS: 5B

LOT SIZE	REQUIRED	EXISTING
MINIMUM LOT AREA	10,500 SF	12,175 FT
LOT AREA WITHIN 140'	N/A	11,376 SF
MINIMUM LOT WIDTH	75' MIN. F.Y.S.B.	83' @ F.Y.S.B.
MINIMUM AVG LOT WIDTH		
MINIMUM LOT DEPTH	120'	

SETBACKS	MAX REQUIRED	EXISTING	PROPOSED
FRONT YARD	40 FT	51.1 FT	N/C 51.1 FT
FRONT/SIDE YD SETBACK	45 FT	△ 20.2 FT	20.2 FT/ 30.9
SIDE YARD (RIGHT)	10 FT	15.8 FT	11.6 FT
MIN TOTAL BOTH SIDE YARD SETBACKS	40 FT	NA	NA
REAR YARD	30 FT	67.5 FT	45.1 FT
ACCESSORY BLDG REAR YARD SB	5 FT	△ 2.4 FT	5 FT
ACCESSORY BLDG SIDE YARD SB	5 FT	△ 2.2 FT	41.5 FT
ACCESSORY BLDG FRONT YARD SB	20 FT	58.5'	20.2 FT
ACCESSORY BLDG HEIGHT	15 FT	NA	15 FT
BUILDING HEIGHT (MAX.)	30 FT / 2 1/2 STORIES	29.5 FT	29.5 FT/ N.C.
BUILDING COVERAGE	20% / 2435 SF.	13.1% / 1606 SF.	18.5% / 2254 SF.
BUILDING COVERAGE WITH-IN 140 FT	20% / 2275 SF.	12.7% / 1456 SF.	18.9% / 2158 SF.
COVERAGE BY IMPROVEMENTS	45% / 5479 SF	29.1% / 3555 SF.	33.2% / 4052 SF.
COVERAGE BY IMPROVEMENTS W/IN 140 FT	45% / 5119 SF	24.7% / 2809 SF.	32.2% / 3666 SF.
MAX GROSS BUILDING AREA	32% / 3896 SF	13.9% / 1699 SF.	25.5% / 3112 SF.
MAX GBA WITH-IN 140 FT	32% / 3640 SF.	14.9% / 1699 SF.	27.3% / 3112 SF.
MAX GBA ACCESSORY	5% / 608 SF.	3.1% / 374 SF.	2.8% / 347 SF.
MAX GBA ACCESSORY W/IN 140 FT	5% / 569 SF	1.9% / 224 SF.	2.1% / 243 SF.
POOL SETBACKS (REAR/SIDE)	① 10 FT/ 10 FT	NA	② 7 FT/ 7 FT

CALCULATION BREAKDOWN

COVERAGE BY ABOVE GRADE STRUCTURES					
	EXISTG	EXIST w/IN 140'	ADDED	PROP TOTAL	WITH-IN 140'
GROUND FLR FOOTPRINT	1023 SF	1023 SF	635 SF	1658 SF	1658 SF
COV PORCHES & STEPS	148 SF	148 SF	93 SF	241 SF	241 SF
STOOP & STEPS & BILCO	61 SF	61 SF	-47 SF	14 SF	14 SF
DETACHED GARAGE	374 SF	224 SF	-27 SF	347 SF	243 SF
TOTAL	1606 SF.	1456 SF.	660 SF.	2266 SF.	2162 SF.

IMPROVEMENT COVERAGE BREAKDOWN					
	EXISTG	EXIST w/IN 140'	ADDED	PROP TOTAL	WITH-IN 140'
BUILDING COVER	1606 SF.	1456 SF.	660 SF.	2266 SF.	2162 SF.
DRIVEWAY	1044 SF	608 SF	- 665 SF	379 SF	201 SF
PATIO	232 SF	232 SF	347 SF	579 SF	545 SF
WALKS	673 SF	673 SF	-243 SF	430 SF	430 SF
A/C PADS & GEN	0 SF	0 SF	31 SF	31 SF	31 SF
POOL			367 SF	367 SF	297 SF
TOTAL	3555 SF.	2969 SF.	497 SF	4052 SF	3666 SF

GROSS BULDG AREA				
FLOOR	EXISTING	ADDED	TOTAL	WITH-IN 140'
FIRST FLOOR	1023 SF	635 SF	1658 SF	1658 SF
SECOND FLOOR	676 SF	718 SF	1454 SF	1454 SF
TOTAL GBA	1699 SF.	1413 SF.	3112 SF.	3112 SF.
VOLUME		22,814 CF		

NOTES

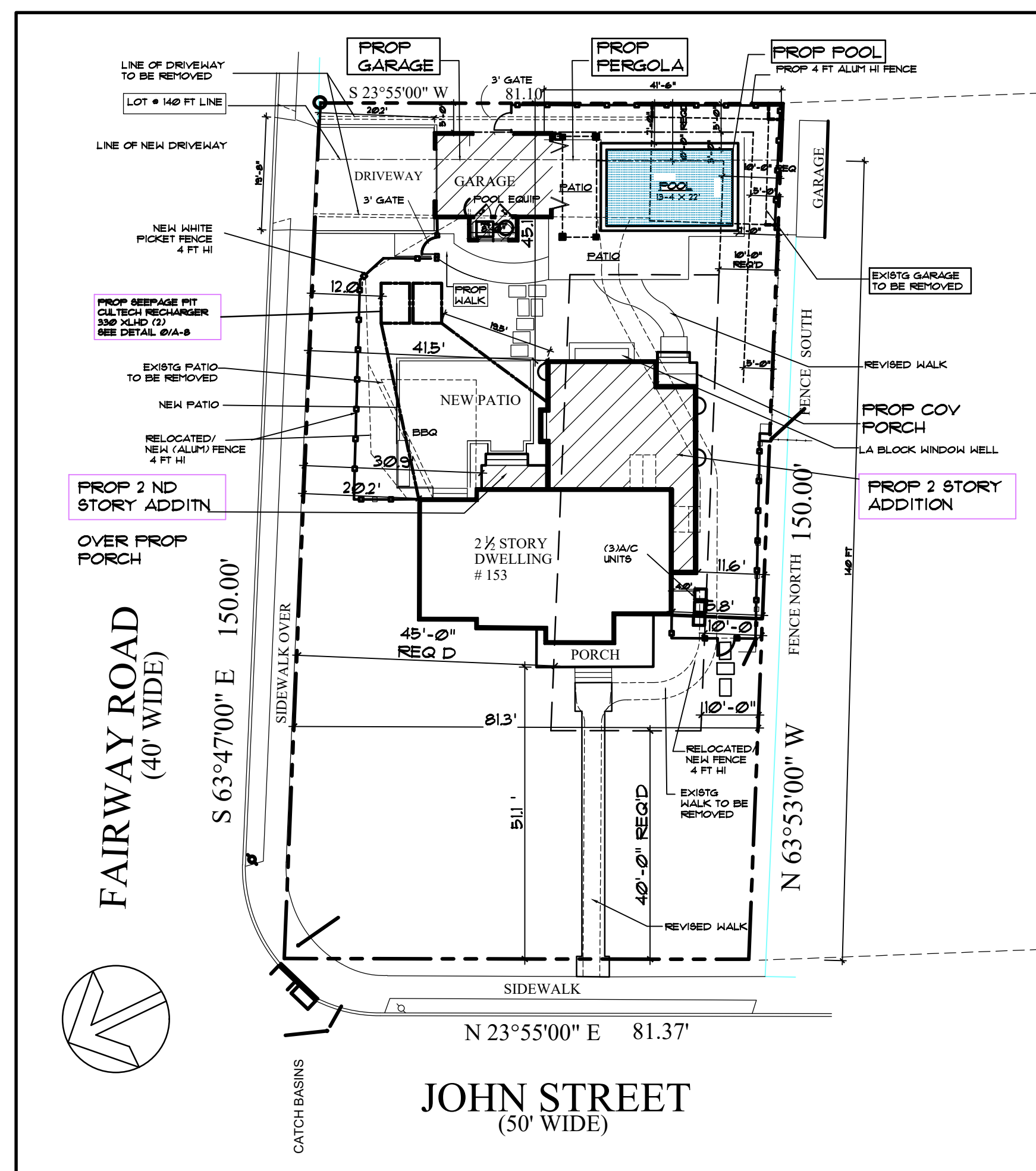
- △ EXISTING NON CONFORMING CONDITION
- ① REQUIRED SET BACK - TAKEN TO THE POOL PAVEMENT SURROUND
- ② PROPOSED SET BACK TAKEN TO THE POOL COPING
- V VARIANCES REQUESTED
- V1 REQUIRED POOL SETBACK IS 10 FT, PROVIDED IS 7 FT (TAKEN TO POOL COPING)

VA VARIANCES APPROVED (2) (RESOLUTION GRANTED 7-9-24)

VA FRONT SIDE YARD SETBACK (FAIRWAY ROAD) REQUIRED = 45 FT, EXISTING = 20.2 FT, APPROVED = 20.2 FT (APPROVED 30.9 FT TO THE ADDITION)

△ THIS FRONT SIDE YR IS A EXISTING NON CONFORMING CONDITION. (45 FT - 20.2 FT EXISTG) THE EXISTING IS 24.9 FT OVER

VA PATIO NOT PERMITTED IN THE FRONT YARD - APPROVED

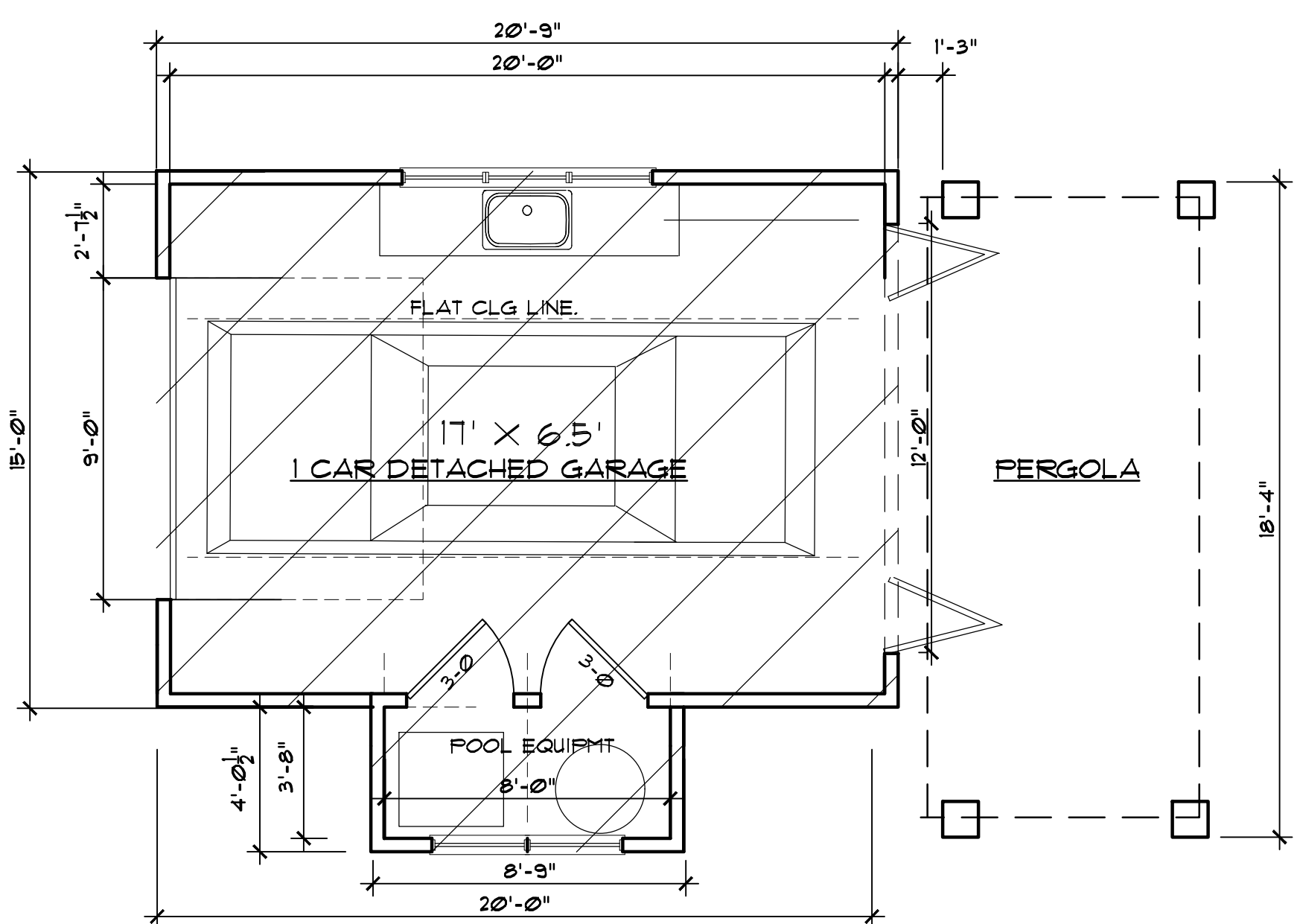


PLOT PLAN

SCALE: 1" = 20'-0"

BASE SURVEY INFORMATION PREPARED BY:
DAN DUNN, SURVEYING, WALDWICK
DATE: 3-14-23

CALCULATED SOIL MOVEMENT 6111 CU FT / 226 CU YDS



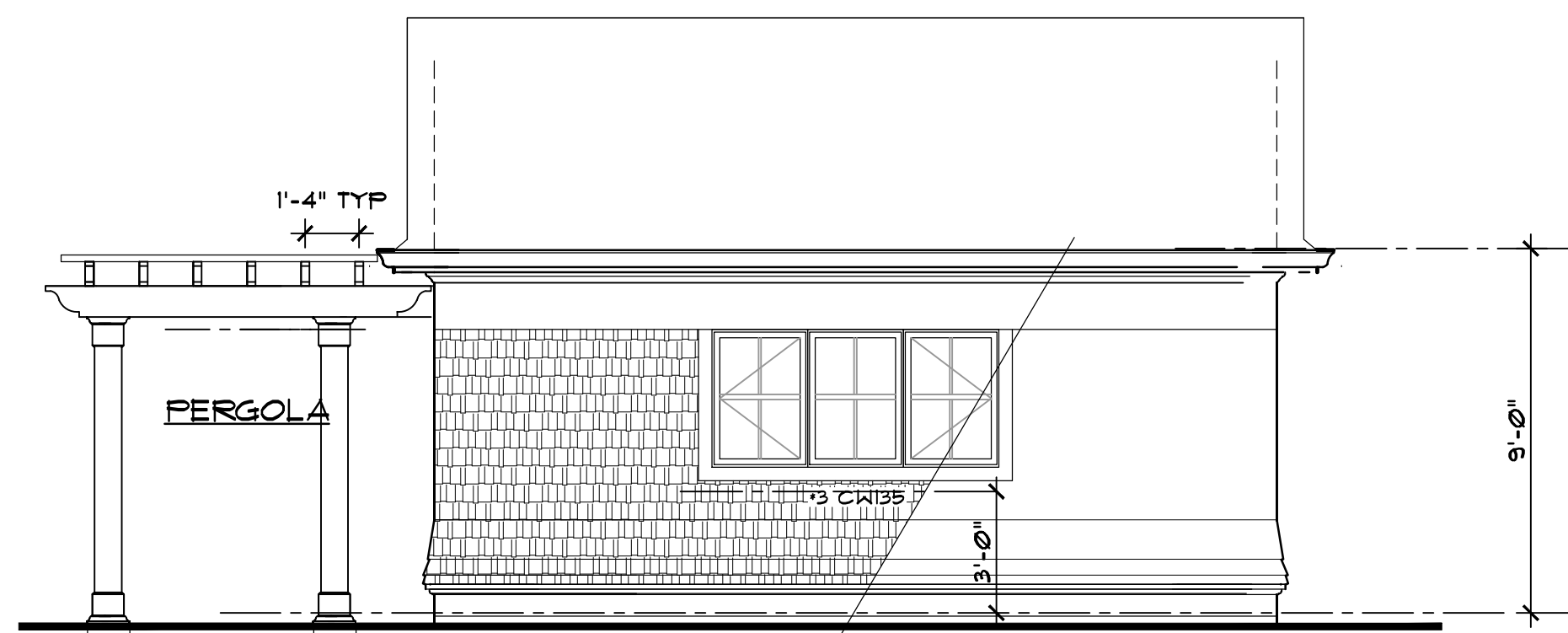
FLOOR PLAN

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



FRONT ELEVATION

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



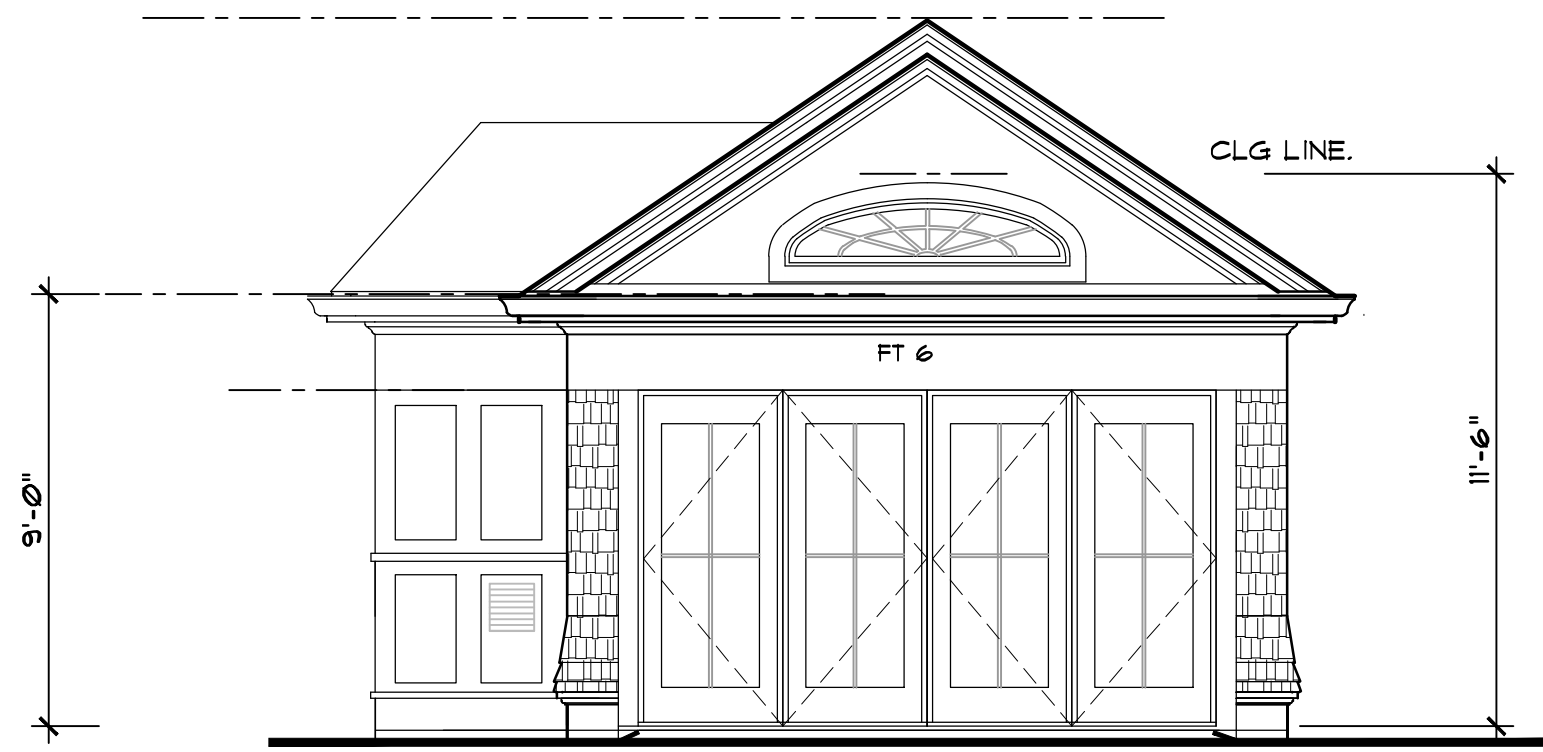
LEFT ELEVATION

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



RIGHT SIDE ELEVATION

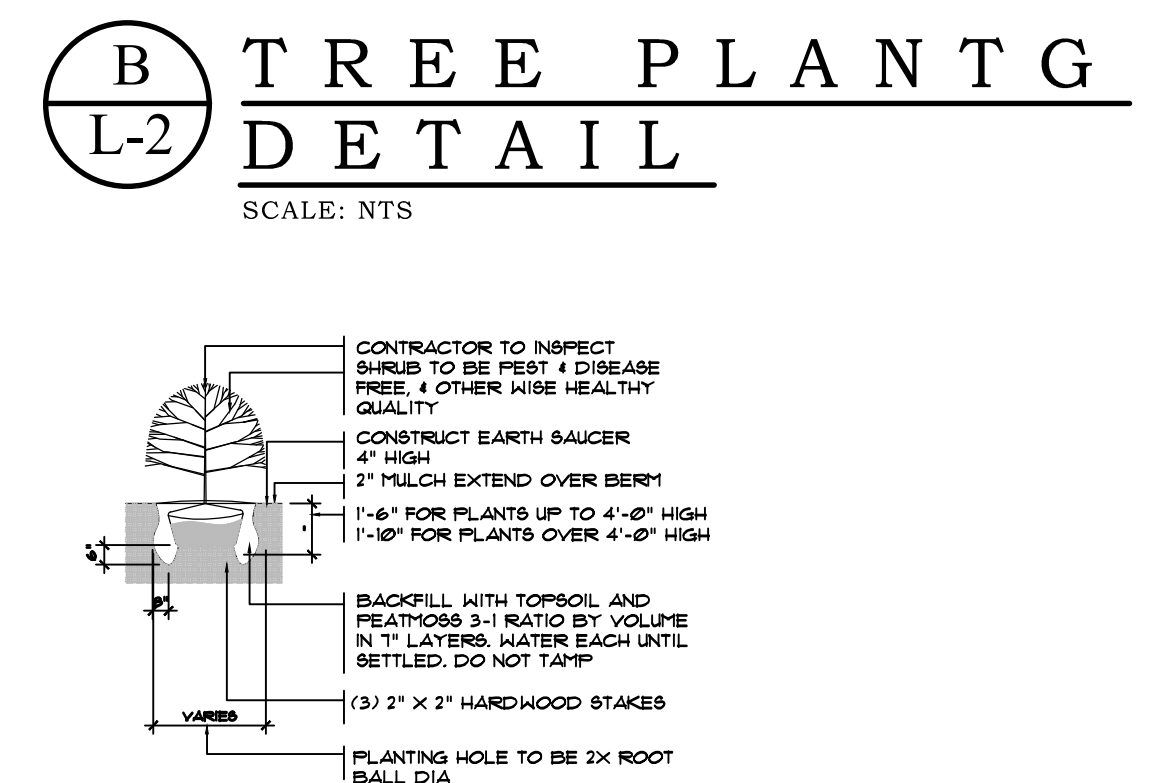
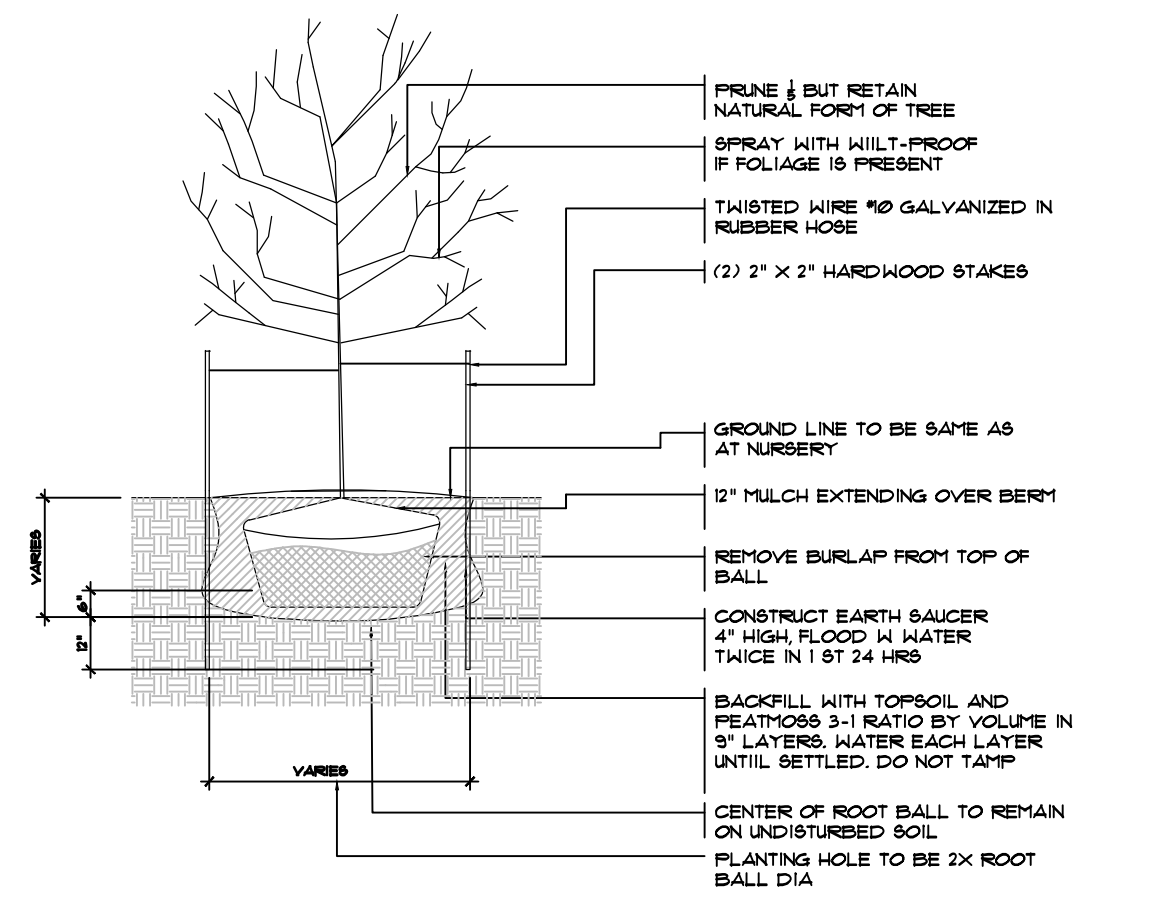
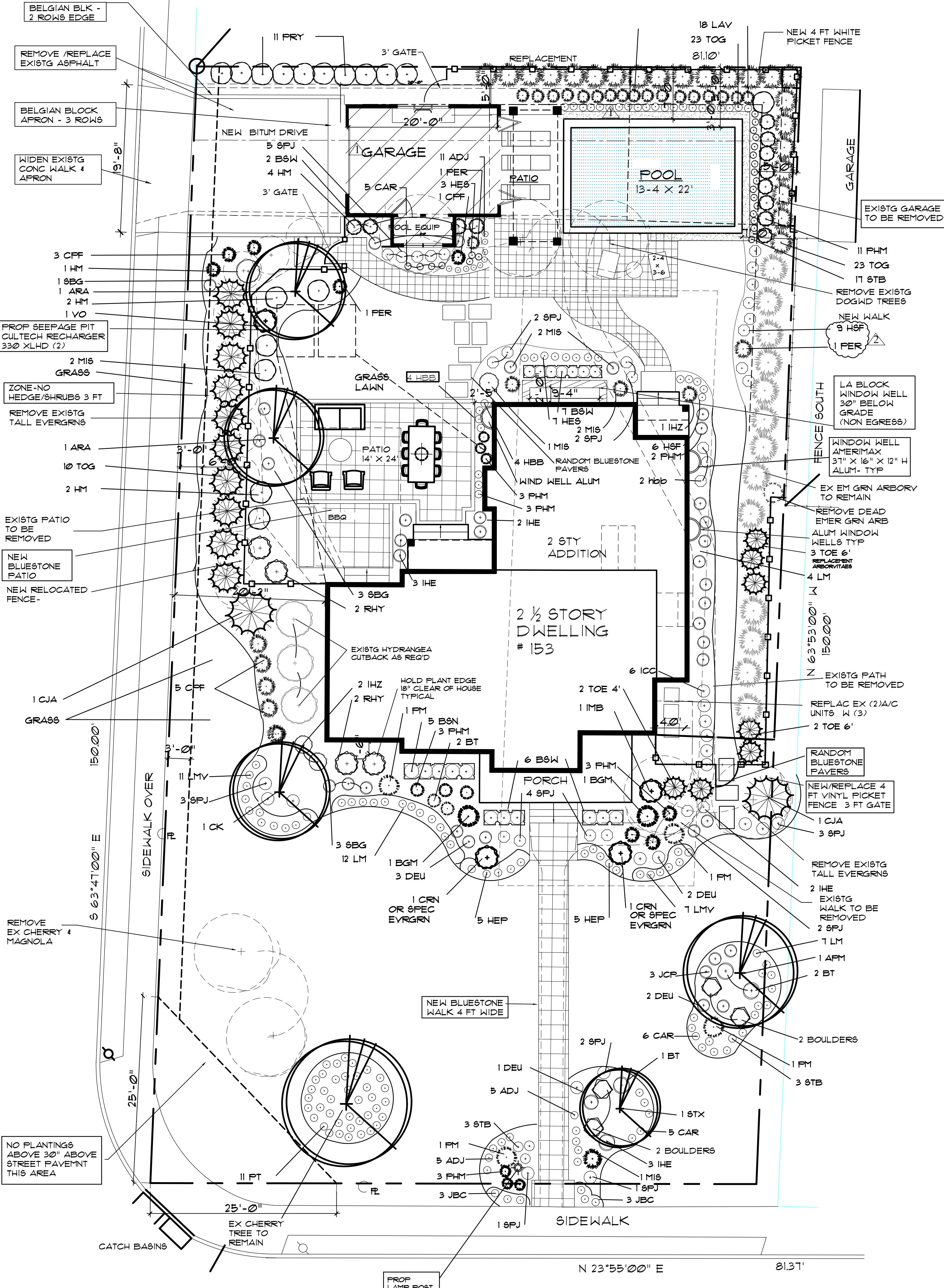
SCALE: 1/4" = 1'-0"



REAR / POOL ELEVATION

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

FAIRWAY ROAD (40' WIDE)

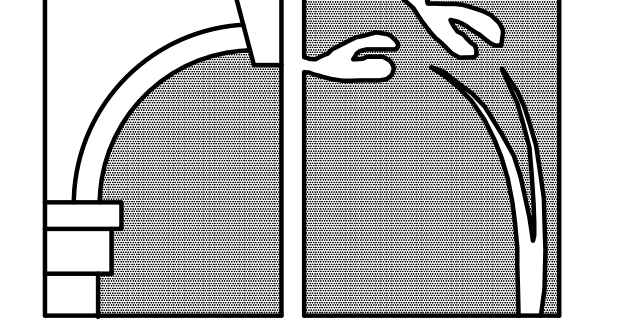


GENERAL NOTES

- FIRE CONSTRUCTION**
 - CONTRACTOR TO LAY OUT HARDSCAPE CONSTRUCTION WITH SPRAY PAINT AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF ANY BASE OR PAVING.
 - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AND MUNICIPALITY OF ANY DEAD TREES TO BE REMOVED, NOT NOTED ON ENGINEERING OR LA PLANS PRIOR TO REMOVAL, AND OBTAIN PERMITS FOR SAME.
- PLANTING NOTES**
 - CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL SHOWN IN THE PLAN AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
 - ALL PLANT MATERIAL SHALL BE VIGOROUS, FREE FROM INJURY OR DEFECTS, DISEASE FREE, AND REPRESENTATIVE OF THEIR TRUE SPECIES. SUBSTITUTION ALLOWED WITH THE CONSENT OF LANDSCAPE ARCHITECT ONLY.
 - THE PLAN ASSUMES REASONABLE ACCURACY WITH REGARD TO PLANT QUANTITIES. ALL PARTIES RECOGNIZE THAT AVAILABILITY AND SITE CONDITIONS MAY REQUIRE ADJUSTMENTS DURING CONSTRUCTION WITH PLANT QTY'S. CONTRACTOR'S BID TO BE STRUCTURED ACCORDINGLY.
 - BID TO INCLUDE TOPSOIL AND SEEDING OF ALL DISTURBED GRASSED AREAS.
 - CONTRACTOR TO PROVIDE 6" INCHES OF TOPSOIL FOR ALL PLANTING AREAS. TOP SOIL TO BE SANDY LOAM FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL. SOIL TO BE 5% ORGANIC MATERIAL, FH 5.0-6.5.
 - SHRUB AND GROUND COVER TO RECEIVE 2" INCH THICK TOP DRESS OF DOUBLE GROUND HARDWOOD MULCH.
 - CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. ALL B & B MATERIAL IS TO HAVE BALL/PLANT SIZE RELATIONSHIP AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - CONTRACTOR TO CONTACT ARCHITECT PRIOR TO PLANT INSTALL TO VERIFY PLANT SET UP. CONTRACTOR TO NOTIFY ARCHITECT ON WEEK IN ADVANCE OF PLANTING SCHEDULE.
 - ARCHITECT RETAINS RIGHT TO REJECT PLANT MATERIAL OF SUB STANDARD QUALITY. CONTRACTOR TO PROVIDE ALLOWANCE IN BID FOR TIME TO OBTAIN SUBSTITUTIONS AND ONE ADDED DELIVERY.
 - THE OWNER ACCEPTS THAT NO PLANT IS DEER PROOF. IF DEER BROWSING BECOMES AN ISSUE PROTECTIVE MEASURES SHALL BE EMPLOYED. THE LANDSCAPE ARCHITECT ACCEPTS NO LIABILITY TO LOSS OF PLANTS ACCORDINGLY.

LIST OF PLANT MATERIALS

Code	Botanical Name	Common Name	Size	Quantity
APM	Acer Palmatum Atropurpureum	Redleaf Japanese Maple	7-8' H	1
ARA	Acer Rubrum "Arnstrong"	Armstrong Red Maple	2-2 1/2" c	2
ADJ	Ajuga Reptans 'Burgandy Glow'	Bugleweed	1 Qt.	10
BT	Berberis Thun. Atro. 'Rosy Glow'	Rosy Glow Barberry	2 Gal.	5
BSW	Buxus Koreana Wintergem"	Wintergem Boxwood	5 Gal.	13
BGM	Buxus "Green Mountain"	Vertical Boxwood	4-5'	2
BSN	Buxus Sempervirens	New Gen Boxwood	24/30"	5
CAR	Carex Siderostica 'Variegata'	18' Japanese Sedge	1 Gal	11
CPF	Chamaecyparis pisifera "Filifera aurea"	Goldthread false cypress	3 Gal	8
CK	Cornus Kousa	Kousa Dogwood	6/7'	1
CRN	Cryptomeria globosa nana	Dwarf Cryptomeria	5 Gal	2
CJA	Cryptomeria Japonica 'Angelica'	Angelica Cryptomeria	8-10'	2
DEU	Deutzia Gracilis 'Nikko'	Dwarf Slender Deutzia	2 Gal	8
HSF	Hosta Sieboliana "Francis Williams"	Hosta "Francis Williams"	1 Gal	19
HEP	Heuchera Americana Palace	Purple Purple Leaf Heuchera	1 Gal	10
HBB	Hosta Sieb. Bressingham Blue"	36 Large Blue Textured Hosta"	1 Gal	11
HM	Hydrangea Macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	3 Gal.	12
IHE	Ilex Crenata 'Helleri'	Ilex Helleri	2 Gal.	10
IHZ	Ilex Crenata 'Hetzi'	Dwarf Hetzi Ilex	18/24"	3
ICC	Ilex X Mes. 'Blue Girl'/'Blue Boy'	'Blue Girl'/'Blue Boy' Holly	30-36"	6
IMB	Ilex X Meserveae	Blue Maid Holly	4-5'	1
JCP	Juniperus Chin Procumbens Nana	Dwarf Procumbens Juniper	2 Gal.	6
JBC	Juniperus Horiz. Blue Rug	Blue Rug Juniper	2 Gal.	6
LM	Liriope Muscari	Lily Turf	1 Gal	23
LMV	Liriope Muscari 'Variegata'	Variegated Liriope	1 Gal	18
MIS	Miscanthus Pampas Grass	Pampas Grass	5 Gal.	6
PT	Pachysandra Terminalis	Pachysandra	Per Fl	11
PHM	Pennisetum Alopecuroides Hameln	Dwarf Fountain Grass	1 Gal	16
PER	Pennisetum alopec. "Cassian"	Rose Fountain Grass	1 Gal	2
PGC	Picea Pungens 'Glauca Globosa'	Blue Globe Spruce	18-24"	1
PM	Pinus Mugo	Mugo Pine	3 Gal.	4
PRY	Prunus Laur. Otto Luyken	Otto Luyken Schip Laurel	3-4'	16
RHY	Rhododendrons Hybrid	Hybrid Rhodo-Chinoides, Roseum,	24-30"	4
SBP	Spiraea Japonica 'Little Princess'	Compact Spiraea	2 Gal	8
SBG	Spiraea X Bumalda 'Goldflame'	Goldflame Spiraea	2 Gal	9
STB	Stachys Byzantina	Lamb's Ear	1 Gal	6
STX	Styrax Japonica	Japanese Snowbell	6-7'	1
TOE	Thuja Occidentalis 'Emerald Green'	Emerald Green Arborvitae	4-5'	2
TOG	Thuja Occidentalis 'Emerald Green'	Emerald Green Arborvitae	5-6'	5
TOG	Thuja standishii x plicata "Green Giant"	Green Giant Arborvitae	5-6'	11



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PROJECT DESCRIPTION:
FULL YARD LANDSCAPE PLAN:
NEW WALKS, DRIVE, CURBING, PATIO,
FENCING, AS SHOWN

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MICHAEL & CAITLIN LICARE RESIDENCE

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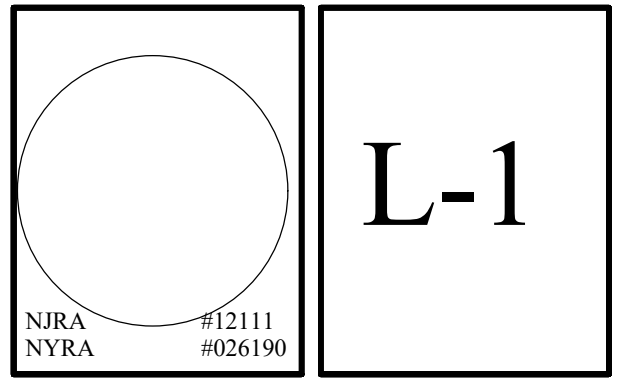
NO.	DATE	REVISION
1	6-2-25	REVISION
2	7-29-25	REVISION

ISSUED: 8-15-24
ISSUED FOR VARIANCE: 10-16-23
ISSUED FOR ADDED VAR: 6-16-25

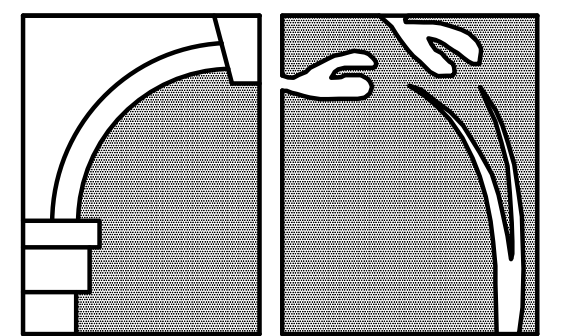
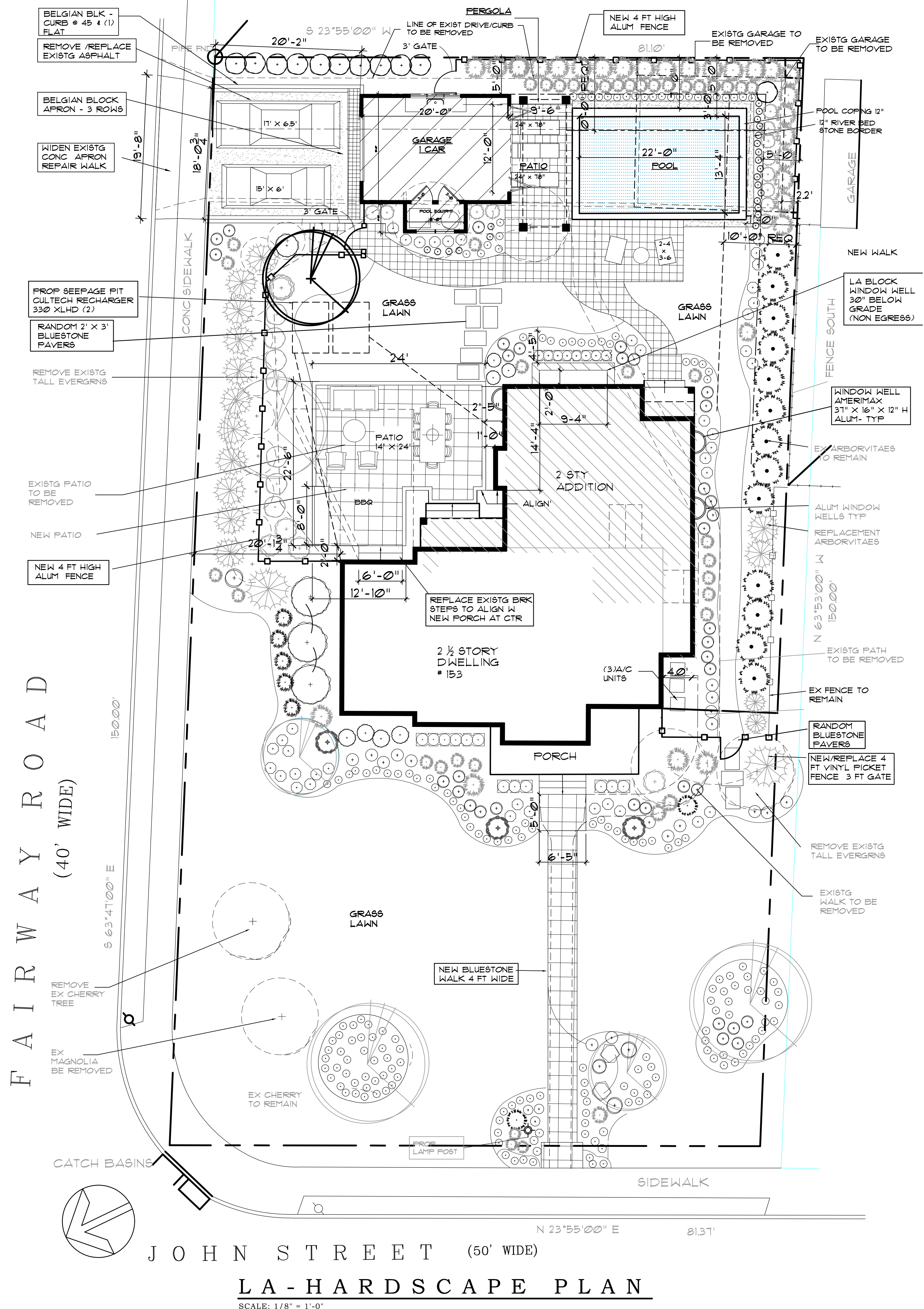
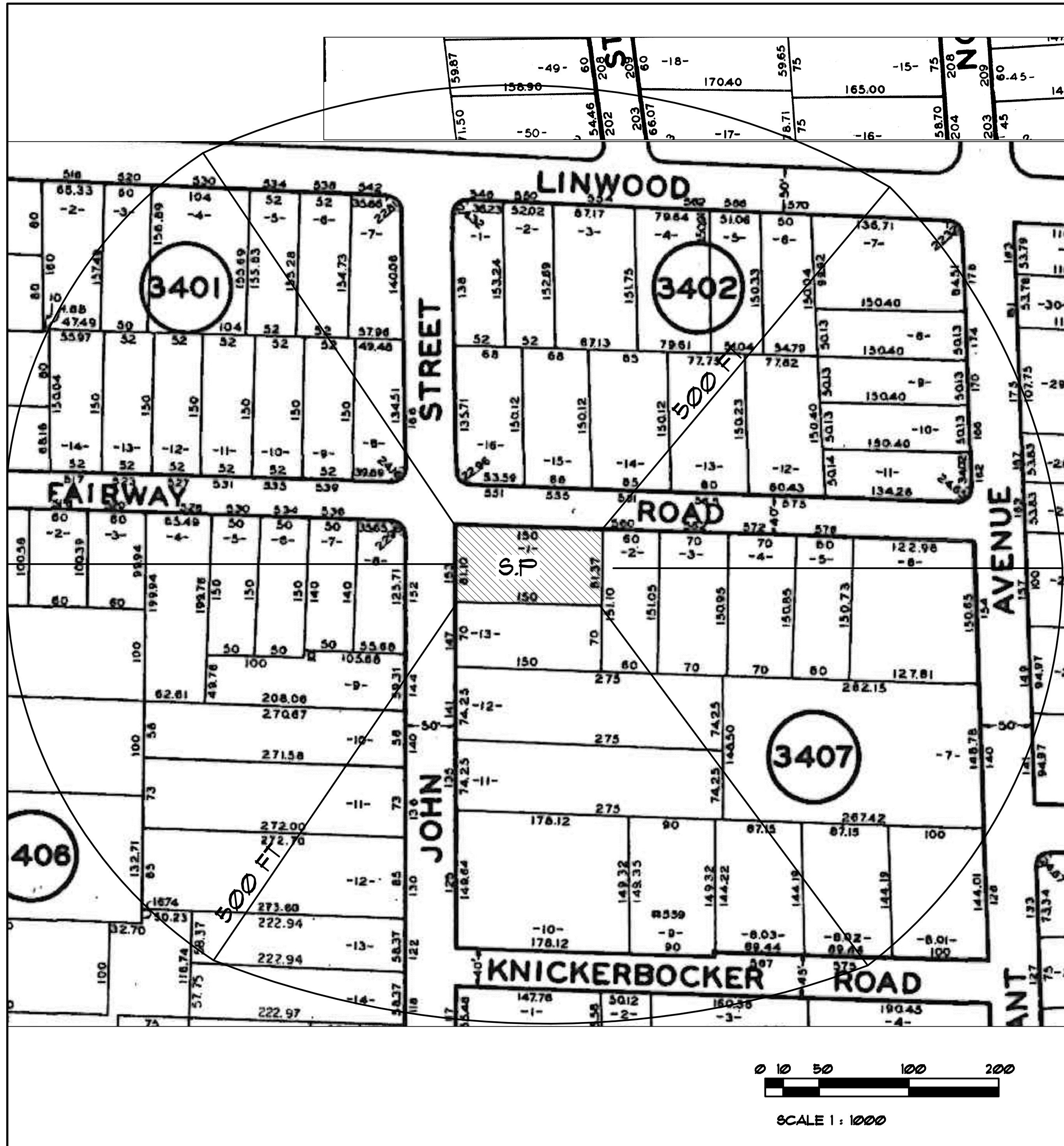
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CHECKED BY: PBC
SCALE: AS NOTED
PROJECT #: 24-18
DRAWING:

LANDSCAPE PLANTING PLAN

PETER B. COOPER ARCHITECT



L-1



PETER B. COOPER & ASSOCIATES

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PROJECT:
MICHAEL & CAITLIN LICARE RESIDENCE

153 JOHN STREET
RIDGWOOD
NJ 07450

NO.	DATE	REVISION
△	8-8-25	Area Location Map

ISSUED: 8-15-24
ISSUED FOR 1 ST VARIANCE: 10-16-23
ISSUED FOR ADDED VAR: 6-24-25
DRAWN BY: PBC
CHECKED BY: PBC
SCALE: AS NOTED
PROJECT #: 24-18
DRAWING:

LA- HARDSCAPE PLAN.
AREA LOCATION MAP

PETER B. COOPER ARCHITECT

NIRA #12111
NYRA #026190

L-2