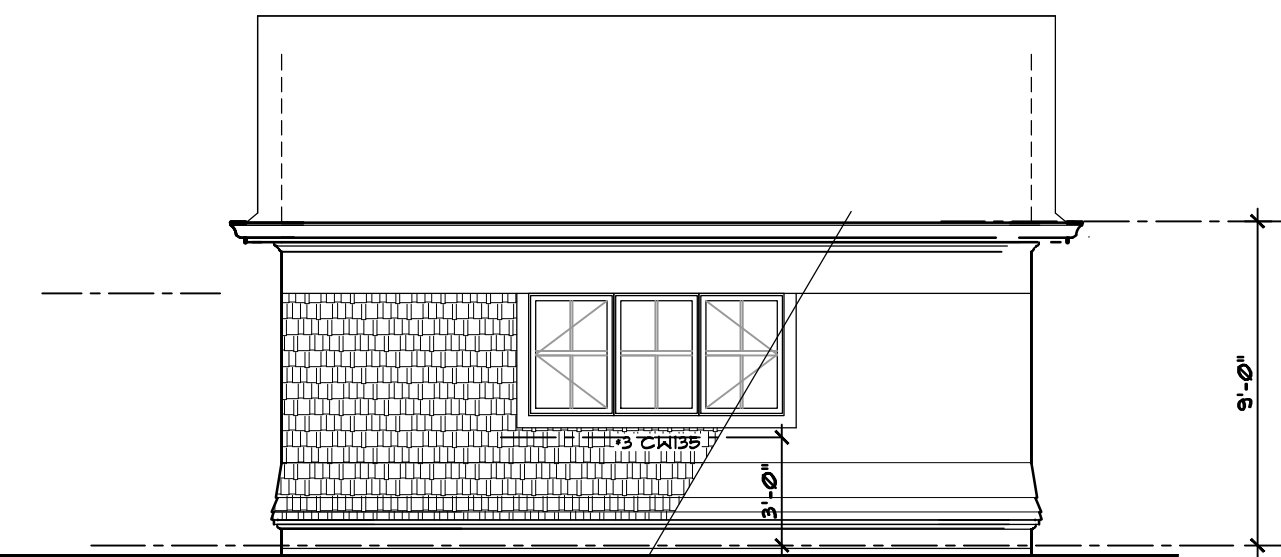




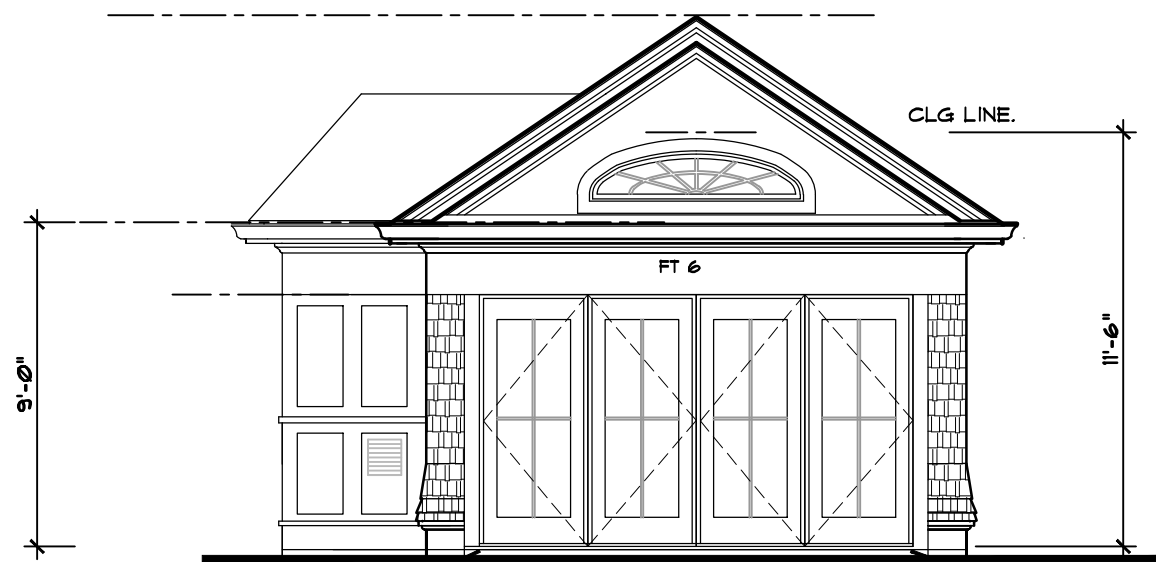
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



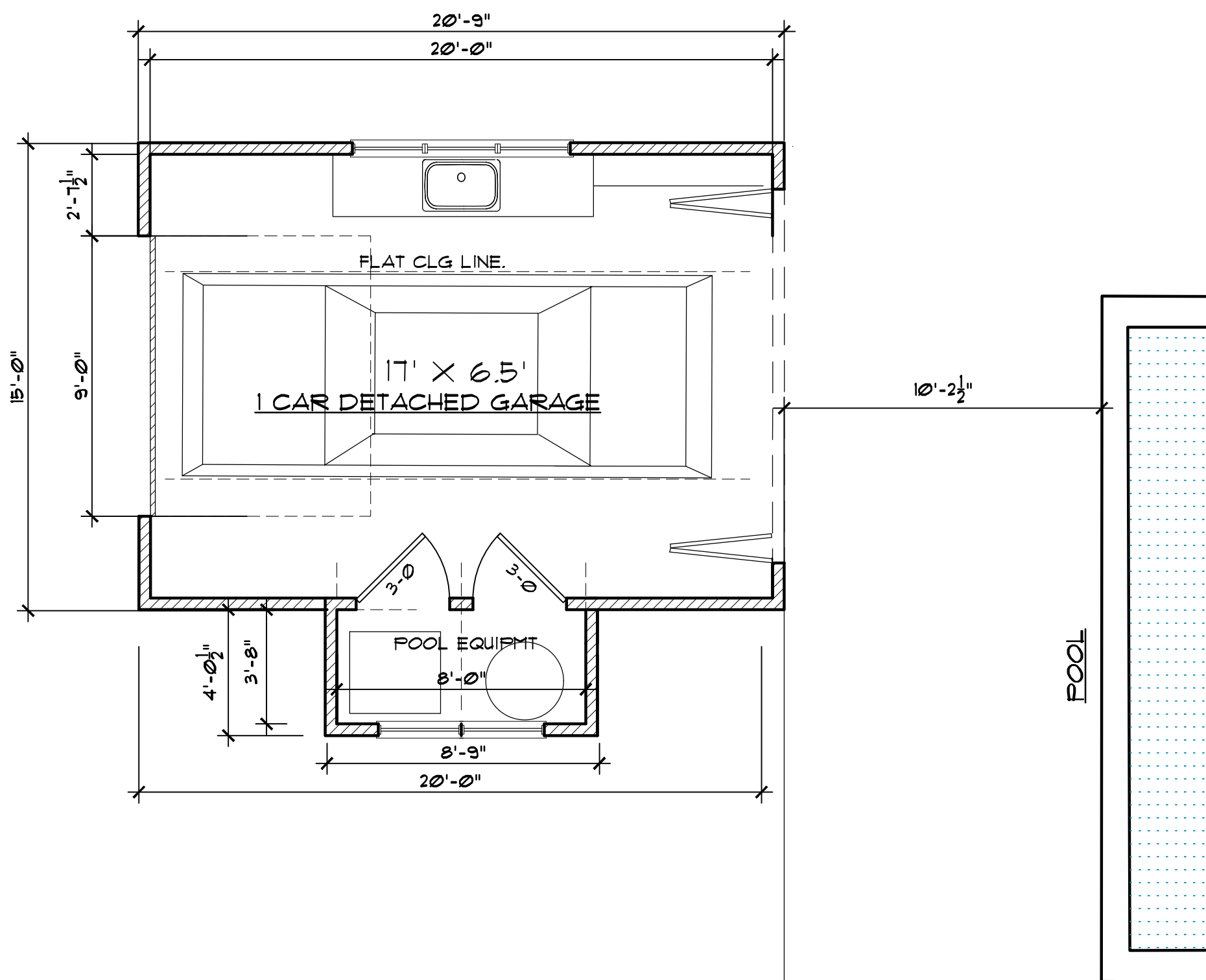
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



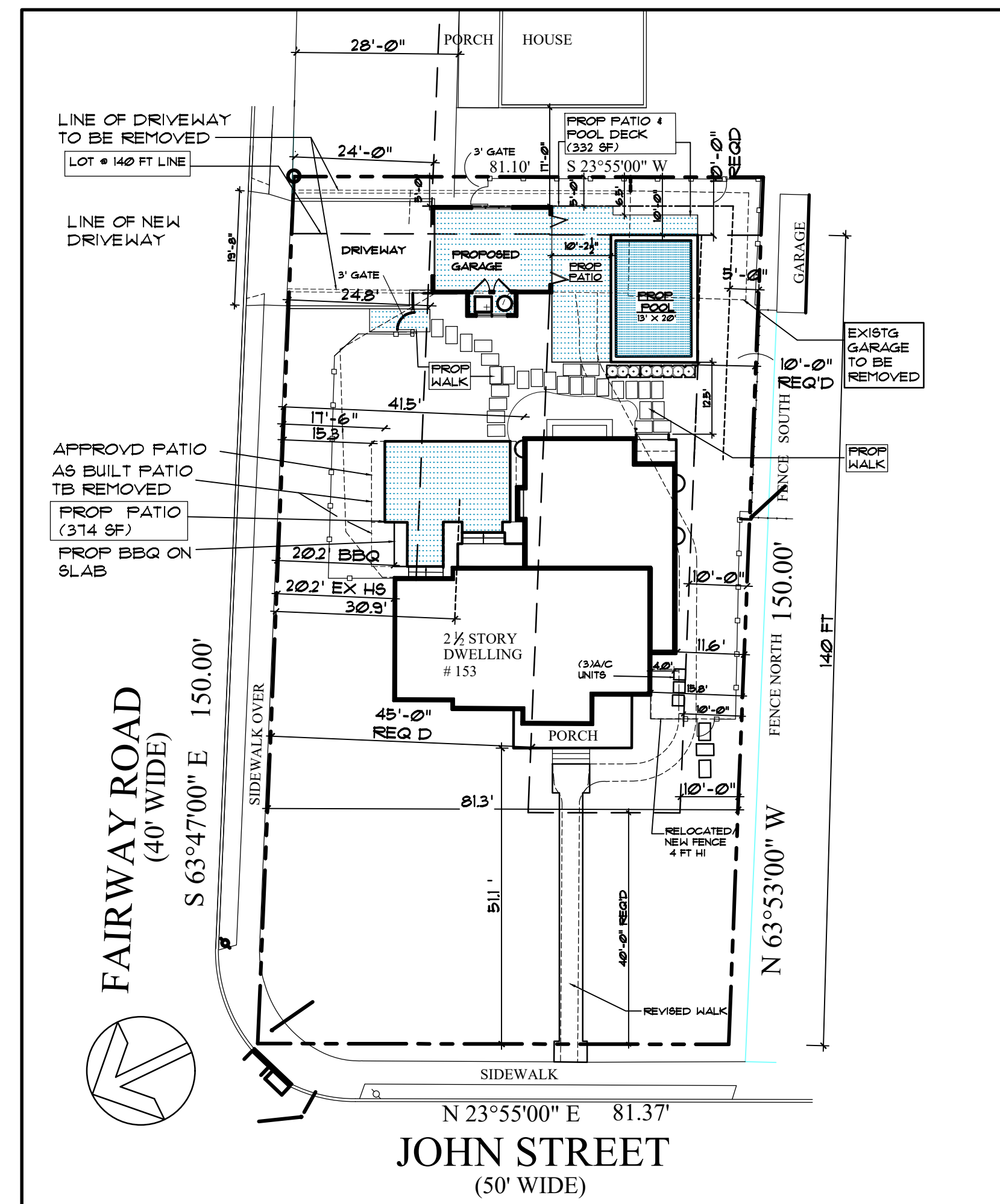
REAR / POOL ELEVATION

SCALE: 3/16" = 1'-0"



FLOOR PLAN

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



PLOT PLAN

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

**PROPOSED ADDITION FOR:
LICARE RESIDENCE**

153 JOHN STREET, RIDGEWOOD NJ

ZONING SCHEDULE

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

LOT SIZE	REQUIRED	EXISTING
MINIMUM LOT AREA	10,500 SF	12,175 SF
LOT AREA WITHIN 140'	N/A	11,376 SF
MINIMUM LOT WIDTH	75' MIN. F.Y.S.B.	81.3' @ F.Y.S.B.
MINIMUM LOT DEPTH	120'	150'

SETBACKS	MAX REQUIRED	EXISTING	PROPOSED
FRONT YARD	40 FT	51.1 FT	N/C 51.1 FT
FRONT/SIDE YD SETBACK	45 FT	20.2 FT	20.2 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	NOT IN FYSB 45 FT	50.5'	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.
COVERAGE BY ABOVE GRADE STRUCTURES	20% / 2435 SF.	13.1% / 1606 SF.	18.5% / 2283 SF.
COVER BY ABOVE GRADE STRUCT W-IN 140 FT	20% / 2275 SF.	12.7% / 1456 SF.	19.2% / 2183 SF.
COVERAGE BY IMPROVEMENTS	45% / 5479 SF	27.5% / 3352 SF.	35% / 4259 SF.
COVERAGE BY IMPROVEMENTS W-IN 140 FT	45% / 5119 SF	24.2% / 2762 SF.	34.4% / 3905 SF.
MAX GROSS BUILDING AREA	32% / 3896 SF	19.3% / 1699 SF.	25.5% / 3112 SF.
MAX GBA WITH-IN 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)	10 FT	NA	10 FT
POOL SETBACKS (REAR)	10 FT	NA	10 FT
PATIO (MAIN)- FRONT YARD SETBACK	45 FT	12.7'	17.5'
BBQ/AUX STRUCTURE	45 FT	NA	20.2'
PATIO @ POOL- REAR YARD SETBACK	10 FT	NA	5.0'

CALCULATION BREAKDOWN

	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	99 SF	247 SF	247 SF
STOOP & STEPS & BILCO	61 SF	61 SF	-41 SF	14 SF	14 SF
DETACHED GARAGE	374 SF	224 SF	-27 SF	347 SF	243 SF
BBQ DETACHED	NA	NA	17 SF	17 SF	17 SF
TOTAL	1606 SF.	1456 SF.	671 SF.	2283 SF.	2183 SF.

IMPROVEMENT COVERAGE BREAKDOWN

	EXISTG	EXIST W-IN 140'	ADDED	PROP TOTAL	WITH-IN 140'
BUILDING COVER	1606 SF.	1456 SF.	671 SF.	2283 SF.	2183 SF.
DRIVEWAY	1044 SF	608 SF	-587 SF.	457 SF	310 SF
PATIO - MAIN AT LEFT	232 SF	232 SF	142 SF	374 SF	374 SF
PATIO - POOL			310 SF	332 SF	225 SF
WALKS	470 SF	470 SF	-18 SF	452 SF	452 SF
A/C PADS & GEN	0 SF	0 SF	31 SF	31 SF	31 SF
POOL			330 SF	330 SF	330 SF
TOTAL	3352 SF.	2766 SF.	907 SF	4259 SF	3905 SF

GROSS BLDG AREA

FLOOR	EXISTING	ADDED	TOTAL	WITH-IN 140'
FIRST FLOOR	1023 SF	635 SF	1658 SF	1658 SF
SECOND FLOOR	676 SF	778 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 SEE NEIGHBORHOOD STUDY FOR AVERAGE SETBACKS ON SHEET L-1

V VARIANCES REQUESTED

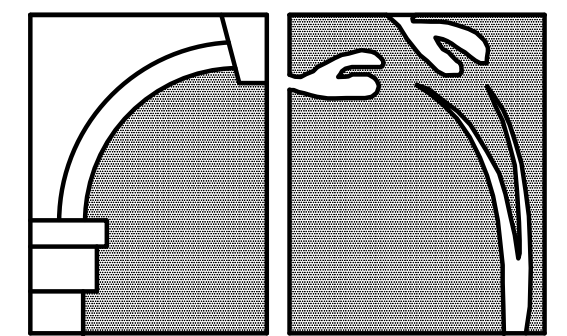
- V1 DETACHED GARAGE/ AUX STRUCTURE FRONT/SIDE YDSB: REQ'D 45 FT, PROVIDED 24 FT, 21 FT DIFF
- V2 BBQ NOT ALLOWED IN FRONT/SIDE YARD SB, PROVIDED 16 20.2 FT (SAME AS HOUSE), REQ'D 45 FT
- V3 PATIO -REAR YD SETBACK, REQ'D 10 FT, PROPOSED 5.0 FT, OVER 5.0 FT

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

- VA FRONT SIDE YARD SETBACK (FAIRWAY ROAD) REQUIRED = 45 FT, EXISTING = 20.2 FT, APPROVED = 20.2 FT (APPROVED 30.9 FT TO THE ADDITION)

★ THE FRONT SIDE YR IS A EXISTING NON CONFORMING CONDITION. (45 FT - 20.2 FT EXISTG) THE EXISTING IS 24.8 FT OVER

- VA PATIO NOT PERMITTED IN THE FRONT YARD - APPROVED



PETER B. COOPER & ASSOCIATES

ARCHITECTS & LANDSCAPE ARCHITECTS
14 OVERBROOK STREET, RAMSEY, NJ 07446
TEL: 201-512-1146 FAX: 201-783-8299
PETER@PETERCOOPERARCHITECTS.COM

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 IN FRONT YARD SETBACK
2. BBQ IN FRONT YD SETBACK
3. POOL PATIO IN REAR YARD SETBACK

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:
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PROJECT:

MICHAEL & CAITLIN LICARE RESIDENCE

153 JOHN STREET
RIDGEWOOD
NJ 07450

NO.	DATE	REVISION
△	9-5-25	VAR FOR POOL & GARAGE/CABANA
△	12-18-25	REV GAR, POOL & RELATED
△	2-20-26	VAR 3 RD MEETG

ISSUED: 6-26-25
ISSUED FOR ADDED VAR: 6-26-25
12-18-25
2-25-26

APPROVED VARIANCES: 7-9-24
ISSUED FOR PERMIT: 10-9-24

DRAWN/CHECKED BY: PBC

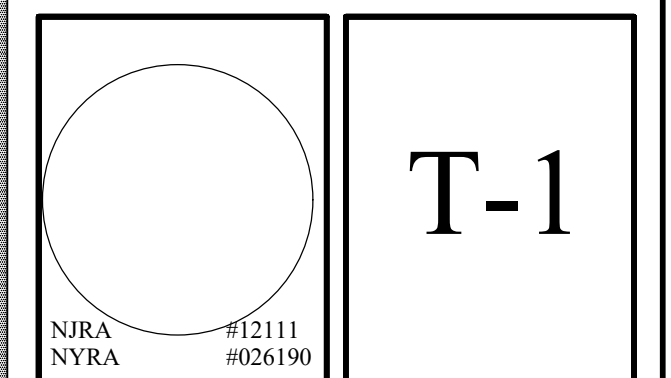
SCALE: AS NOTED

PROJECT #: 23-02

DRAWING:

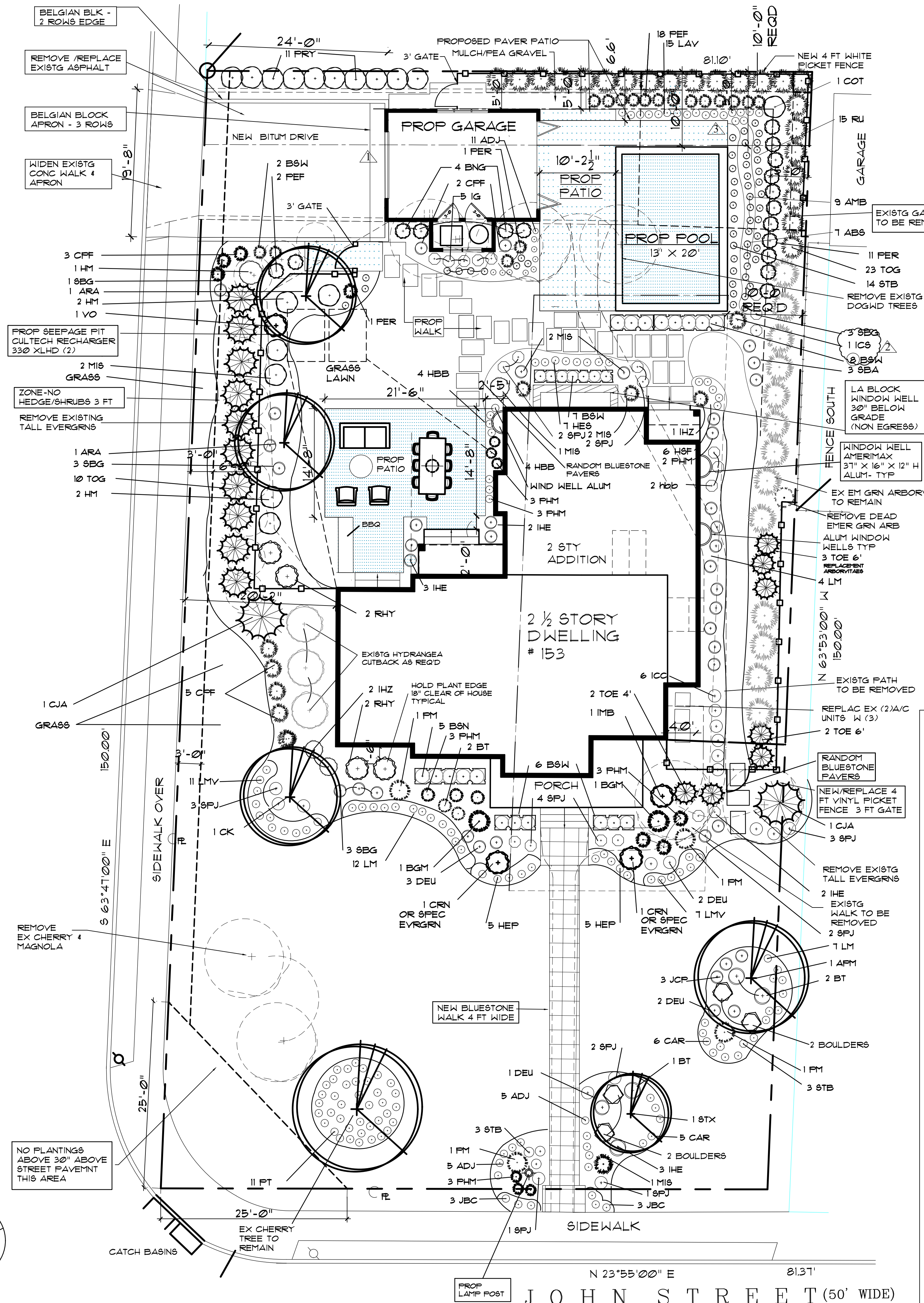
**PLOT PLAN, VAR #1
APPROVED PLOT PLAN,
ZONING DATA, NOTES
GARAGE PLAN & ELEVS**

PETER B. COOPER ARCHITECT



T-1

FAIRWAY ROAD (40' WIDE)



LANDSCAPE PLANTING PLAN

SCALE: 1/8" = 1'-0"



GARAGE RIGHT SIDE ELEVATION

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

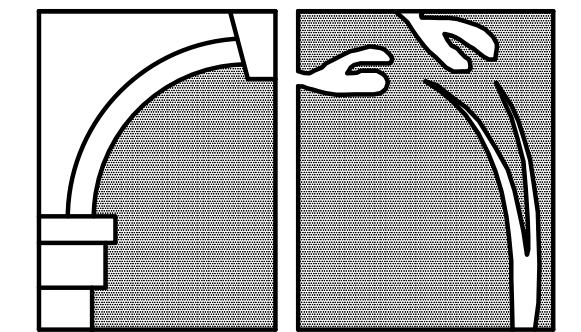
LIST OF PLANT MATERIALS

Code	Botanical Name	Common Name	Size	Quantity
APM	Acer Palmatum Atropurpureum	Redleaf Japanese Maple	7-8' H 1	
ARA	Acer Rubrum 'Armstrong'	Armstrong Red Maple	3-3 1/2	2
ADJ	Ajuga Reptans 'Burgandy Glow'	Bugleweed	1 Qt.	29
BT	Berberis Thun. Atr. 'Rosy Glow'	Rosy Glow Barberry	2 Gal.	11
BKW	Buxus Koreana Wintergem'	Wintergem Boxwood	5 Gal.	13
BGM	Buxus 'Green Mountain'	Vertical Boxwood	4-5'	12
BSN	Buxus Sempervirens	New Gen Boxwood	24/30"	5
CSV	Carex Siderostica 'Variegata'	18' Japanese Sedge	1 Gal	15
CK	Cornus Kousa	Kousa Dogwood	8/10'	1
CRY	Cryptomeria globosa nana	Dwarf Cryptomeria	5 Gal	2
CJA	Cryptomeria Japonica 'Angelica'	Angelica Cryptomeria	8-10'	2
DEU	Deutzia Gracilis 'Nikko'	Dwarf Slender Deutzia	2 Gal	18
HES	Hemmercallis Stella D'Oro	Stella D'Oro Daylily	1 Gal	22
HEP	Heuchera Americana Palace	Purple Purple Leaf Heuchera	1 Gal	22
HBB	Hosta Sieb. Bressingham Blue'''	36 Large Blue Textured Hosta"	1 Gal	7
HM	Hydrangea Macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	3 Gal.	8
IHE	Ilex Crenata 'Helleri'	Ilex Helleri	2 Gal.	11
IHZ	Ilex Crenata 'Hetzzi'	Dwarf Hetzi Ilex	18/24"	3
ICC	Ilex X Mes. 'Blue Girl'/ 'Blue Boy'	'Blue Girl'/ 'Blue Boy' Holly	30-36"	6
IBM	Ilex X Meserveae	Blue Maid Holly	4-5'	1
JCP	Juniperus Chin Procumbens Nana	Dwarf Procumbens Juniper	2 Gal.	9
JBC	Juniperus Horiz. Blue Rug	Blue Rug Juniper	2 Gal.	8
LM	Liriope Muscari	Lily Turf	1 Gal	15
LAV	Lavender	Lavender	1 Gal	15
LMV	Liriope Muscari 'Variegata'	Variegated Liriope	1 Gal	53
MIS	Miscanthus Pampas Grass	Pampas Grass	5 Gal.	8
PT	Pachysandra Terminalis	Pachysandra	Per Fl	39
PHM	Pennisetum Alopecuroides Hameln	Dwarf Fountain Grass	1 Gal	25
PGC	Picea Pungens 'Glauca Globosa'	Blue Globe Spruce	18-24"	2
PM	Pinus Mugo	Mugo Pine	3 Gal.	3
PRY	Prunus Laur. Otto Luyken	Otto Luyken Schip Laurel	6-8'	16
RHY	Rhododendrons Hybrid	Hybrid Rhodo-Chinoides,Roseum,	24-30"	6
RU	Rudbeckia Fulgida Goldsturm	Black Eyed Susan	1 Gal	31
SPJ	Spiraea Japonica 'Little Princess'	Compact Spiraea	2 Gal	18
SBG	Spiraea X Bumalda 'Goldflame'	Goldflame Spiraea	2 Gal	15
STB	Stachys Byzantina	Lamb's Ear	1 Gal	10
STX	Styrax Japonica	Japanese Snowbell	8-10'	1
TOE	Thuja Occidentalis 'Emerald Green'	Emerald Green Arborvitae	4-5'	2
TOE	Thuja Occidentalis 'Emerald Green'	Emerald Green Arborvitae	6-7'	5
TOG	Thuja standishii x plicata Green Giant'	Green Giant Arborvitae	7-8'	14
VO	Viburnum Opulus	European Cranberry Viburnum	3-4'	2

NEIGHBORHOOD STUDY
AVERAGE FRONT YARD SETBACKS

Licare Neighborhood Study-setbacks on Fairway Ave

- Immediate block (John to Pleasant Ave)
Same side street
#153 20.2 ft (John Street) Subject Property (corner)
#560 28 ft (Fairway Ave) rear neighbor to S.P.
562 30 ft
572 32 ft
577 38 ft
#154 (Pleasant Ave) 24 ft (corner)
Opposite side street
#551 38 ft (corner)
555 38 ft
561 37 ft
565 37 ft
575 36 ft
162 (Pleasant Ave) 12 ft (corner)
- Block west (John to Van Dien Ave)
Same side
#152 (John St) 25 ft (corner)
536 26 ft
534 35 ft
530 28 ft
526 35 ft
520 35 ft
516 35 ft
155 (Van Dien) 20 ft (corner)
Opposite side
#166 (John Street) 25 ft (Corner)
539 28 ft
535 30 ft
531 30 ft
527 27 ft
523 36 ft
517 34 ft
505 27 ft (Corner)
Average overall 846/ 26 = 32.5 ft
Average corner lots 153/8 = 19.1 ft



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& ASSOCIATES

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14 OVERBROOK ROAD, RAMSEY, NJ 07446
TEL: 201-512-1146 FAX: 201-783-8299
PETER@PETERCOOPERARCHITECTS.COM

PROJECT DESCRIPTION:
FULL YARD LANDSCAPE PLAN:
NEW WALKS, DRIVE, CURBING, PATIO,
FENCING, AS SHOWN

PROPRIETARY NOTE:
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UNLESS ACTING UNDER THE DIRECTION OF THE
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COOPER.

PROJECT:
MICHAEL & CAITLIN
LICARE
RESIDENCE

153 JOHN STREET
RIDGECROFT
NJ 07450

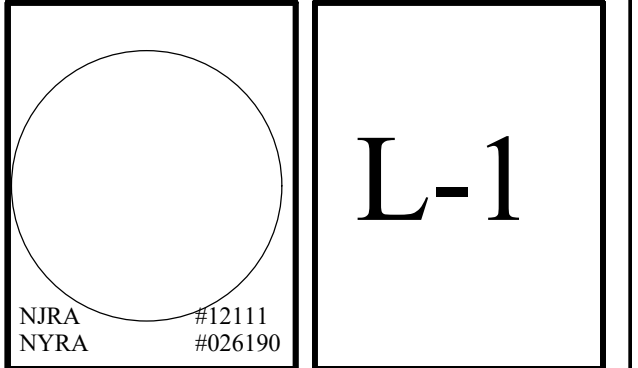
NO.	DATE	REVISION
	6-2-25	REVISION
	7-29-25	REVISION
	12-18-25	VAR 2, 2nd meetg
	2-20-26	VAR 2, 3 rd meetg

ISSUED: 8-15-24
ISSUED FOR VARIANCE: 10-16-23
ISSUED FOR ADDED VAR: 6-16-25
12-18-25
2-25-26

DRAWN BY: PBC
CHECKED BY: PBC
SCALE: AS NOTED
PROJECT #: 24-18

DRAWING:
LANDSCAPE PLANTING
PLAN, NOTES,
NEIGHBORHOOD STUDY
GARAGE RIGHT ELEVATN

PETER B. COOPER
ARCHITECT



L-1