

Jordan Rosenberg  
ARCHITECTS  
& ASSOCIATES

27 N. Broad Street  
Second Floor  
(201) 669-8614  
www.jrarchitect.com  
JRarchitect@gmail.com

# Addition / Renovation to Single Family Residence Storms Residence

68 N. Van Dien Ave, Ridgewood, NJ

PROJECT DESCRIPTION:	ADDITION / RENOVATION	LOT: 16 BLOCK: 3612	ZONE: R-1
LOT SIZE	EXISTING 14,223 SF	MIN. REQ'D 16,800 SF (CORNER LOTS)	VARIANCE REQ'D
AREA (WHOLE LOT)	14,223 SF		EXISTING NON CONFORMANCE
AREA W/IN 140 FT OF BEVERLY RD	12,214 SF		
LOT WIDTH	67.50 FT	120 FT (AT MIN FRONT YARD SETBACK CORNER LOT)	EXISTING NON CONFORMANCE
LOT DEPTH	163 FT	120 FT	

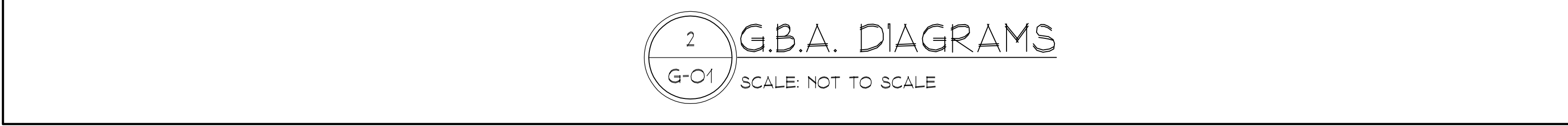
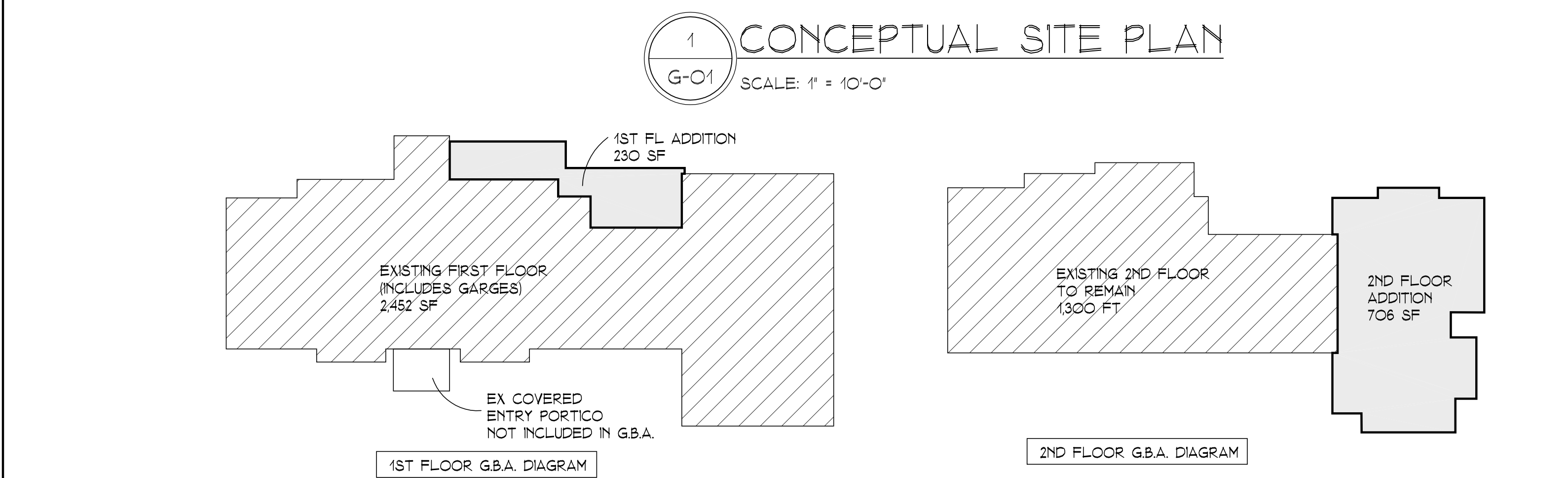
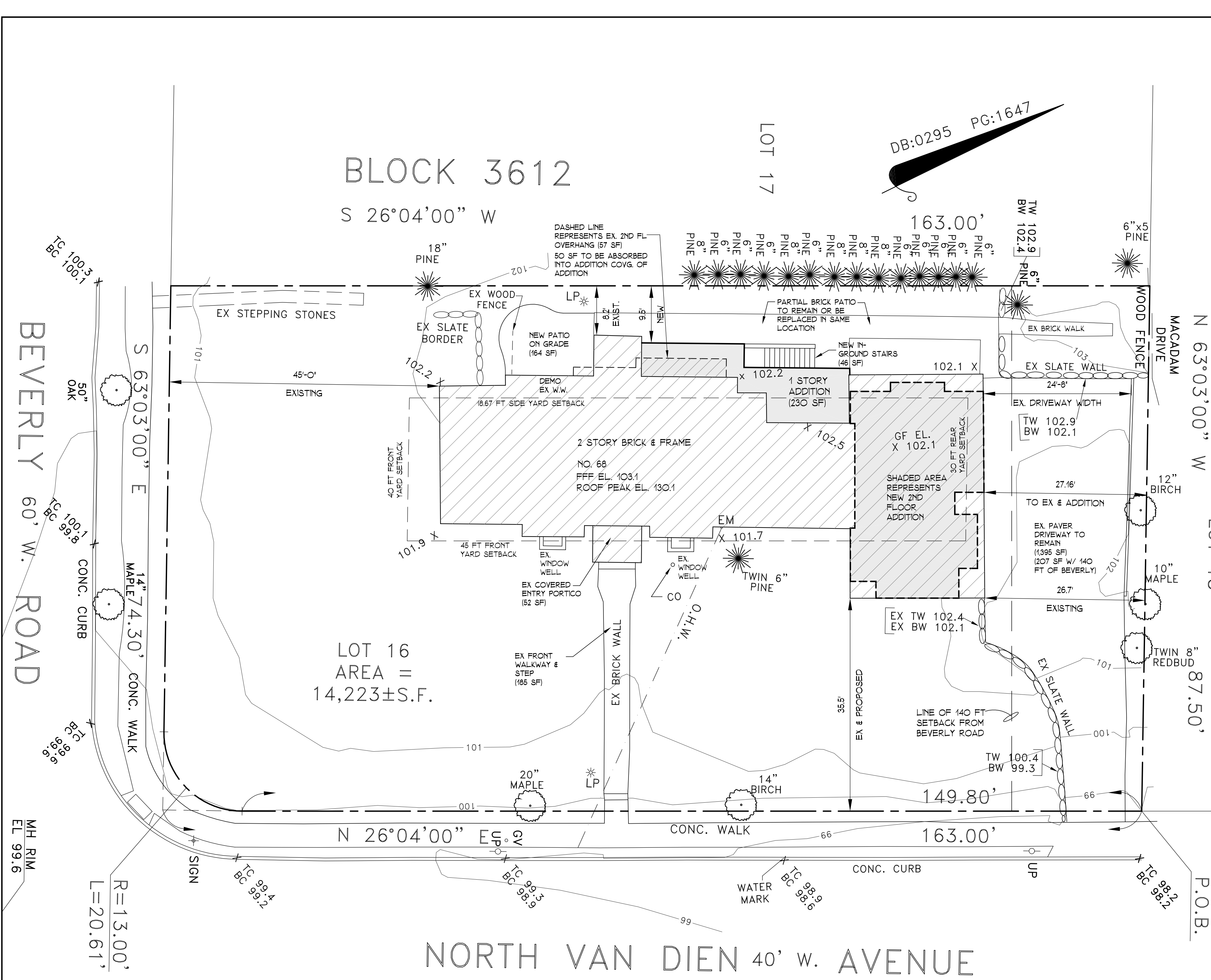
SETBACKS	EXISTING	MIN. REQ'D	PROPOSED	VARIANCE REQ'D
FRONT YARD (N. VAN DIEN)	35.5 FT	40 FT + HALF THE DISTANCE OF 50'-40' = 45 FT MIN	35.5 FT MATCH EXISTING	YES EXISTING NON CONFORMANCE
FRONT YARD (BEVERLY)	45 FT	40 FT	NO CHANGE	NO
SIDE YARD	8.15 FT TO EX. HOUSE	THE GREATER OF 15 FT OR 2/3 BLDG HEIGHT = 18.67 FT	9.5 FT TO ADDITION	YES EXISTING NON CONFORMANCE
REAR YARD (OPPOSITE BEVERLY)	26.7 FT	30 FT	27.16' TO ADDITION (BETTER THAN EX.)	YES EXISTING NON CONFORMANCE
MAXIMUM BUILDING HEIGHT	28.0 FT TO TOP OF EX RIDGE	30 FT / 2 1/2 STORIES OR 35 FT IF THE FOLLOWING COMPLY: (A) THE LOT HAS A WIDTH OF AT LEAST 75 FT (B) THE HEIGHT OF THE BUILDING DOES NOT EXCEED 150% OF THE SHALLOWEST SIDE YARD DEPTH (C) THE PITCH OF ANY ROOF GREATER THAN 30 FEET HIGH IS AT LEAST 8:12	28.0 FT TO TOP OF EX RIDGE 24.12' TO TOP OF RIDGE AT ADDITION	NO
COVERAGE BY ABOVE W/IN 140 FT FROM BEVERLY	2,561 SF (20.9%)	20% OF 12,214 SF = 2,443 SF MAX	2,741 SF (22.4%)	YES EXISTING NON CONFORMANCE
COVERAGE BY ABOVE (WHOLE LOT)	2,561 SF (18.0%)	20% OF 14,223 SF = 2,845 SF MAX	2,741 SF (19.3%)	NO
MAXIMUM COVERAGE BY IMPROVEMENTS W/IN 140 FT FROM BEVERLY	3,594 SF (29.4%)	45% OF 12,214 SF = 5,496 SF MAX NOT TO EXCEED 5800 SF	3,706 SF (30.3%)	NO
MAXIMUM COVERAGE BY IMPROVEMENTS (WHOLE LOT)	4,827 SF (33.9%)	40% OF 14,223 SF = 5,691 SF MAX NOT TO EXCEED 6,750 SF	4,941 SF (34.7%)	NO
MAXIMUM GROSS BUILDING AREA W/IN 140 FT FROM BEVERLY	3,752 SF (30.7%)	32% OF 12,214 SF = 3,908 SF MAX NOT TO EXCEED 4,060 SF	4,688 SF (38.4%)	YES
MAXIMUM GROSS BUILDING AREA (WHOLE LOT)	3,752 SF (26.4%)	29% OF 14,223 SF = 4,126 SF MAX NOT TO EXCEED 4,620 SF	4,688 SF (32.9%)	YES
DRIVEWAY WIDTH	24'-8"	20% LOT WIDTH = 17.5 FT NOT TO EXCEED 25 FT	NO CHANGE	NO EXISTING NON CONFORMANCE

FLOOR / ITEM	EXISTING	PROPOSED	TOTAL
BUILDING FOOTPRINT PRIMARY RESIDENCE	2,452 SF	ADD 230 SF	2,682 SF
EX 2ND FL OVERHANG	57 SF	- 50 SF (ABSORBED INTO NEW ADDITION FOOTPRINT)	7 SF
EX FRONT PORCH	52 SF	0 SF	52 SF
TOTALS:	2,561 SF (20.9%)	ADD 180 SF	2,741 SF (22.4%)

FLOOR / ITEM	EXISTING	PROPOSED	TOTAL
1ST FLOOR (INCLUDING GARAGES)	2,452 SF	ADD 230 SF	2,682 SF
2ND FLOOR	1,300 SF	ADD 706 SF	2,006 SF
TOTALS:	3,752 SF (30.7%)	ADD 936 SF	4,688 SF (38.4%)

FLOOR / ITEM	EXISTING	PROPOSED	TOTAL
TOTAL FROM CHART ABOVE	2,561 SF	ADD 180 SF	2,741 SF
REAR BRICK WALKWAY / PATIO	567 SF	DEMO 202 SF ADD 164 SF	529 SF
IN GROUND STEPS TO BSMNT	74 SF	DEMO 74 SF ADD 46 SF	46 SF
EX. DRIVEWAY	1,395 SF	0 SF	1,395 SF
EX. FRONT WALKWAY & STEP	185 SF	0 SF	185 SF
TOTALS:	3,594 SF (29.4%)	ADD 114 SF	3,708 SF (30.3%)

FLOOR / ITEM	EXISTING	PROPOSED	TOTAL
TOTAL FROM CHART W/ 140 FT	2,561 SF	ADD 180 SF	2,741 SF
REAR BRICK WALKWAY / PATIO	612 SF	DEMO 202 SF ADD 164 SF	574 SF
IN GROUND STEPS TO BSMNT	74 SF	DEMO 74 SF ADD 46 SF	46 SF
EX. DRIVEWAY	1,395 SF	0 SF	1,395 SF
EX. FRONT WALKWAY & STEP	185 SF	0 SF	185 SF
TOTALS:	4,827 SF (33.9%)	ADD 114 SF	4,941 SF (34.7%)



SET ISSUES & DATES:

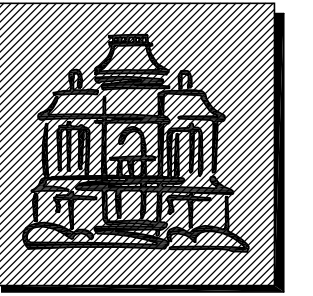
DATE	ISSUE
3-5-25	CONCEPTUAL PLANS & ELEVATION FOR CLIENT REVIEW
3-9-25	UPDATED DRAWINGS FOR CLIENT REVIEW
4-16-25	COMPLETE CONCEPTUAL DRAWINGS
5-28-25	FOR ZONING REVIEW SUBMISSION

STORMS RESIDENCE  
RENOVATION / ADDITION TO SINGLE  
FAMILY RESIDENCE  
68 N. VAN DIEN AVE, RIDGEWOOD, NJ

JORDAN ROSENBERG P.A.  
NJ ARCHITECT: #16495

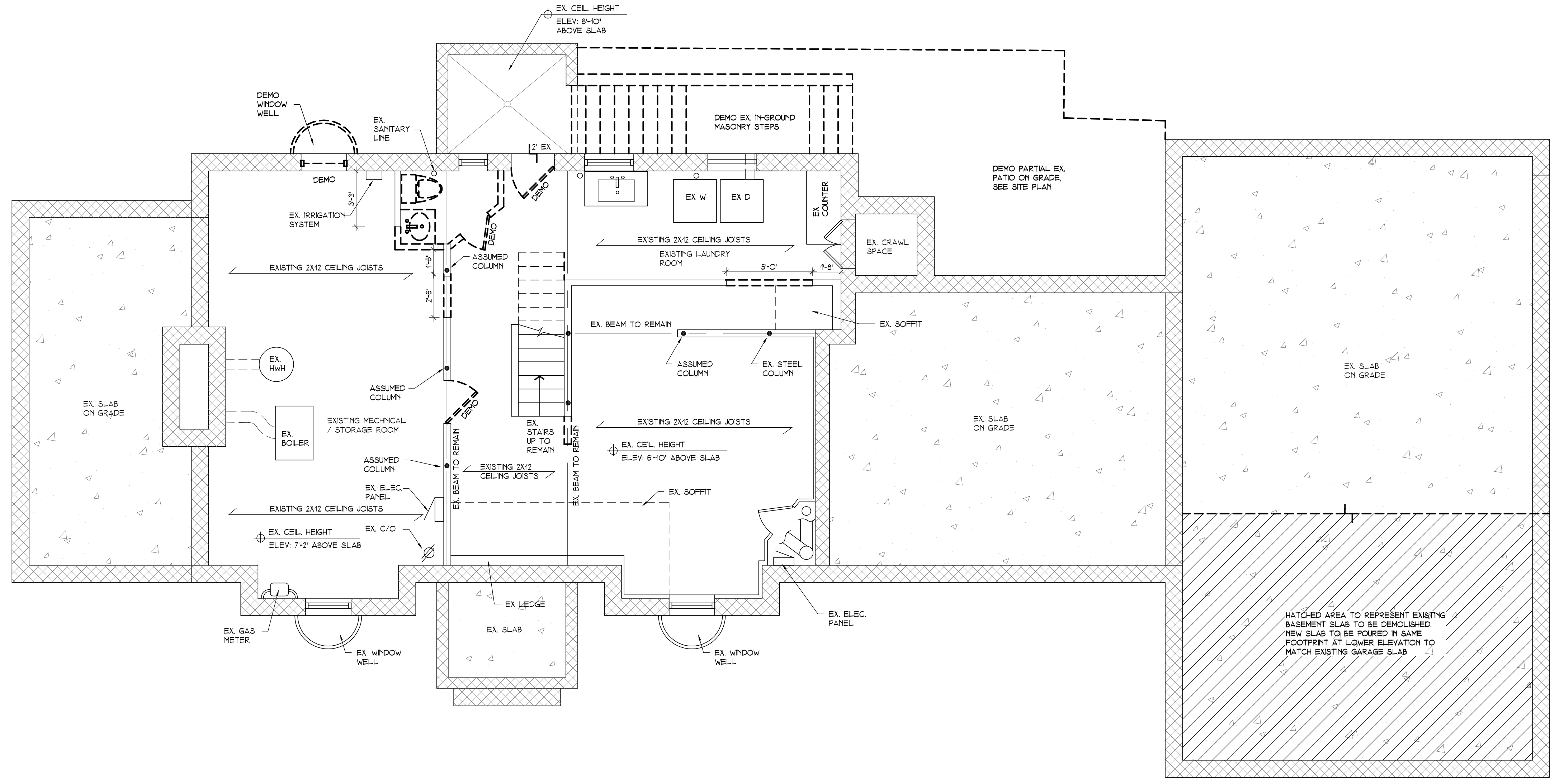
DRAWING TITLE:	DATE
	5-28-25
SCALE:	
SEE DRAWING TITLE	
DRAWN BY:	G-01
JR	





Jordan Rosenberg  
ARCHITECTS  
& ASSOCIATES

27 N. Broad Street  
Second Floor  
(201) 669-8614  
www.jrarchitect.com  
JRarchitect@gmail.com



1  
D-00 SCALE: 1/4" = 1'-0"

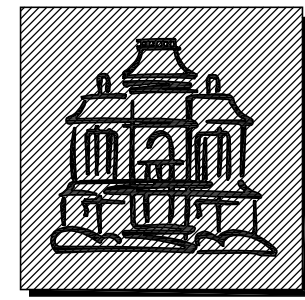
WALL LEGEND	
	PROPOSED 2X6 EXTERIOR WALL AND 2X4 INTERIOR WALL
	WALL, FIXTURE OR FINISHES TO BE DEMOLISHED
	CMU WALL (THICKNESS VARIES. SEE PLAN)

SET ISSUES & DATES:	
DATE:	ISSUE:
3-5-25	CONCEPTUAL PLANS & ELEVATION FOR CLIENT REVIEW
3-9-25	UPDATED DRAWINGS FOR CLIENT REVIEW
4-9-25	COMPLETE CONCEPTUAL DRAWINGS
5-28-25	FOR ZONING REVIEW SUBMISSION

STORMS RESIDENCE  
RENOVATION / ADDITION TO SINGLE FAMILY RESIDENCE  
68 N. VAN DIEN AVE, RIDGEWOOD, NJ

JORDAN ROSENBERG, P.A.  
NJ ARCHITECT: #16495

DRAWING TITLE:	DATE
	5-28-25
SCALE: SEE DRAWING TITLE	
DRAWN BY: JR	D-00

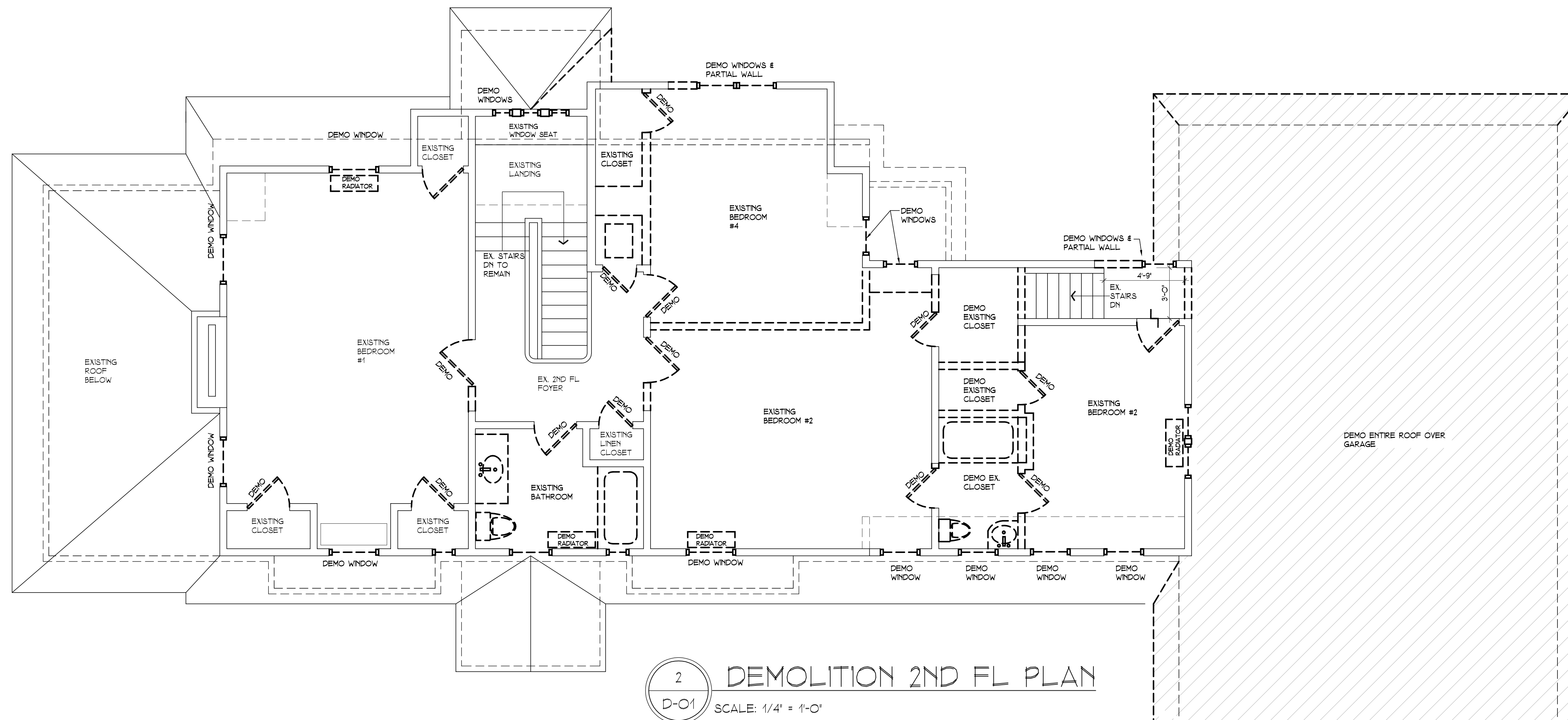


Jordan Rosenberg  
ARCHITECTS  
& ASSOCIATES

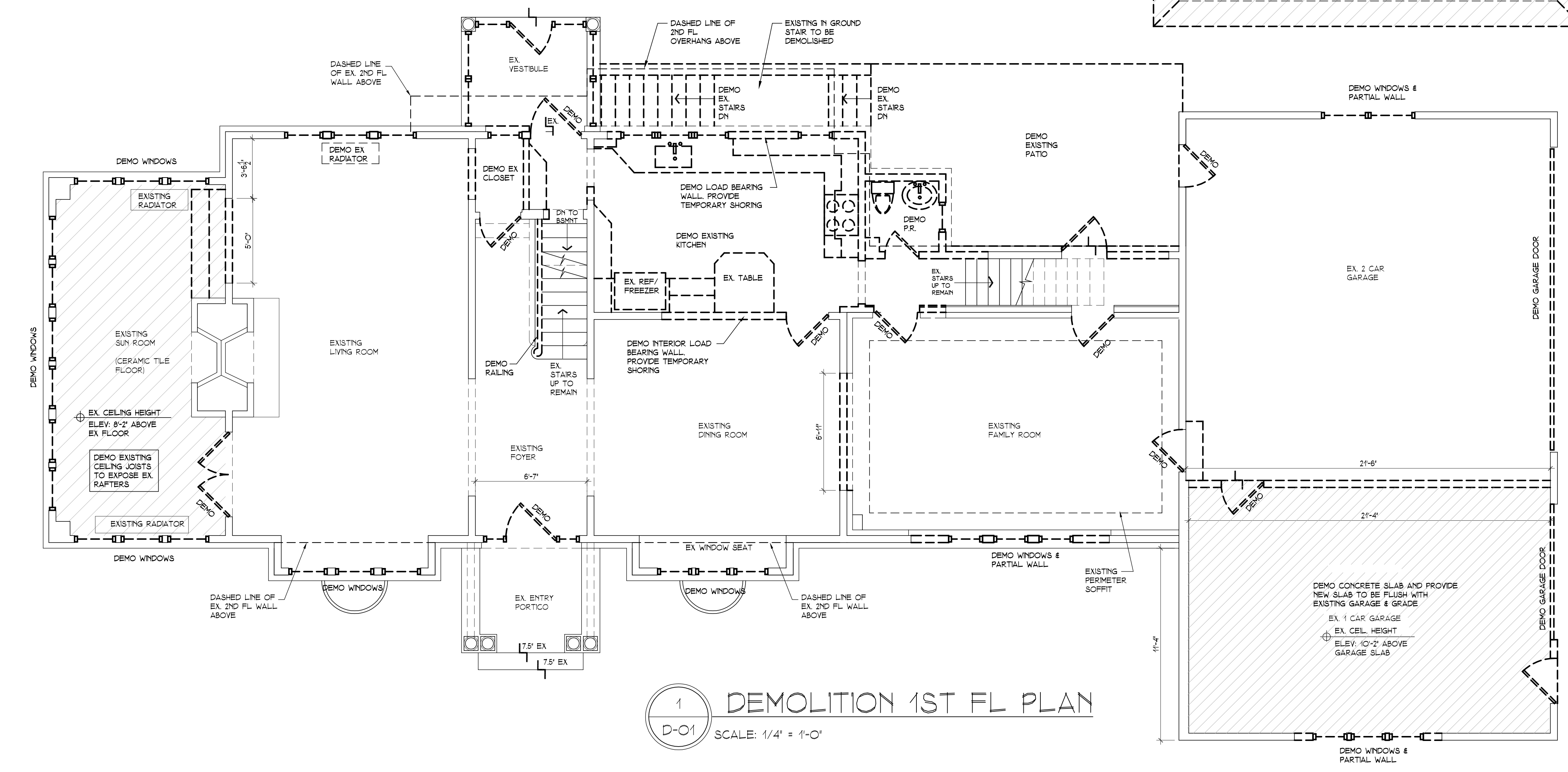
27 N. Broad Street  
Second Floor  
(201) 669-8614  
www.jrarchitect.com  
JRarchitect@gmail.com

SET ISSUES & DATES:

DATE	ISSUE
3-5-25	CONCEPTUAL PLANS & ELEVATION FOR CLIENT REVIEW
3-9-25	UPDATED DRAWINGS FOR CLIENT REVIEW
4-19-25	COMPLETE CONCEPTUAL DRAWINGS
5-28-25	FOR ZONING REVIEW SUBMISSION



2 DEMOLITION 2ND FL PLAN  
D-01 SCALE: 1/4" = 1'-0"



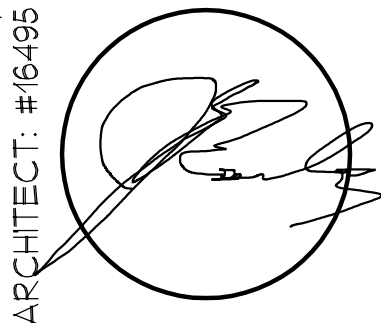
1 DEMOLITION 1ST FL PLAN  
D-01 SCALE: 1/4" = 1'-0"

WALL LEGEND

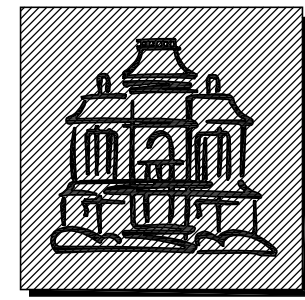
	PROPOSED 2X6 EXTERIOR WALL AND 2X4 INTERIOR WALL
	WALL, FIXTURE, OR FINISHES TO BE DEMOLISHED
	CMU WALL (THICKNESS VARIES. SEE PLAN)

STORMS RESIDENCE  
RENOVATION / ADDITION TO SINGLE FAMILY RESIDENCE  
68 N. VAN DIEN AVE, RIDGEWOOD, NJ

JORDAN ROSENBERG, P.A.  
NJ ARCHITECT: #16495

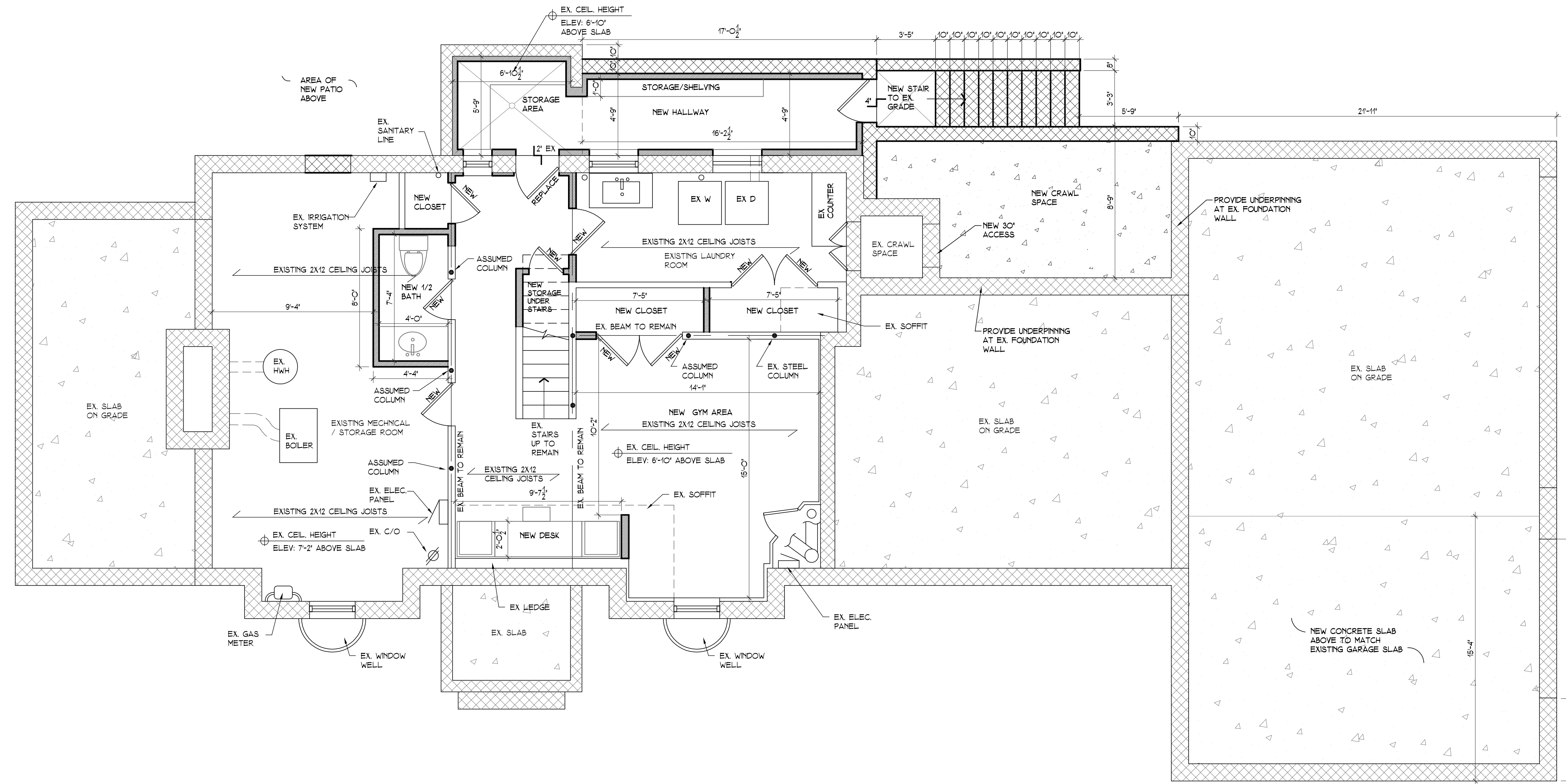


DRAWING TITLE:	DATE
	5-28-25
SCALE:	
SEE DRAWING TITLE	
DRAWN BY:	D-01
JR	



Jordan Rosenberg  
ARCHITECTS  
& ASSOCIATES

27 N. Broad Street  
Second Floor  
(201) 669-8614  
www.jrarchitect.com  
JRarchitect@gmail.com



1 PROPOSED BASEMENT PLAN  
A-00 SCALE: 1/4" = 1'-0"

WALL LEGEND	
	EXISTING STUD WALL TO REMAIN
	EXISTING CONC. WALL TO REMAIN
	NEW CONC. FOUNDATION WALL
	NEW 2X4 OR 2X6 STUD WALL

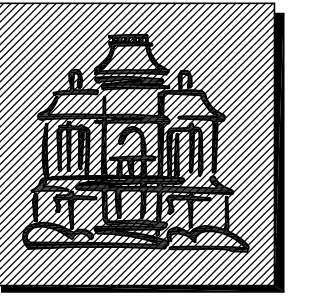
SET ISSUES & DATES:

DATE	ISSUE
3-5-25	CONCEPTUAL PLANS & ELEVATION FOR CLIENT REVIEW
3-9-25	UPDATED DRAWINGS FOR CLIENT REVIEW
4-9-25	COMPLETE CONCEPTUAL DRAWINGS
5-28-25	FOR ZONING REVIEW SUBMISSION

STORMS RESIDENCE  
RENOVATION / ADDITION TO SINGLE  
FAMILY RESIDENCE  
68 N. VAN DIEN AVE, RIDGEWOOD, NJ

JORDAN ROSENBERG, P.A.  
NJ ARCHITECT: #16495

DRAWING TITLE:	DATE
SEE DRAWING TITLE	5-28-25
SCALE:	
SEE DRAWING TITLE	
DRAWN BY:	A-00
JR	



Jordan Rosenberg  
ARCHITECTS  
& ASSOCIATES

27 N. Broad Street  
Second Floor  
(201) 669-8614  
www.jrarchitect.com  
JRarchitect@gmail.com

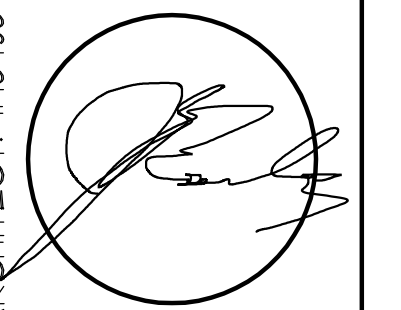
SET ISSUES & DATES:

DATE	ISSUE
3-5-25	CONCEPTUAL PLANS & ELEVATION FOR CLIENT REVIEW
3-9-25	UPDATED DRAWINGS FOR CLIENT REVIEW
4-16-25	COMPLETE CONCEPTUAL DRAWINGS
5-28-25	FOR ZONING REVIEW SUBMISSION

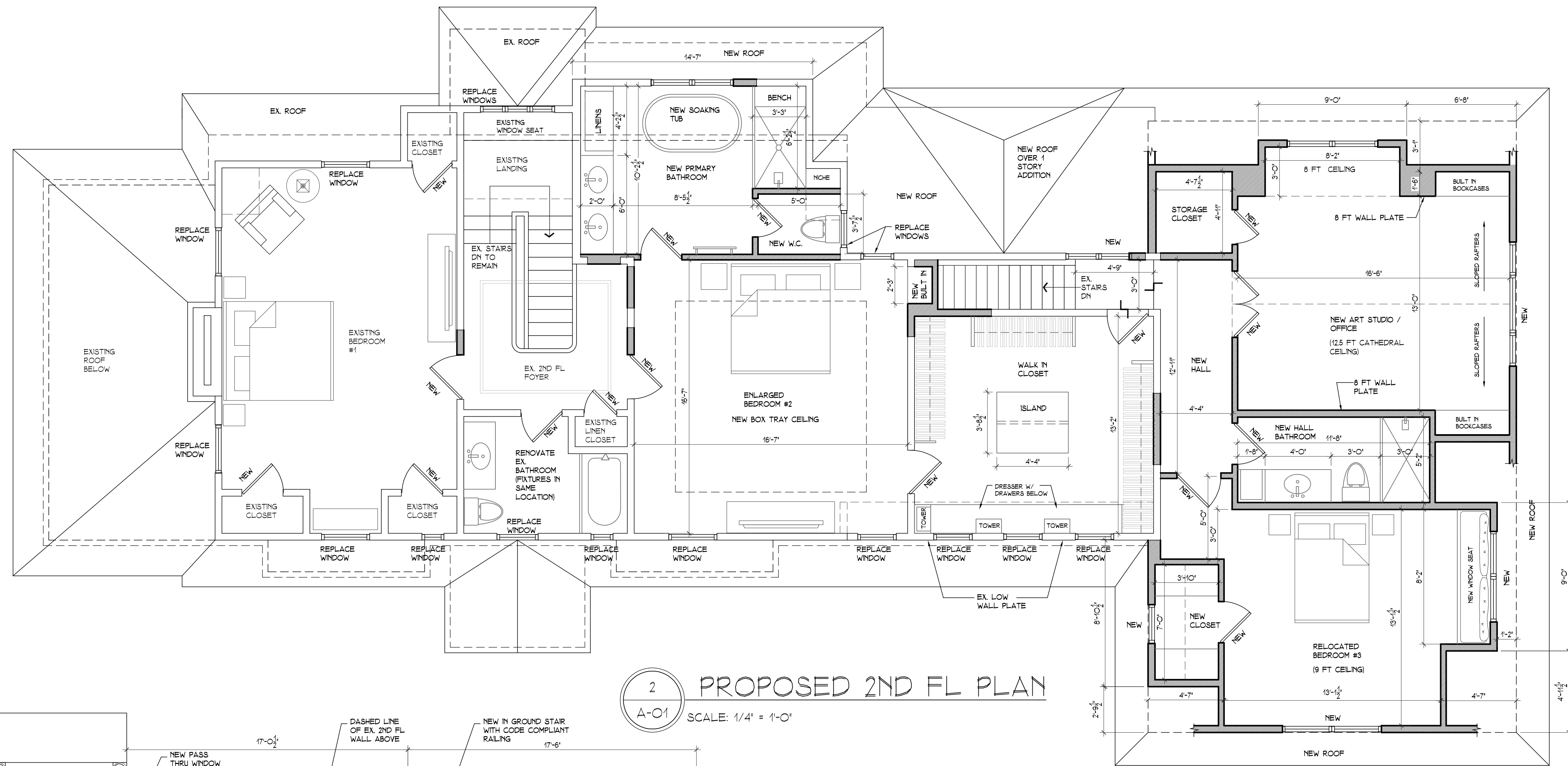
STORMS RESIDENCE  
RENOVATION / ADDITION TO SINGLE  
FAMILY RESIDENCE

68 N. VAN DIEN AVE, RIDGEWOOD, NJ

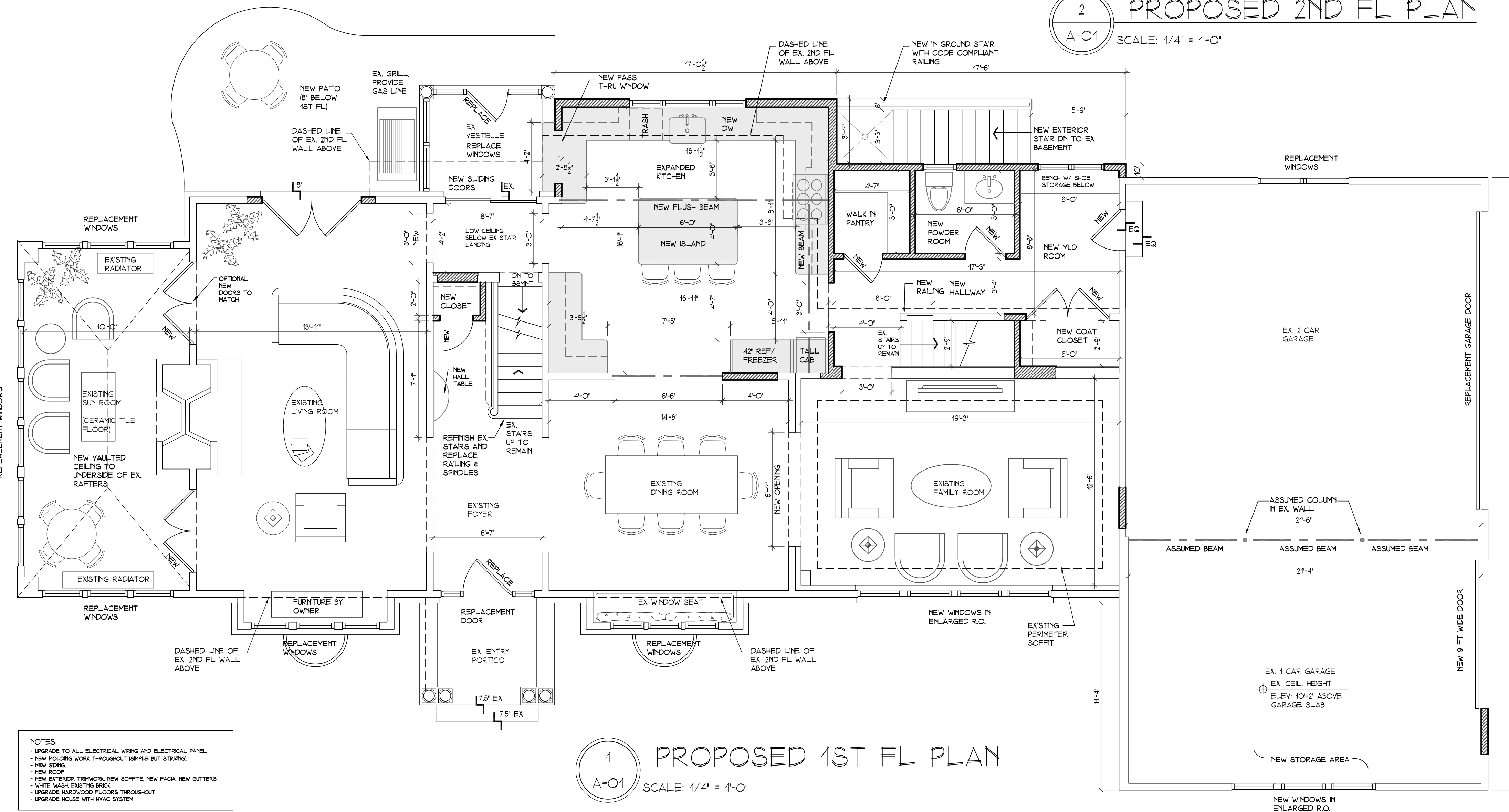
JORDAN ROSENBERG, P.A.  
NJ ARCHITECT: #16495



DRAWING TITLE:	DATE
SCALE:	5-28-25
SEE DRAWING TITLE	
DRAWN BY:	A-01
JR	

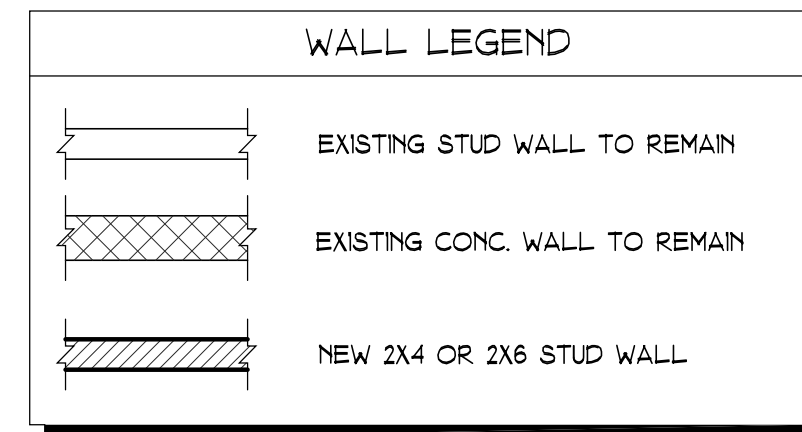


2 PROPOSED 2ND FL PLAN  
A-01 SCALE: 1/4" = 1'-0"

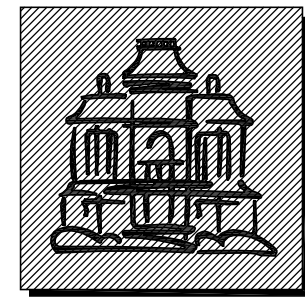


1 PROPOSED 1ST FL PLAN  
A-01 SCALE: 1/4" = 1'-0"

- NOTES:
- UPGRADE TO ALL ELECTRICAL WIRING AND ELECTRICAL PANEL
  - NEW HOLDING WORK THROUGHOUT (SMPL BUT STRONG)
  - NEW SIDING
  - NEW ROOF
  - NEW EXTERIOR TRIMWORK, NEW SOPSITS, NEW FACIA, NEW GUTTERS
  - WHITE WASH EXISTING BRICK
  - UPGRADE HARDWOOD FLOORS THROUGHOUT
  - UPGRADE HOUSE WITH HVAC SYSTEM



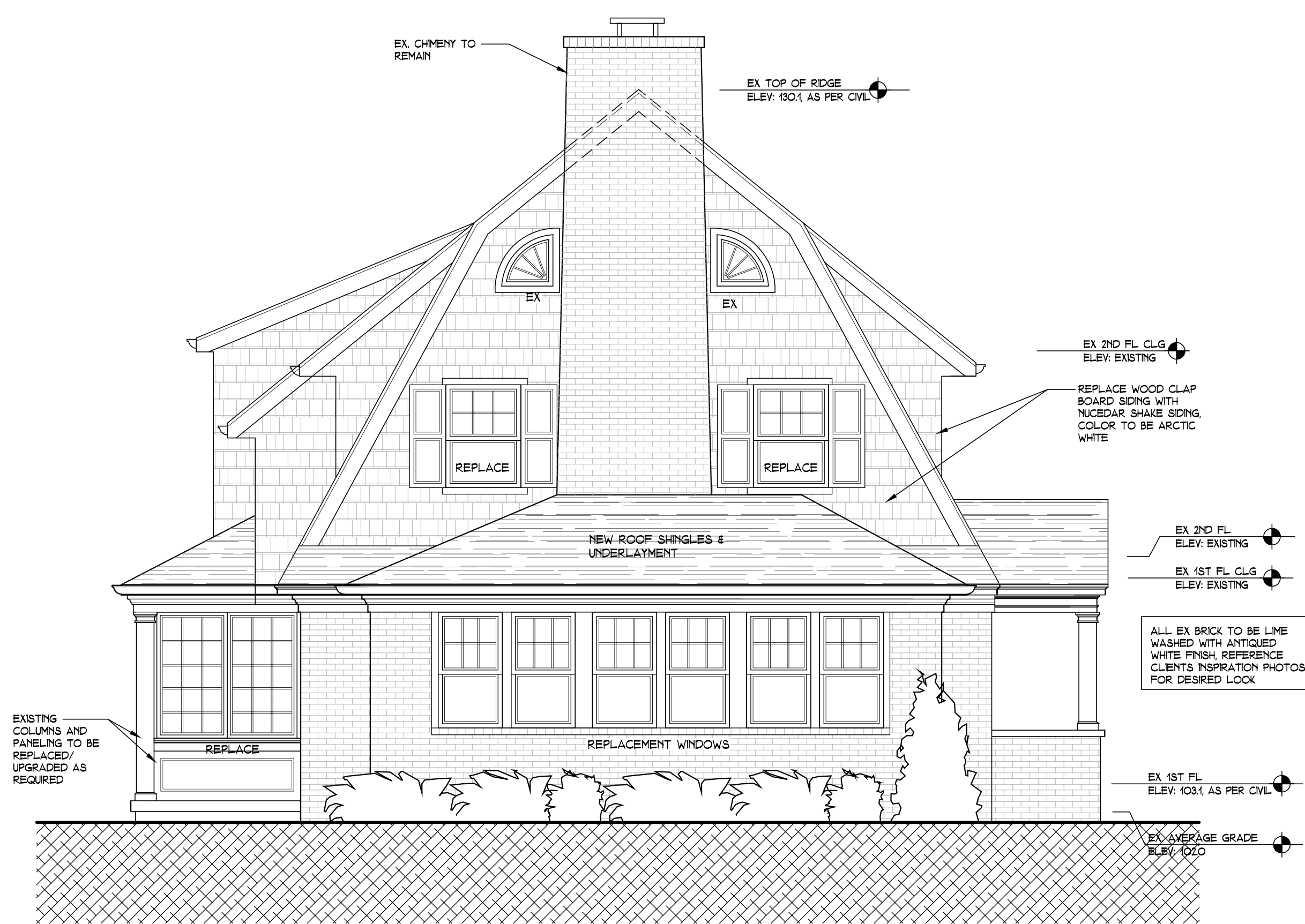




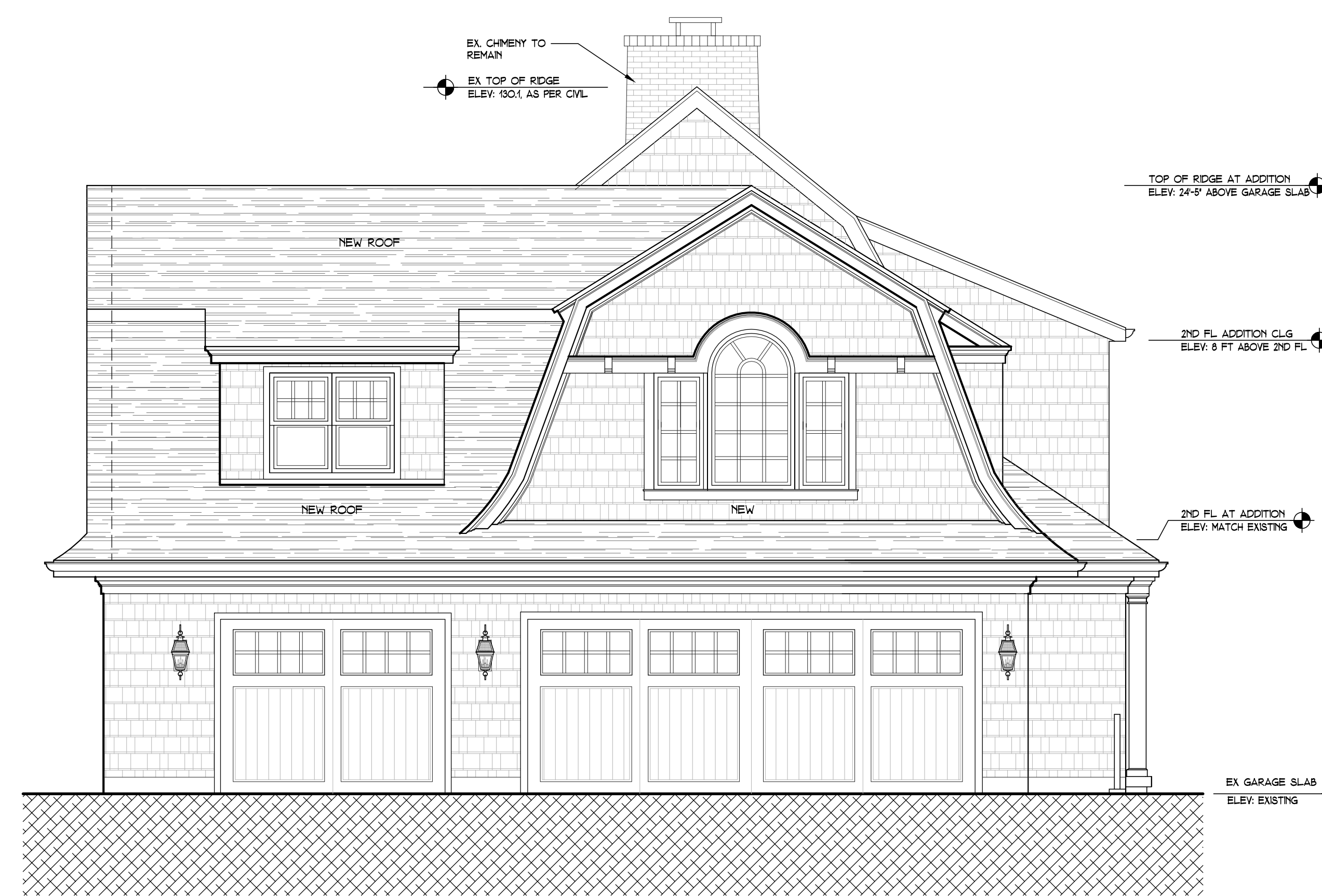
Jordan Rosenberg  
ARCHITECTS  
& ASSOCIATES

27 N. Broad Street  
Second Floor  
(201) 669-8614  
www.jrarchitect.com  
JRarchitect@gmail.com

SET ISSUES & DATES:	
DATE:	ISSUE:
3-5-25	CONCEPTUAL PLANS & ELEVATION FOR CLIENT REVIEW
3-9-25	UPDATED DRAWINGS FOR CLIENT REVIEW
4-9-25	COMPLETE CONCEPTUAL DRAWINGS
5-28-25	FOR ZONING REVIEW SUBMISSION



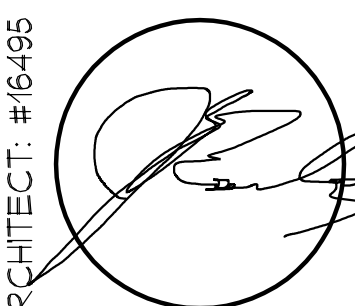
1 CONCEPTUAL LEFT SIDE ELEVATION  
A-03 SCALE: 1/4" = 1'-0"



2 CONCEPTUAL GARAGE ELEVATION  
A-03 SCALE: 1/4" = 1'-0"

STORMS RESIDENCE  
RENOVATION / ADDITION TO SINGLE  
FAMILY RESIDENCE  
68 N. VAN DIEN AVE, RIDGEWOOD, NJ

JORDAN ROSENBERG, P.A.  
NJ ARCHITECT: #16495



DRAWING TITLE:	DATE
SEE DRAWING TITLE	5-28-25
SCALE:	
SEE DRAWING TITLE	
DRAWN BY:	A-03
JR	