ZONING DATA R-2 ZONE

	REQUIRED/ ALLOWED	EXISTING	PROPOSED FINAL	COMPLIANCE
MINIMUM LOT AREA	14,700 S.F.	7,602 S.F.	7,602 S.F.	PRE EXISTING NON-CONFORMITY.
LOT WIDTH	75.00'	85.00' / 90.00'	85.00' / 90.00'	NO.
LOT DEPTH	120.00'	90.00'	90.00'	PRE-EXISTING NON-CONFORMITY.
**FRONT YARD SETBACK	**31.00' **31.00'	30.4' 30.4'	31.75' (SECOND FLOOR ADDITION) 29.2' (GARAGE ADDITION)	YES. ELLINGTON ROAD NO. MIDWOOD ROAD
	**PREVAILING SETBACK.			
SIDE YARD SETBACK	10.00'	18.8'	18.8'	YES.
REAR YARD SETBACK	30.00'	14.1'	14.1'	NO.
BUILDING HEIGHT	30.00' / 2 1/2 STORIES	20.67' / 1 1/2 STORIES	28.67' / 2 STORIES (PROPOSED ADDITION)	YES.
COVERAGE BY ABOVE GRADE STRUCTURES	20%	18.61%	21.08%	NO.
COVERAGE BY ABOVE GRADE STRUCTURES WITHIN 140' OF FRONT LOT LINE	N/A	N/A	N/A	N/A
COVERAGE BY ALL IMPROVEMENTS	45% (5,400 S.F.)	31.38% (2,386 S.F.)	32.82% (2,495 S.F.)	YES.
COVERAGE BY ALL IMPROVEMENTS WITHIN 140' OF FRONT LOT LINE	N/A	N/A	N/A	N/A
MAXIMUM GROSS BUILDING AREA (PRINCIPAL)	32% (2,432 S.F.)	23.87% (1,817 S.F.)	29.8% (2,266 S.F.)	YES.
MAXIMUM GROSS BUILDING AREA WITHIN 140' OF LOT LINE (PRINCIPAL)	N/A	N/A	N/A	N/A
MAXIMUM GROSS BUILDING AREA (ACCESSORY)	N/A	N/A	N/A	N/A
MAXIMUM GROSS BUILDING AREA WITHIN 140' OF LOT LINE (ACCESSORY)	N/A	N/A	N/A	N/A

EXISTING FIRST FLOOR AREA:	1,150 S.F.
EXISTING SECOND FLOOR AREA TO BE REMOVED:	575 S.F.
EXISTING SHEDS TO BE REMOVED:	90 S.F.
EXISTING FRONT STAIR AND PLATFORM:	42 S.F.
EXISTING REAR PORCH AREAS TO BE REMOVED:	133 S.F.
EXISTING DRIVEWAY:	698 S.F.
EXISTING PATIOS AND WALKWAYS TO BE REMOVED:	273 S.F.
PROPOSED NEW FIRST FLOOR CONSTRUCTION:	264 S.F.
PROPOSED NEW SECOND FLOOR CONSTRUCTION:	852 S.F.
PROPOSED NEW DECK AND STAIR:	147 S.F.
PROPOSED NEW STONE PATIO:	201 S.F.
PROPOSED NEW FRONT WALKWAY:	85 S.F.
PROPOSED NEW DRIVEWAY:	606 S.F.

COVERAGE BY ABOVE GRADE STRUCTURES CALCULATED AS FOLLOWS:

EXISTING:

1,150 S.F. + 90 S.F. + 42 S.F. + 133 S.F. = 1,415 S.F. / 7,602 S.F. = 18.61%

PROPOSED NEW:

1,150 S.F. + 42 S.F. + 264 S.F. + 147 S.F. = 1,603 S.F. / 7,602 S.F. = 21.08%

COVERAGE BY ALL IMPROVEMENTS CALCULATED AS FOLLOWS:

EXISTING:

1,415 S.F. (BUILDING) + 971 S.F. (PAVEMENTS) = 2,386 S.F. / 7,602 S.F. = 31.38%

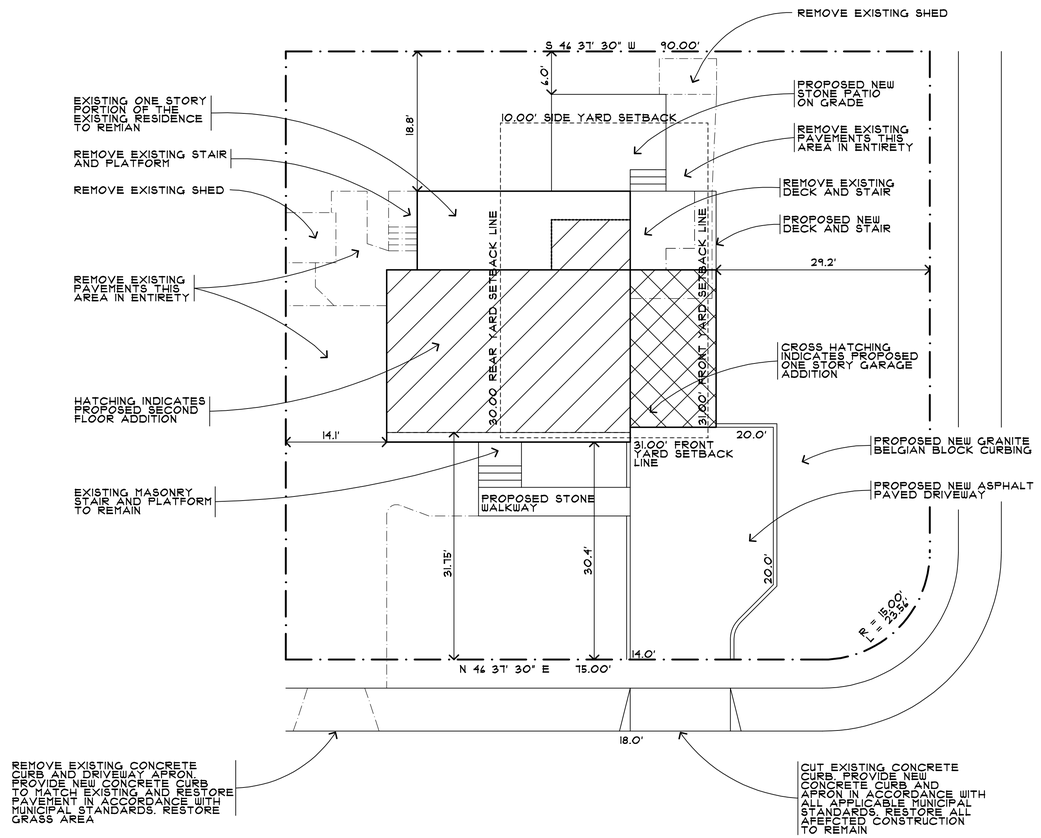
PROPOSED NEW:

1,603 S.F. (BUILDING) + 892 S.F. (PAVEMENTS) = 2,495 S.F. / 7,602 S.F. = 32.82%

PRINCIPAL BUILDING GROSS BUILDING AREA CALCULATED AS FOLLOWS:

EXISTING: 1,150 S.F. + 575 S.F. + 90 S.F. = 1,815 S.F. / 7,602 S.F. = 23.87%

PROPOSED FINAL: 1,150 S.F. + 264 S.F. + 852 S.F. = 2,266 S.F. / 7,602 S.F. = 29.8%



PLAN NORTH

SCHEMATIC SITE PLAN

SCALE: 1" = 10'-0"

SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY CHRISTOPHER LANTELME, PLS. #39580 DATED APRIL 30, 2025.

ALL AREAS WHERE PAVEMENT IS TO BE REMOVED, RESTORE LAWN AND PLANTING AREAS UNLESS AS OTHERWISE NOTED.

VALID IF SEALED

JOSEPH J. BRUNO, AIA
ARCHITECT
NJARCH LIC. AI0371

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ADDITION AND ALTERATIONS TO THE

SANCHEZ RESIDENCE

697 ELLINGTON ROAD
RIDGEWOOD, NEW JERSEY

DRAWN BY: JJB
CHECKED BY: ME

DATE: 06/18/25

REVISIONS:
11/01/25
11/06/25

SHEET NO:
A1 OF 3