

- Legend**
- BUILDABLE AREA
 - NEW SECOND FLOOR
 - NEW FIRST FLOOR

R-1 - ADDITIONS TO EXG SINGLE FAMILY DWELLING

122 Cottage Palce Block 2011 / Lot 6

Site	Required	Actual	Proposed	
Area	14,000	23,553	23,553	EXG C
Area (140)	100	14,580	14,580	EXG C
Frontage	120	103'	103'	EXG C
Depth	30	210'	210'	EXG C
Building Hgt	30	30'	30'	EXG C
Front Yd	45	60.25'	60.25'	NEW C
Each Side Yd	15	33.75'/12.8'	33.75'/12.8'	EXG / NEW NC
Both Side Yds	30	46.30'	46.30'	EXG C
Side Yd from Bldg Hgt	21.44	33.75'/12.8'	33.75'/12.8'	EXG / NEW NC
Rear Yd	30	103.66'	103.66'	EXG C

ABOVE GRADE STRUCTURES	Required	Actual	Proposed	
Above Grade Coverage (140)	20%	16.97%	17.42%	NEW C
Above Grade Coverage (Entire Site)	20%	13.21%	13.53%	NEW C

ALL IMPROVEMENTS	Required	Actual	Proposed	
All Improvements Coverage (140)	40%	33.92%	34.45%	EXG C
All Improvements Coverage (Entire site)	40%	28.65%	28.97%	EXG C

GROSS BLDG AREA	Required	Actual	Proposed	
Principal Bldg (140)	29%	19.67%	24.56%	NEW C
Principal Building	24%	12.17%	15.20%	NEW C
Accessory	5%	2.75%	2.75%	EXG C

ABOVE GRADE STRUCTURE TAKEOFF

House	1788	1788
Front Porch	612	612
Sloops	37	37
Equip	27	27
New Rear Porch	77	77
TOTAL (140)	2464	2541
Garage (beyond 140)	648	648
TOTAL (entire site)	3112	3189

ALL IMPROVEMENTS TAKEOFF

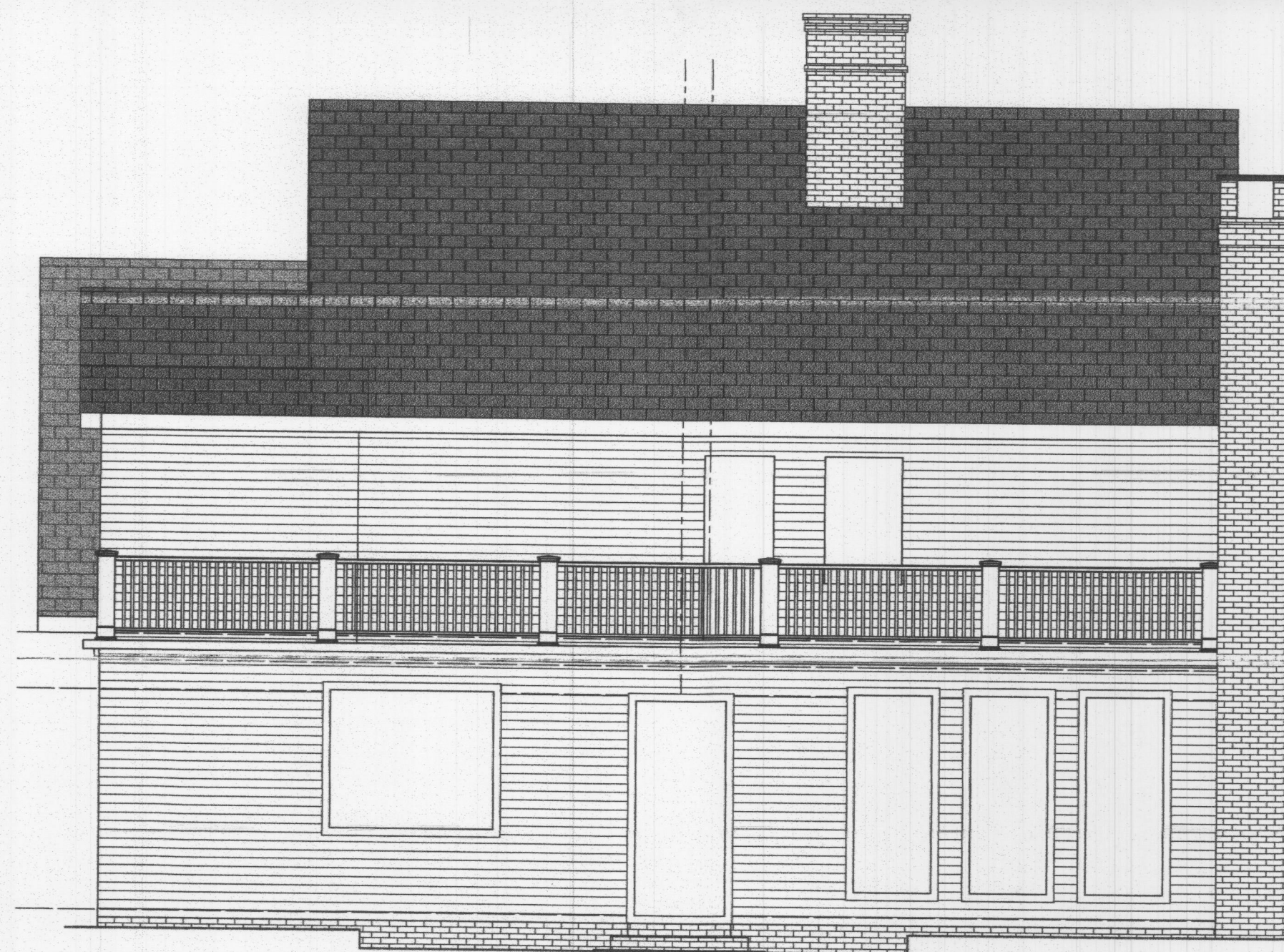
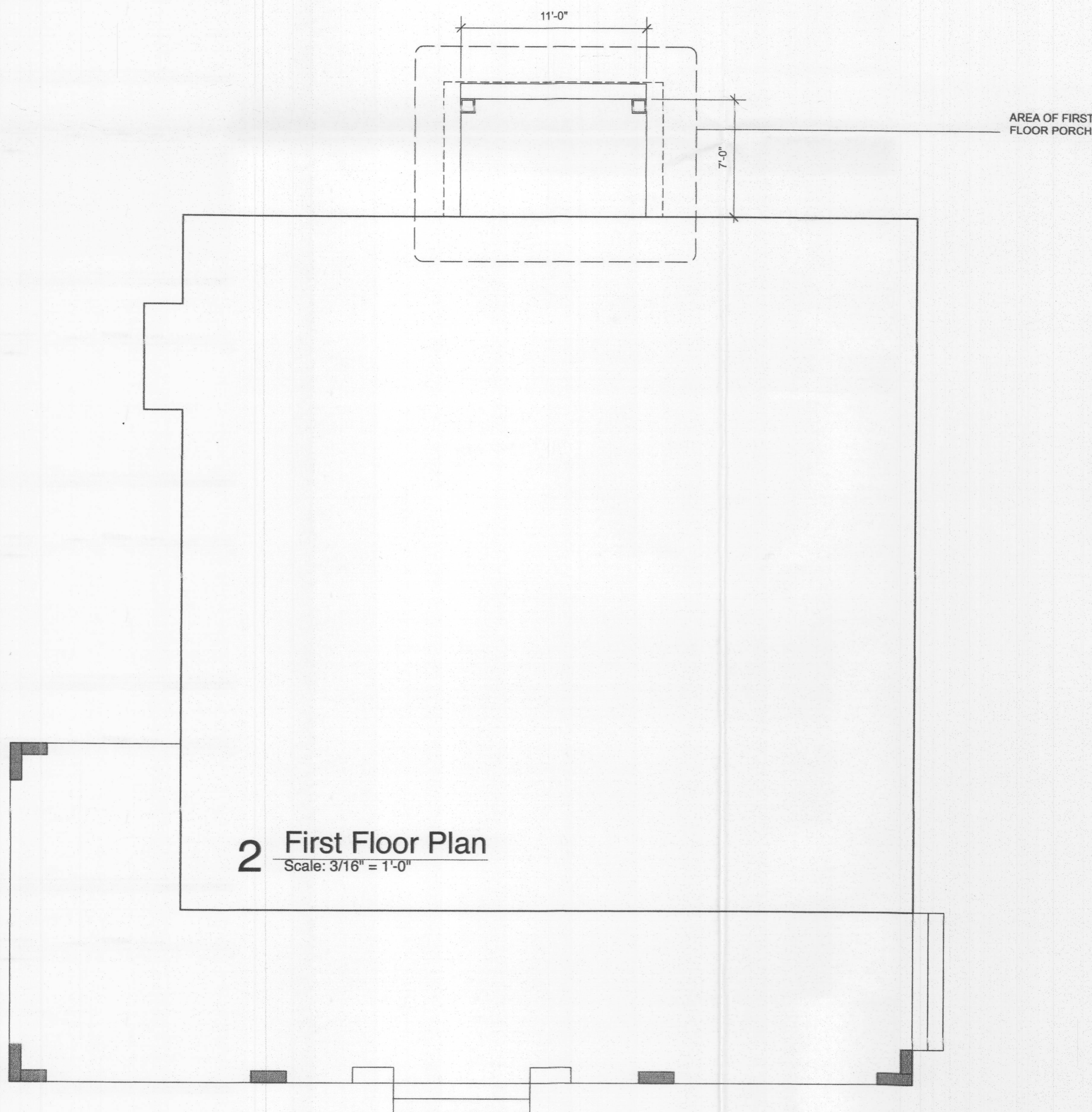
Above Grade Drive / Front Walks	2464	2541
Gravel	31	31
At Grade Terraces	240	240
Rear Terrace 1	201	201
TOTAL (140)	4946	5023
Above Grade Drive / Front Walk	3112	3189
Rear Terrace 1	2315	2315
Rear Terrace 2	440	440
Rear Terrace 3	310	310
Misc Pads	400	400
Misc Pads	65	65
TOTAL	6748	6825

GROSS AREA TAKEOFF

First Floor	1788	1788
Second Floor	1080	1794
TOTAL (140)	2868	3582
TOTAL (entire site)	2868	3582

GROSE AREA ACCESSORY

Garage	648	648
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No	Drawing Title
No	Drawing Title

Use Group - R3
Building Classification -
VB (unprotected) Exg and New

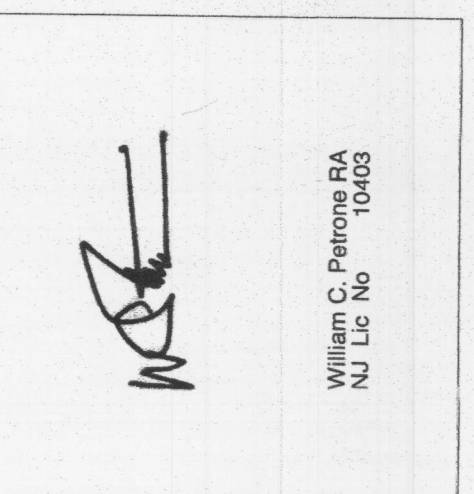
Design Loads	Live	Dead
Roof	30	15
Attic	40	20
Floor	40	20

SIGNATURES

Secretary

Construction Official

Zoning Official



WPA
William Petrone ARCHITECT
163 County Rd 54 / New Lebanon NY 12125 917.923.3553
45 North Broad Street / Ridgewood NJ 07080

Phillips Residence
122 Cottage Place
Ridgewood, NJ

DATE: 07.02.25
DATE ISSUED: XXXXXX
DRAWN BY:
SCALE: As Noted

FILE NAME: 202414Variance_070225

DWG. TITLE:
Cover Sheet, Site Plan,
Zoning, Plan, Elevations

A0.1
FILING SET