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& ASSOCIATES**

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**PROJECT DESCRIPTION:**  
THIS APPLICATION FOR VARIANCE IS AN ADDENDUM TO THE APPROVED APPLICATION PREVIOUSLY SUBMITTED 10-16-23 (THE PROJECT IS UNDER CONSTRUCTION AND THE APPLICATION PROPOSES THE FOLLOWING:

1. REBUILD SMALLER GARAGE AT REAR CENTER OF PROPERTY
2. BUILD NEW POOL AT REAR RIGHT CORNER OF PROPERTY

VARIANCES REQUESTED

1. GARAGE LOCATION
2. POOL SYSB
3. POOL RYSB
4. BBQ
5. PATIO FYSB

THE APPROVED VARIANCES INVOLVED A TWO STORY ADDITION AT REAR TO PROVIDE FAMILY ROOM AND MASTER SUITE ABOVE.

VARIANCES APPROVED AS NOTED

1. FRONT SIDE YARD SETBACK (HOUSE ADDITION)
2. PATIO LOCATED IN FRONT YARD

**PROPRIETARY NOTE:**  
IT IS A VIOLATION OF NJ LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER OR CHANGE ANY ITEM ON THESE PLANS. THE INFORMATION AND DRAWINGS HEREIN ARE OF PROPRIETARY NATURE AND FOR USE BY OUR CLIENTS ONLY, ON THIS SITE ONLY, AND NOT TO BE USED FOR ANY OTHER PURPOSE OTHER THAN THIS LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF PETER COOPER.

PROJECT:

**MICHAEL & CAITLIN  
LICARE  
RESIDENCE**

153 JOHN STREET  
RIDGWOOD  
NJ 07450

NO.	DATE	REVISION
△	9-5-25	VAR FOR POOL & GARAGE/CABANA
△	12-18-25	REV GAR, POOL & RELATED

ISSUED: 6-26-25

ISSUED FOR ADDED VAR: 6-26-25

12-18-25

APPROVED VARIANCES: 7-9-24

ISSUED FOR PERMIT 10-9-24

DRAWN/CHECKED BY: PBC

SCALE: AS NOTED

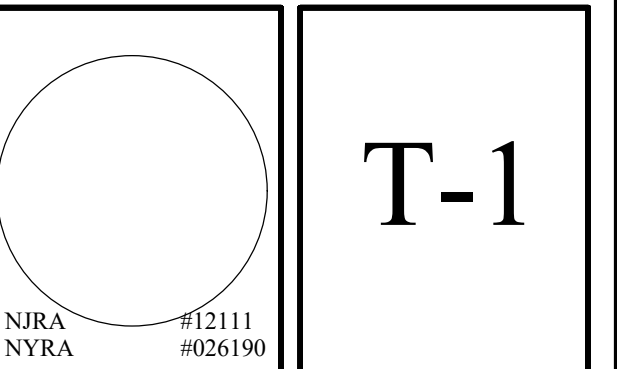
PROJECT #: 23-02

DRAWING:

**PLOT PLAN, ZONING  
DATA, NOTES**

**PETER B. COOPER  
ARCHITECT**

**PETER B. COOPER  
ARCHITECT**



PROPOSED ADDITION FOR:  
**LICARE RESIDENCE**

153 JOHN STREET, RIDGWOOD NJ

**ZONING SCHEDULE**

LOT: 1 BLOCK: 3401 TOWN OF RIDGWOOD, BERGEN COUNTY  
ZONE: R-2 USE GROUP: R-5 CLASS: 5B

LOT SIZE	REQUIRED	EXISTING
MINIMUM LOT AREA	10500 SF	12175 FT
LOT AREA WITHIN 140'	N/A	11376 SF
MINIMUM LOT WIDTH	75' MIN. F.Y.S.B.	83' @ F.Y.S.B.
MINIMUM LOT DEPTH	120'	

SETBACKS	MAX REQUIRED	EXISTING	PROPOSED
FRONT YARD	40 FT	511 FT	N/C 511 FT
FRONT/SIDE YD SETBACK	45 FT	202 FT	202 FT / 30.9
SIDE YARD (RIGHT)	10 FT	15.8 FT	11.6 FT
MIN TOTAL BOTH SIDE YARD SETBACKS	40 FT	NA	NA
REAR YARD	30 FT	67.5 FT	45.1 FT
ACCESSORY BLDG REAR YARD SB	5 FT	2.4 FT	5 FT
ACCESSORY BLDG SIDE YARD SB	5 FT	2.2 FT	41.5 FT
ACCESSORY BLDG FRONT YARD SB	20 FT	58.5'	24 FT
ACCESSORY BLDG HEIGHT	15 FT	NA	15 FT
BUILDING HEIGHT (MAX.)	30 FT / 2 1/2 STORIES	29.5 FT	29.5 FT / N.C.
BUILDING COVERAGE	20% / 2435 SF.	13.1% / 1606 SF.	18.5% / 2254 SF.
BUILDING COVERAGE WITHIN 140 FT	20% / 2275 SF.	12.7% / 1456 SF.	18.9% / 2158 SF.
COVERAGE BY IMPROVEMENTS	45% / 5479 SF	29.1% / 3555 SF.	35.2% / 4280 SF
COVERAGE BY IMPROVEMENTS W/IN 140 FT	45% / 5119 SF	24.7% / 2809 SF.	34.5% / 3931 SF
MAX GROSS BUILDING AREA	32% / 3896 SF	13.9% / 1699 SF.	25.5% / 3112 SF.
MAX GBA WITHIN 140 FT	32% / 3640 SF.	14.9% / 1699 SF.	27.3% / 3112 SF.
MAX GBA ACCESSORY	5% / 608 SF.	3.1% / 374 SF.	2.8% / 347 SF
MAX GBA ACCESSORY W/IN 140 FT	5% / 569 SF	1.9% / 224 SF.	2.1% / 243 SF
POOL SETBACKS (RIGHT/SIDE)	① 10 FT	NA	8 FT
POOL SETBACKS (REAR)	① 10 FT	NA	7 FT
BBQ/AUX STRUCTURE	40 FT	NA	16.9'
PATIO- FYSB	45 FT	12.7'	16.5'

**CALCULATION BREAKDOWN**

COVERAGE BY ABOVE GRADE STRUCTURES					
	EXISTG	EXIST W/IN 140'	ADDED	PROP TOTAL	WITH-IN 140'
GROUND FLR FOOTPRINT	1023 SF	1023 SF	635 SF	1658 SF	1658 SF
COV PORCHES & STEPS	148 SF	148 SF	93 SF	241 SF	241 SF
STOOP & STEPS & BILCO	61 SF	61 SF	-47 SF	14 SF	14 SF
DETACHED GARAGE	374 SF	224 SF	-27 SF	347 SF	243 SF
TOTAL	1606 SF.	1456 SF.	660 SF.	2266 SF.	2162 SF.

IMPROVEMENT COVERAGE BREAKDOWN					
	EXISTG	EXIST W/IN 140'	ADDED	PROP TOTAL	WITH-IN 140'
BUILDING COVER	1606 SF.	1456 SF.	660 SF.	2266 SF.	2162 SF.
DRIVEWAY	1044 SF	608 SF	-141 SF	467 SF	201 SF
PATIO - MAIN AT LEFT	232 SF	232 SF	217 SF	449 SF / 100 SF	649 SF
PATIO - POOL			251 SF	251 SF /	
WALKS	673 SF	673 SF	-176 SF	497 SF	497 SF
A/C PADS & GEN	0 SF	0 SF	31 SF	31 SF	31 SF
POOL			367 SF	367 SF	297 SF
TOTAL	3555 SF.	2969 SF.	497 SF	4280 SF	3931 SF

GROSS BULDG AREA				
FLOOR	EXISTING	ADDED	TOTAL	WITH-IN 140'
FIRST FLOOR	1023 SF	635 SF	1658 SF	1658 SF
SECOND FLOOR	676 SF	718 SF	1454 SF	1454 SF
TOTAL GBA	1699 SF.	1413 SF	3112 SF.	3112 SF.
VOLUME		22,814 CF		

**NOTES**

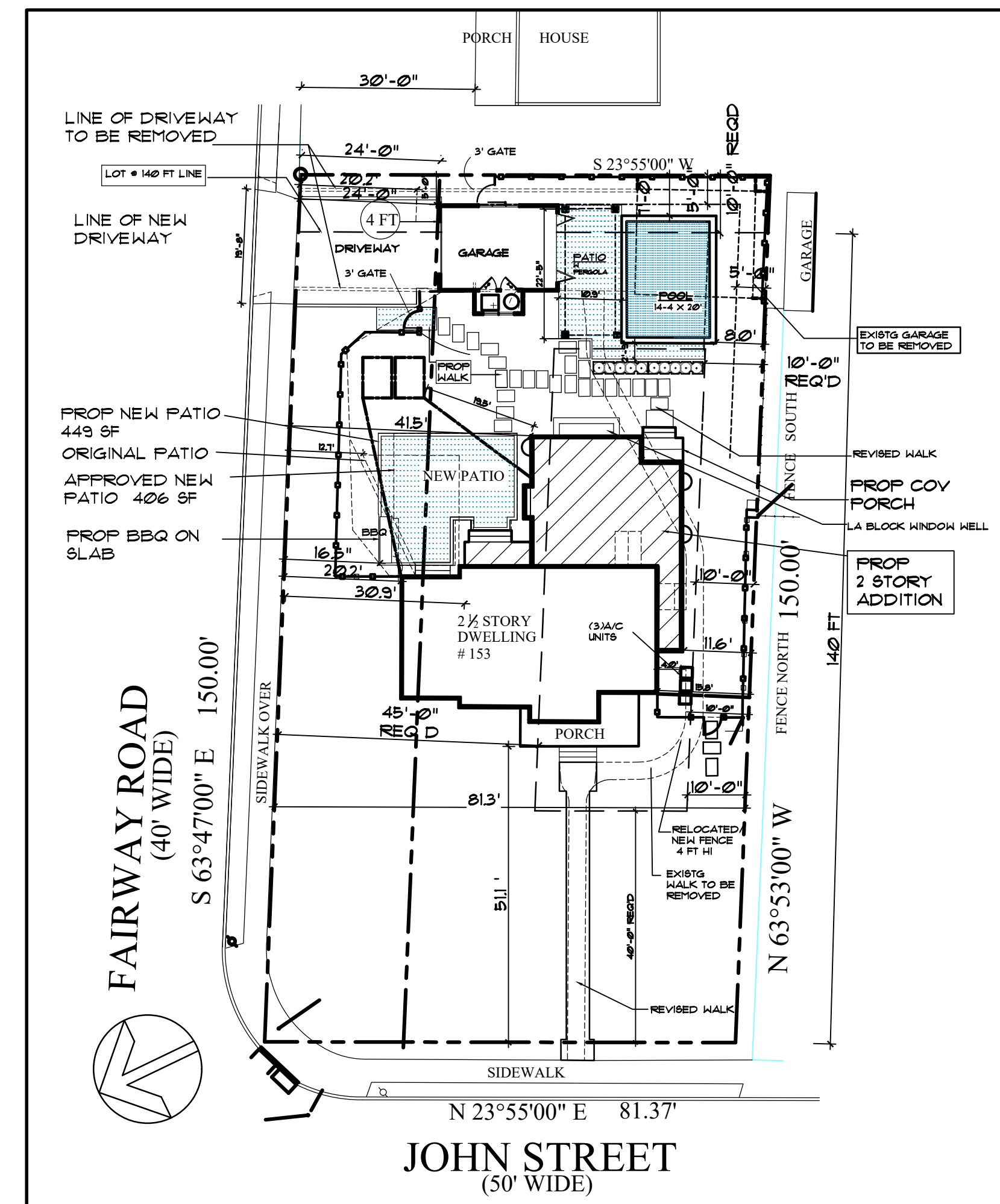
- ★ EXISTING NON CONFORMING CONDITION
- ① REQUIRED SET BACK - TAKEN TO THE POOL PAVEMENT SURROUND/COPING

**V VARIANCES REQUESTED**

- V1 GARAGE/ AUX STRUCTURE FYSB, REQ'D 45 FT, PROVIDED 24 FT, 20 FT DIFF
- V2 REQUIRED POOL SY SETBACK IS 10 FT, PROVIDED IS 8 FT (TAKEN TO POOL COPING) 2 FT OVER
- V3 REQUIRED POOL RY SETBACK IS 10 FT, PROVIDED IS 7 FT (TAKEN TO POOL COPING) 3 FT OVER
- V4 BBQ NOT REQUIRED IN FRONTYARD SB, PROVIDED IS 16.9, REQ'D 45 FT
- V5 PATIO - FYSB, PROPOSED 449 SF, VAR APPROVED 406 SF (43 SF DIFF), ORIGINAL PATIO 232 SF

**VA VARIANCES APPROVED (2) (RESOLUTION GRANTED 7-9-24)**

- VA FRONT SIDE YARD SETBACK (FAIRWAY ROAD) REQUIRED = 45 FT, EXISTING = 202 FT, APPROVED = 202 FT (APPROVED 30.9 FT TO THE ADDITION)
- ★ THIS FRONT SIDE YR IS A EXISTING NON CONFORMING CONDITION. (45 FT- 202 FT EXISTG) THE EXISTING IS 24.8 FT OVER
- VA PATIO NOT PERMITTED IN THE FRONT YARD - APPROVED

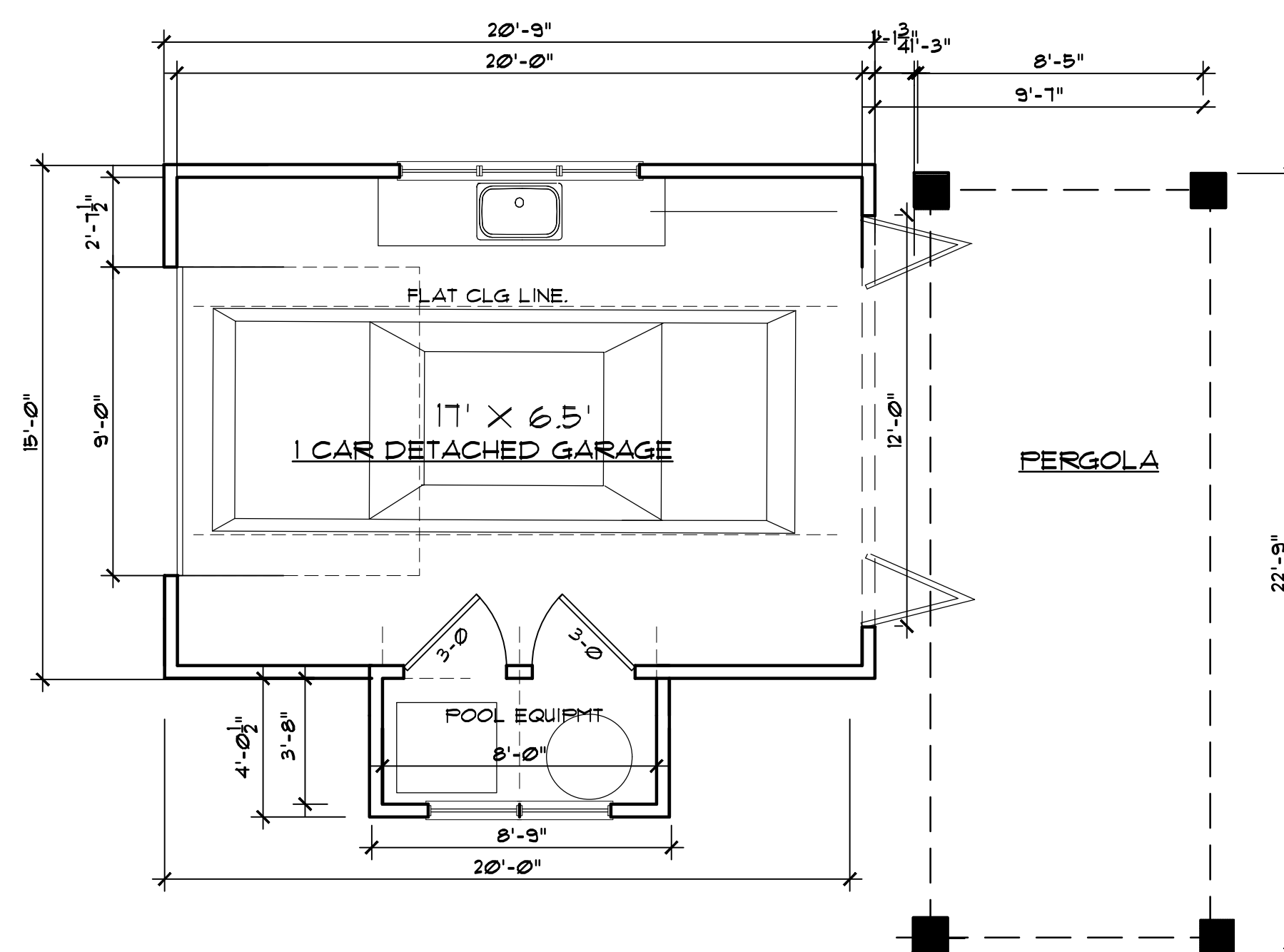


**PLOT PLAN**

SCALE: 1" = 20'-0"

BASE SURVEY INFORMATION PREPARED BY:  
DAN DUNN, SURVEYING, WALDWICK  
DATE: 3-14-23

CALCULATED SOIL MOVEMENT 6111 CU FT / 226 CU YDS



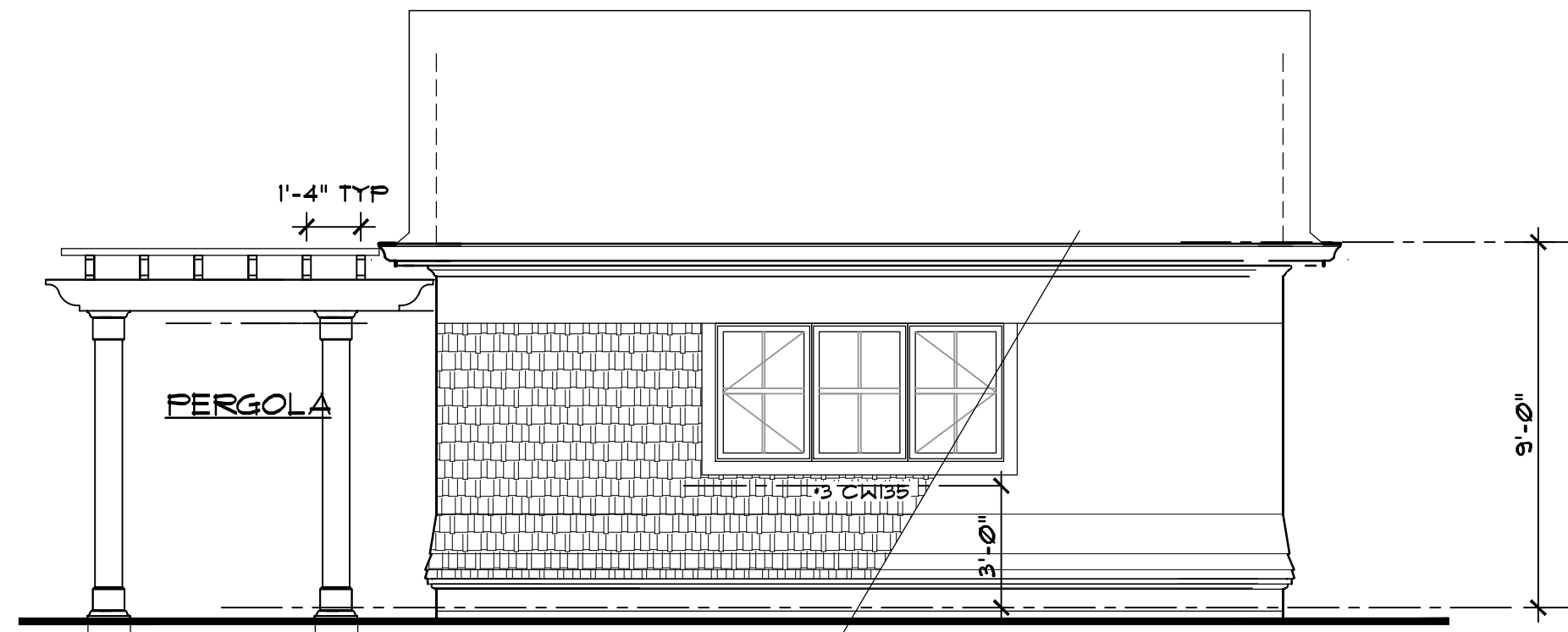
**FLOOR PLAN**

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



**FRONT ELEVATION**

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



**LEFT ELEVATION**

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



**RIGHT SIDE ELEVATION**

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



**REAR / POOL ELEVATION**

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

