building coverage total lot
front porch / steps = 305 sf
house = 1743 sf
cvd porch / steps = 506 sf
garage = 676 sf
total = 3230 sf div.
13,103 sf lot = 24.6 %

building coverage 140 ft. lot
front porch / steps = 305 sf
house = 1743 sf
cvd porch / steps = 506 sf
total = 2554 sf div.
10,500 sf lot = 24.3 %

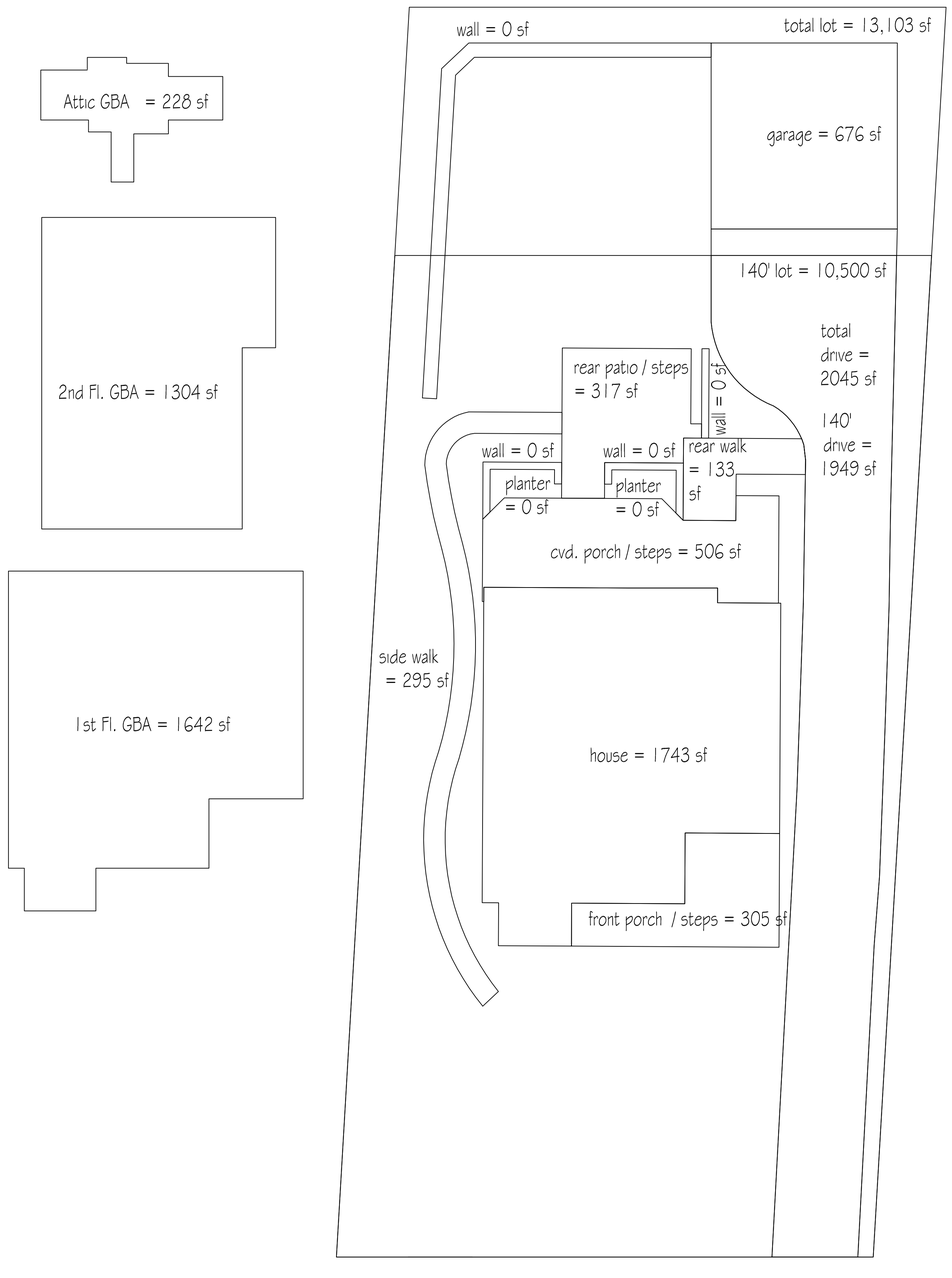
gross building area total lot
first floor = 1642 sf
second floor = 1304 sf
attic = 228 sf
total = 3174 sf div.
13,103 sf lot = 24.2 %

gross building area 140 ft. lot
first floor = 1642 sf
second floor = 1304 sf
attic = 228 sf
total = 3174 sf div.
10,500 sf lot = 30.2 %

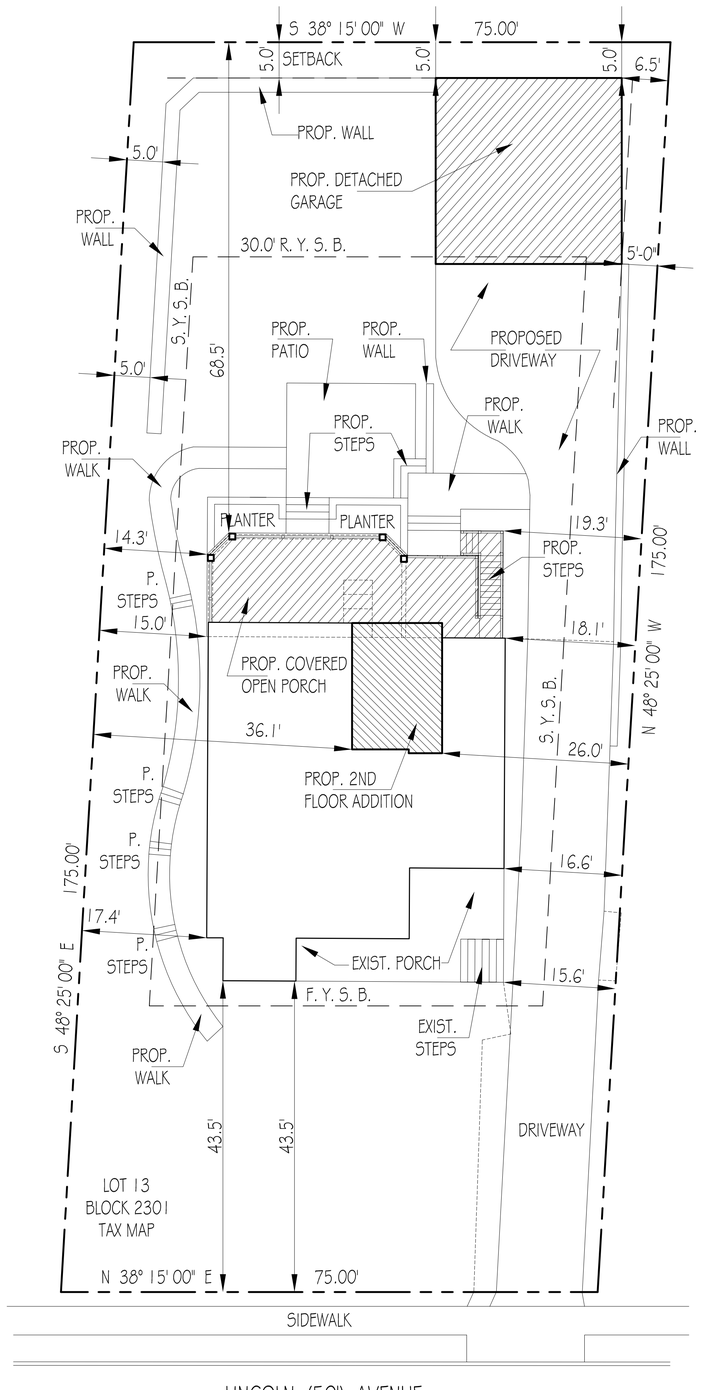
imp. lot coverage total lot
above = 3230 sf
drive = 2045 sf
side walk = 295 sf
rear walk = 133 sf
rear patio / steps = 317 sf
total = 6020 sf div.
13,103 sf lot = 45.9 %

imp. lot coverage 140 ft lot
above = 2554 sf
drive = 1949 sf
side walk = 295 sf
rear walk = 133 sf
rear patio / steps = 317 sf
total = 5248 sf div.
10,500 sf lot = 49.9 %

accry. gross building area total lot



1 EX-1 ZONING DIAGRAM
SCALE: 1/4" = 1'-0"



2 V-1 SITE PLAN
SCALE: 1/4" = 1'-0"

SITE INFORMATION TAKEN FROM SURVEY DATED 4-1-2025 PREPARED BY SCHMIDT SURVEYING ANDREW A SCHMIDT, PE / PLS

179 Lincoln Ave, Ridgewood, N J

Lot 13 Block 2301 R-2 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.	36.0 ft. House	**32.0 ft. House**	YES
Front Yard Setback	Min. 40 ft.	43.5 ft.	**No Change**	NO
Side Yard Setback	Min. 10 ft.	15.0 ft. / 15.6 ft.	**14.3 ft. / 18.1 ft.**	NO
	Both 33 % Lot = 25.0 ft.	30.6 ft.	**32.4 ft.**	NO
Rear Yard Setback	Min. 30 ft.	81.0 ft.	**68.5 ft.**	NO
Lot Area	Min.10,500 sf. First 140 ft.	13,103 sf. 10,500 sf.	**13,103 sf.** **10,500 sf.**	NO NO
Lot Width	Min. 75 ft.	75 ft.	**75 ft.**	NO
	Min. 60 ft.	75 ft.	**75 ft.**	NO
Avg. Lot Width	Min. 75 ft.	75 ft.	**75 ft.**	NO
Lot Depth	Min. 120 ft.	175 ft.	**175 ft.**	NO
Lot Coverage	Max. 20 % Lot Area	15.4 %	**24.6 %**	YES
	Max. 20 % First 140ft.	19.2 %	**24.3 %**	YES
Gross Building Area				
Prin. Bld.- Total Lot	32 % / 4060 sf.	22.5 % / 2949 sf.	**24.2 % / 3174 sf.**	NO
Prin. Bld.- 140 ft.	32 % / 4060 sf.	28.1 % / 2949 sf.	**30.2 % / 3174 sf.**	NO
Accsry. Bld.- Total Lot	6.5 % / 840 sf.	0 % / 0 sf.	**5.1 % / 676 sf.**	NO
Accsry. Bld.- 140 ft.	6.5 % / 840 sf.	0 % / 0 sf.	**0 % / 0 sf.**	NO
Improved Lot Coverage	Max. 45 % Lot Area / 5600 sf.	26.0 % 3411 sf.	**45.9 % 6020 sf.**	YES
	Max. 45 % First 140 / 5600 sf.	32.4 % 3411 sf.	**49.9 % 5248 sf.**	YES
Garage				
Height	Max. 15 ft.	---	**17.5 ft.**	YES
Side Yard Setback	Min. 5 ft.	---	**5.0 ft.**	NO
Rear Yard Setback	Min. 5 ft.	---	**5.0 ft.**	NO

7-24-2025 ISSUED FOR VARIANCE
6-26-2025 ISSUED FOR OWNER'S REVIEW
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

SEITTER RESIDENCE

179 Lincoln Avenue

Ridgewood, N.J.

DATE: 6-26-2025
SCALE: AS NOTED

ZONING DIAGRAM
SITE PLAN
ZONING SCHEDULE

V-1