

Donoghue Residence

151 North Walnut Street, Ridgewood

Lot Size - 12,000 sf - Full depth

Lot Size - 11,200sf - @ 140' Setback

updated 1-11-26

R2 Zone

Lot - 18

Block - 2011

	Required	Existing	Proposed	
Lot Area (min)	10,500sf	12,000sf	no change	
Lot Width (min)	75'	80.0'	no change	
Lot Depth (min)	120'	150.0'	no change	
Front Yard Setback (min)	40.0'	47.9'	no change	
Rear Yard (min)	30'	62.9'	no change	
Side Yard Setback (min) a.	10'	39.5'	no change	
b.	10'	8.3'	no change	
Side Yard Setback - Both (33% of lot width)	26.4'	47.8'	no change	
Side and Rear yard of accessory structure	5' side	3.75'	5.0'	
	5' rear	0.67'	5.0'	
Building Height (max) Main bldg.	30'	no change	no change	
Building Height (max) Accessory Structure	15'	11'-4"	18'-0"	
Lot Coverage - (max) at full lot depth	20%	15.3%	17.8%	
(12,000 x 20% = 2,400 sf allowable)	2,400 sf	1,837 sf	2,141 sf	
Lot Coverage - (max) at 140' setback	20%	16.4%	18.2%	
(11,200 x 20% = 2,240 sf allowable)	2,240 sf	1,837 sf	2,041 sf	
Gross building area (max)	32%	No change	no change	
(at full lot depth)	3,840 sf	No change	no change	
Gross building area (max)	32%	No change	no change	
(at 140' setback)	3,584 sf	No change	no change	
Gross building area for accessory bldg.	6.5%	2.8%	5.3%	
(at full lot depth)	or 780sf	336 sf	640sf	
Gross building area for accessory bldg.	6.5%	3.7%	4.8%	
(at 140' setback)	or 780sf	416 sf	540sf	
Coverage by improvements	45%	59.5%	52.6%	** (6.9% reduction from existing)
	or 5,400 sf	7,136 sf	6,308 sf	
Coverage by improvements	45%	59.3%	52.7%	** (6.6% reduction from existing)
(at 140' setback)	or 5,040 sf	6,643 sf	5,898 sf	

Floor Areas (square foot area)	Existing	Added	TOTALS
First Floor	1,096	0	1,096
Second Floor	No change	No change	No change
Garage (at full depth lot)	336	304	640
(at 140' setback)	153	387	540
Covered Front Porch	292	0	292
Stairs, Stoops and A/C units	113	0	113
Patios, Walks and Pavers (at full depth of lot)	2,042	(131) removed	1,911
(at 140' setback)	1,732	(131) removed	1,601
Driveway	2,535	(1001) removed	1,534
Pool	722	0	722

**** Variance Required**

GARAGE HEIGHT 18'-0" MAX HEIGHT CRITERIA

1. Garage at least 400sf - OK
2. Comply to Setbacks:
 - a. 12'-0" from house - OK
 - b. 5'-0" from lot lines - OK
3. Pitch of Roof at Least 8:12 - OK