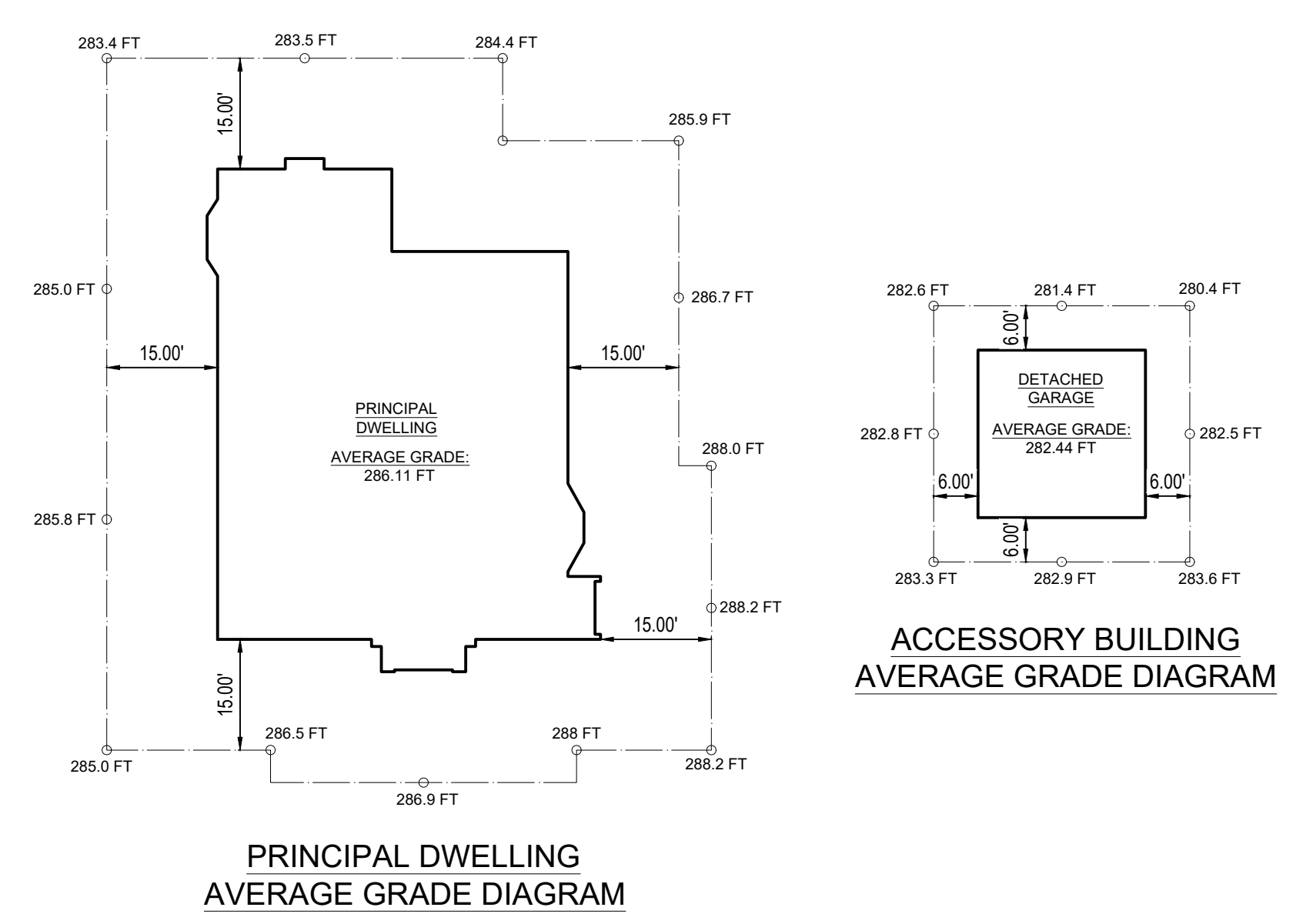


VALLEY VIEW AVENUE
(40'-0" WIDE)

PLOT PLAN

Information for this Plot Plan has been taken from survey provided by Client
 Prepared by: Kent Rigg Engineering & Land Surveying, LLC
 Surveyor: Kent Rigg
 NJ License No: 31050 Dated: September 12th 2025



ZONING DATA: THE ZUMBOLO RESIDENCE
 Address: 55 Valley View Avenue, Ridgewood, New Jersey
 Zone: R-110 Block: 1916
 Use Group: R-5 Lot 9 Construction Type: 5B

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
Lot Dimensions & Restrictions:			
Minimum Total Lot Area	19,250 SF	27,113 SF	(no change)
Minimum Total Lot Area (Within First 175')	-	23,800 SF	(no change)
Street Width	-	40.0 Feet	(no change)
Minimum Lot Width	110 Feet At Front Setback (90 Feet at Any Other Point Within 175')	136.0 Feet 135.36 Feet	(no change)
Minimum Lot Depth	140 Feet	199.97 Feet	(no change)
Principal Building Setbacks & Restrictions:			
Maximum Building Height	30.0 Feet** - 2 1/2 Stories	35.875 Feet - 2 1/2 Stories	(no change)
Minimum Front Yard Set Back	40.0 Feet* 45.0 Feet (40.0' + [(50.0'-40.0')/2] = 45.0 Feet)	51.5 Feet	(no change)
Minimum Side Yard Set Back	2/3 Height of Principal Building or 15.0 Feet (2/3 x 35.875 Feet = 23.92 Feet) <i>(whichever is greater)</i>	67.8 Feet (Left-Side) 66.5 Feet to Bay (Left-Side) 19.4 Feet (Right-Side) 17.4 Feet to Bay (Right-Side) 18.0 Feet to Box Window	(no change) (no change) (no change) (no change)
Minimum Both Side Yard Setbacks (Sum)	33% of Lot Width @ Front Setback (33% of 136.0 Feet = 44.88 Feet)	66.5' + 17.4' = 83.9 Feet	(no change)
Minimum Rear Yard Set Back	40.0 Feet	82.7 Feet	(no change)
Accessory Building Setbacks & Restrictions:			
Maximum Building Height	15.0 Feet (18.0 Feet if Categories Met)**	15.5 Feet+ (Taken from Google Earth)	18.0 Feet
Distance to Principal Building	12.0 Feet	40.5 Feet	34.4 Feet
Side / Rear Yard Setback	5.0 Feet / 5.0 Feet	3.2 Feet (Side) 4.8 Feet (Rear)	6.5 Feet (Side) 10.3 Feet (Rear)
Patio Setbacks & Restrictions:			
Minimum Side / Rear Yard Setback	10.0 Feet / 10.0 Feet	16.1 Feet / 29.9 Feet	(no change)
Driveway Setbacks & Restrictions:			
Maximum Width	1/8 of Width of Lot or 25.0 Feet (1/8 * 136 Feet = 22.2 Feet) <i>(no greater than 25 Feet)</i>	19.5 Feet	25.0 Feet
Minimum Width	10.0 Feet	10.0 Feet	(no change)
Gross Building Area (GBA) Restrictions:			
Maximum Gross Building Area of Principal Building (Within 175 Feet)	24% of Lot Area Within 175-Ft or 5,000 SF (24% of 23,800 SF = 5,712 SF) <i>(whichever is lesser)</i>	3872 SF	3944 SF
Maximum Gross Building Area of Principal Building (Total Property)	20% of Land Area of the Lot (20% of 27,113 SF = 5,422.6 SF)	14,28% (3872 SF)	14,55% (3944 SF)
Maximum Gross Building Area of Accessory Structures (Within 175 Feet)	5% of Lot Area Within 175-Ft or 1,000 SF (5% of 23,800 SF = 1,190 SF) <i>(whichever is lesser)</i>	42 SF	196 SF
Maximum Gross Building Area of Accessory Structures (Total Property)	4% of Land Area of the Lot (4% of 27,113 SF = 1,084.52 SF) <i>(whichever is lesser)</i>	1,63% (441 SF)	1,90% (514 SF)
Coverage by Above-Grade Structures Restrictions:			
Maximum Coverage by Above-Grade Structures (Within 175 Feet)	20% of Lot Area Within 175 Feet (20% of 23,800 SF = 4,760 SF)	15,56% (3703 SF)	16,19% (3853 SF)
Maximum Coverage by Above-Grade Structures (Total Property)	20% of Land Area of the Lot (20% of 27,113 SF = 5,422.6 SF)	15,13% (4102 SF)	15,38% (4171 SF)
Coverage by Improvement Restrictions:			
Maximum Coverage By Improvements (Within 175 Feet)	40% of Lot Area Within 175 Ft or 8,750 SF (40% of 23,800 SF = 9,520 SF) <i>(whichever is lesser)</i>	(9994 SF)	(10081 SF)
Maximum Coverage By Improvements (Total Property)	35% of Total Lot Area (35% of 27,113 SF = 9,489.55 SF)	38,35% (10399 SF)	(no change)

MINIMUM SIDE YARD SETBACK - VARIANCE INFORMATION			
REQUIRED/PERMITTED	PROPOSED	DIFFERENCE	VARIANCE
20.92 Feet to Box Window (3.0 Feet Allowable Encroachment)	18.5 Feet to Box Window (18.0 Feet to Existing Box Window)	2.42 Feet	\$190-101-E-(3) Ref: §190-119-A-(4)-(d)
(V) Variance Required			
MAXIMUM COVERAGE BY IMPROVEMENTS (WITHIN FIRST 175 FEET)			
REQUIRED/PERMITTED	PROPOSED	DIFFERENCE	VARIANCE
8,750 SF	10,081 SF (Existing: 9,994 SF) (Net Increase of 97 SF)	1,331 SF	\$190-101-E-(16) Ref: §190-119-H-(2)
(V2) Variance Required			
MAXIMUM COVERAGE BY IMPROVEMENTS (TOTAL LOT)			
REQUIRED/PERMITTED	PROPOSED	DIFFERENCE	VARIANCE
35% = 9,489.55 SF	38,35% = 10,399 SF (Existing: 38,35% = 10,399 SF) (Net Increase of 0 SF)	3,35% = 909.45 SF	\$190-101-E-(16) Ref: §190-119-H-(1)
(V3) Variance Required			

ADDITION ONLY	AREA (SF)	VOLUME (CU FT)
First Floor	72.00	636.00
Second Floor	0.00	0.00
TOTAL	72.00	636.00

Structure Coverage Calculations for the Borough of Ridgewood, NJ

Coverage by Above-Grade Structures: The combined area of all buildings and other above-grade structures on a lot, including but not limited to porches, decks, balconies and cantilevered parts of the building at any level, but excluding, however, combs, eaves and other structures which are specifically excluded by the ordinance of Ridgewood, NJ.

Maximum Coverage by Above-Grade Structures (Within First 175'): **20% = 4760 SF**

COVERAGE BY ABOVE-GRADE STRUCTURES	EXISTING	PROPOSED
Square Footage of Lot Within First 175'	23,800.00 SF	23,800.00 SF
Above-Grade Structures (Within 175'):		
Square Footage of House	2,191.00 SF	2,260.00 SF
Square Footage of Front Open Porch & Steps	688.00 SF	615.00 SF
Square Footage of Rear Deck & Steps	782.00 SF	782.00 SF
Square Footage of Detached Garage (Within First 175')	42.00 SF	196.00 SF
Total Area of Above-Grade Structures (Within 175')	3,703.00 SF	3,853.00 SF
Ratio of Structures to Lot (Within 175'):	15.56%	16.19%
COVERAGE BY ABOVE-GRADE STRUCTURES PERCENTAGE:	15.56%	16.19%

Maximum Coverage by Above-Grade Structures (Total Lot): **20% = 5422.6 SF**

COVERAGE BY ABOVE-GRADE STRUCTURES	EXISTING	PROPOSED
Square Footage of Total Lot Area	27,113.00 SF	27,113.00 SF
Area of Above-Grade Structures (Within 175')	3,703.00 SF	3,853.00 SF
Above-Grade Structures (Beyond First 175'):		
Square Footage of Detached Garage (Beyond First 175')	399.00 SF	318.00 SF
Total Area of Above-Grade Structures	4,102.00 SF	4,171.00 SF
Ratio of Structures to Lot (Total Lot):	15.13%	15.38%
COVERAGE BY ABOVE-GRADE STRUCTURES PERCENTAGE:	15.13%	15.38%

Coverage by Improvements Calculations for the Borough of Ridgewood, NJ

Coverage by Improvements (Improvement Coverage): The coverage by buildings and other above-grade structures on a lot as defined by this chapter, plus the coverage of any other structures, including but not limited to driveways, sidewalks, patios, decks, swimming pools, tennis courts, parking areas and other paved areas, whether constructed of asphalt, concrete, brick, stone, gravel or other paving materials, but excluding structures, or portions of structures, that are located below the surface of the ground and which are not visible from above the surface of the ground.

Maximum Improvement Coverage (Within First 175'): **8,750 SF**

COVERAGE BY IMPROVEMENTS	EXISTING	PROPOSED
Square Footage of Lot Within First 175'	23,800.00 SF	23,800.00 SF
Total Area of Above-Grade Structures (Within 140')	3,703.00 SF	3,853.00 SF
Area of Impervious Surfaces (Within First 175'):		
Square Footage of Driveway	3,253.00 SF	3,270.00 SF
Square Footage of Front Walkway	241.00 SF	149.00 SF
Square Footage of Cellar Steps & Side Walkway	67.00 SF	67.00 SF
Square Footage of A/C Units	12.00 SF	12.00 SF
Square Footage of Left-Side Concrete Area	23.00 SF	23.00 SF
Square Footage of Pool Patio	1,840.00 SF	1,840.00 SF
Square Footage of In Ground Pool	788.00 SF	788.00 SF
Square Footage of Pool Equipment	33.00 SF	33.00 SF
Square Footage of Retaining Wall Near Deck	34.00 SF	34.00 SF
Square Footage of Garage Concrete Pad (Within First 175')	0.00 SF	12.00 SF
Total Area of Improvements Within First 175':	9,994.00 SF	10,081.00 SF

Maximum Improvement Coverage (Total Lot): **35% = 9,489.55 SF**

COVERAGE BY IMPROVEMENTS	EXISTING	PROPOSED
Square Footage of Total Lot Area	27,113.00 SF	27,113.00 SF
Total Area of Improvements Within First 175':	9,994.00 SF	10,081.00 SF
Area of Impervious Surfaces (Beyond First 175'):		
Square Footage of Detached Garage (Beyond First 175')	399.00 SF	318.00 SF
Square Footage of Garage Concrete Pad (Beyond First 175')	6.00 SF	0.00 SF
Total Area of Improvements of Total Lot	10,399.00 SF	10,399.00 SF
Ratio of Impervious Surfaces to Lot (Total Lot):	38.35%	38.35%
IMPERVIOUS COVERAGE PERCENTAGE:	38.35%	38.35%

Garage Height Exception for the Village of Ridgewood, New Jersey

***No freestanding accessory building or structure shall exceed 15 feet in height, except as may be specifically provided otherwise by this chapter, such height shall be measured as set forth in § 190-119D. Notwithstanding the foregoing, the height of accessory buildings shall be permitted to be greater than 15 feet, but not more than 18 feet, when all of the following requirements are met:

GARAGE HEIGHT EXCEPTION CALCULATIONS	PROPOSED	RESULT
[1] The coverage by the accessory building is at least 400 square feet;	514 SF	Complies
[2] The accessory building complies with the required setback requirements in Subsection C(1)(f) = 5.0 Feet	6.5 Feet / 10.3 Feet	Complies
[3] The pitch of any roof greater than 15 feet high is at least 8:12 (eight inches vertical for every 12 inches horizontal).	8:12 Pitch	Complies

Gross Building Area (GBA) for the Village of Ridgewood, New Jersey

Gross Building Area: The sum of the horizontal area or areas of each story or half story of all principal and accessory buildings on a site, measured from the exterior face of the exterior walls of such buildings. Gross building area shall not include basements, areas not enclosed by walls, screening, windows, etc., and areas having a vertical dimension of less than seven feet between the floor (or if there is no floor, then the joists) and the bottom of the roof structure.

Maximum Gross Building Area of Principal Building (Within First 175'): **5,000 SF**

GROSS BUILDING AREA (GBA) [First 175 Feet]	EXISTING	PROPOSED
Square Footage of Lot Within First 175'	23,800.00 SF	23,800.00 SF
Square Footage of First Floor	2,192.00 SF	2,264.00 SF
Square Footage of Second Floor	1,222.00 SF	1,222.00 SF
Square Footage of Habitable Attic Floor (7'-0" +)	458.00 SF	458.00 SF
Total Principal Building Area Within First 175':	3,872.00 SF	3,944.00 SF

Maximum Gross Building Area of Principal Building (Total Lot): **20% = 5,422.6 SF**

GROSS BUILDING AREA (GBA) [Total Property]	EXISTING	PROPOSED
Square Footage of Total Lot Area	27,113.00 SF	27,113.00 SF
Total Gross Building Area Within First 175':	3,872.00 SF	3,944.00 SF
Principal Building Outside of First 175':	0.00 SF	0.00 SF
Total Principal Building Area:	3,872.00 SF	3,944.00 SF
Ratio of Floor Area to Lot (Total Lot):	14.28%	14.55%
GROSS BUILDING AREA (GBA) PERCENTAGE:	14.28%	14.55%

Maximum Gross Building Area of Accessory Structures (Within First 175'): **1,000 SF**

GROSS BUILDING AREA (GBA) [Accessory Structures]	EXISTING	PROPOSED
Square Footage of Lot Within First 175'	23,800.00 SF	23,800.00 SF
Accessory Structures Within First 175':	42.00 SF	196.00 SF
Square Footage of Detached Garage (Within First 175')	42.00 SF	196.00 SF
Total GBA of Accessory Structures (Within First 175'):	42.00 SF	196.00 SF

Maximum Gross Building Area of Accessory Structures (Total Lot): **4% = 1,084.52 SF**

GROSS BUILDING AREA (GBA) [Accessory Structures]	EXISTING	PROPOSED
Square Footage of Total Lot Area	27,113.00 SF	27,113.00 SF
Total GBA of Accessory Structures (Within First 175'):	42.00 SF	196.00 SF
Accessory Structures Outside of First 175':	0.00 SF	0.00 SF
Square Footage of Detached Garage (Beyond First 175')	399.00 SF	318.00 SF
Total GBA of Accessory Structures:	441.00 SF	514.00 SF
Ratio of Accessory Structure Floor Area to Lot	1.63%	1.90%
GROSS BUILDING AREA (GBA) PERCENTAGE:	1.63%	1.90%

REV	DATE	COMMENT

Paredes - Grube Architecture
 240 Rock Road, Suite 101, 2nd Floor
 Glen Rock, New Jersey 07452
 (201) 444-6003

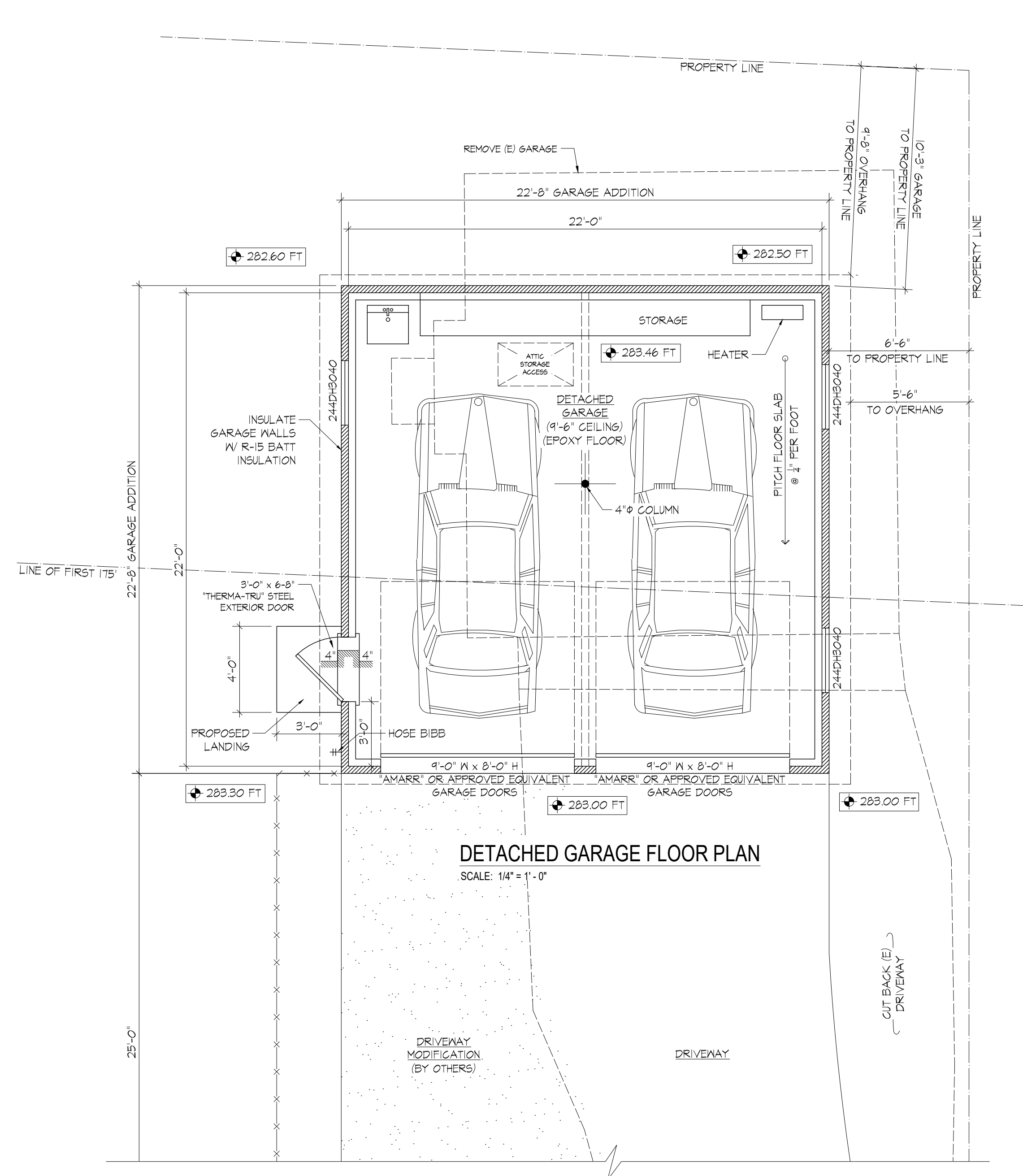
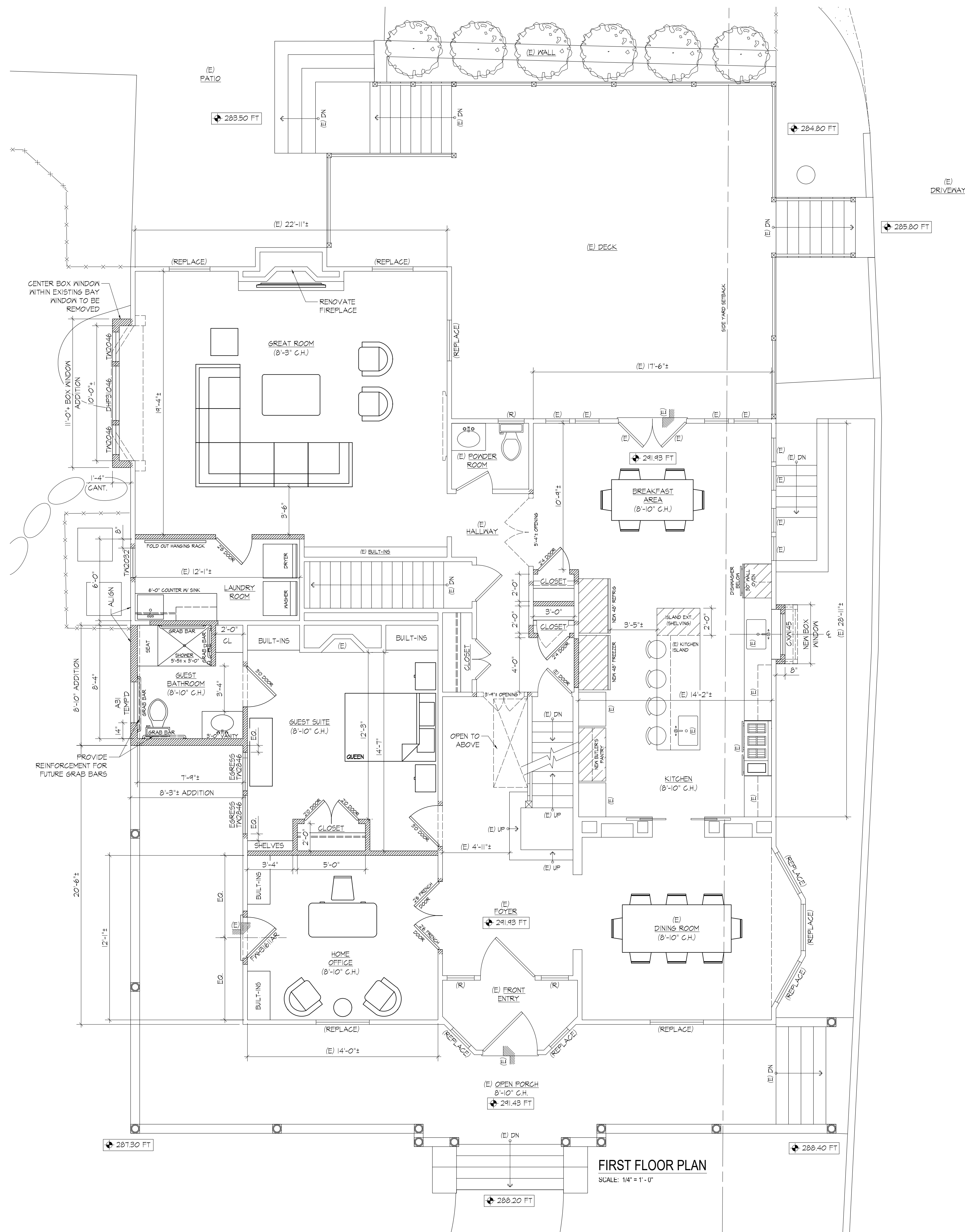
Xiomara C. Paredes, AIA

PROJECT:
 ADDITION & RENOVATION FOR:
 THE ZUMBOLO RESIDENCE
 55 VALLEY VIEW AVENUE
 RIDGEWOOD, NEW JERSEY 07450

DRAWING TITLE:
 PLOT PLAN AND ZONING ANALYSIS

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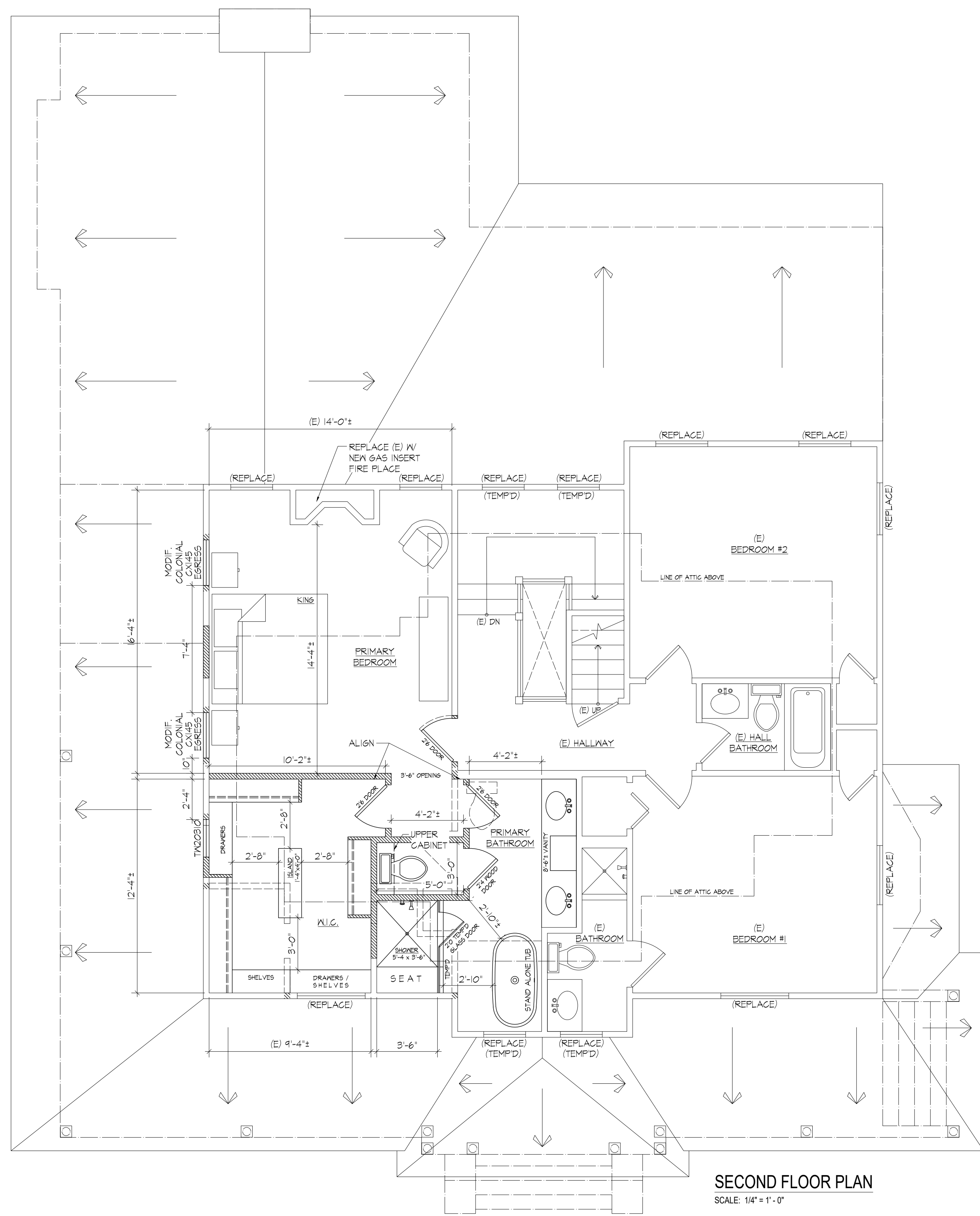
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DATE: 8 OCT. 2025	
JOB NUMBER: 2522	



PARTITION LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW EXTERIOR WALL 2x6 @ 16" O/C W/ 1/2" GYP. BD. @ INTERIOR FACE(S)
- NEW INTERIOR 2x4 @ 16" O/C W/ 1/2" GYP. BD.
- NEW BASEMENT / FOUNDATION WALL. THICKNESS SHOWN IN PLAN

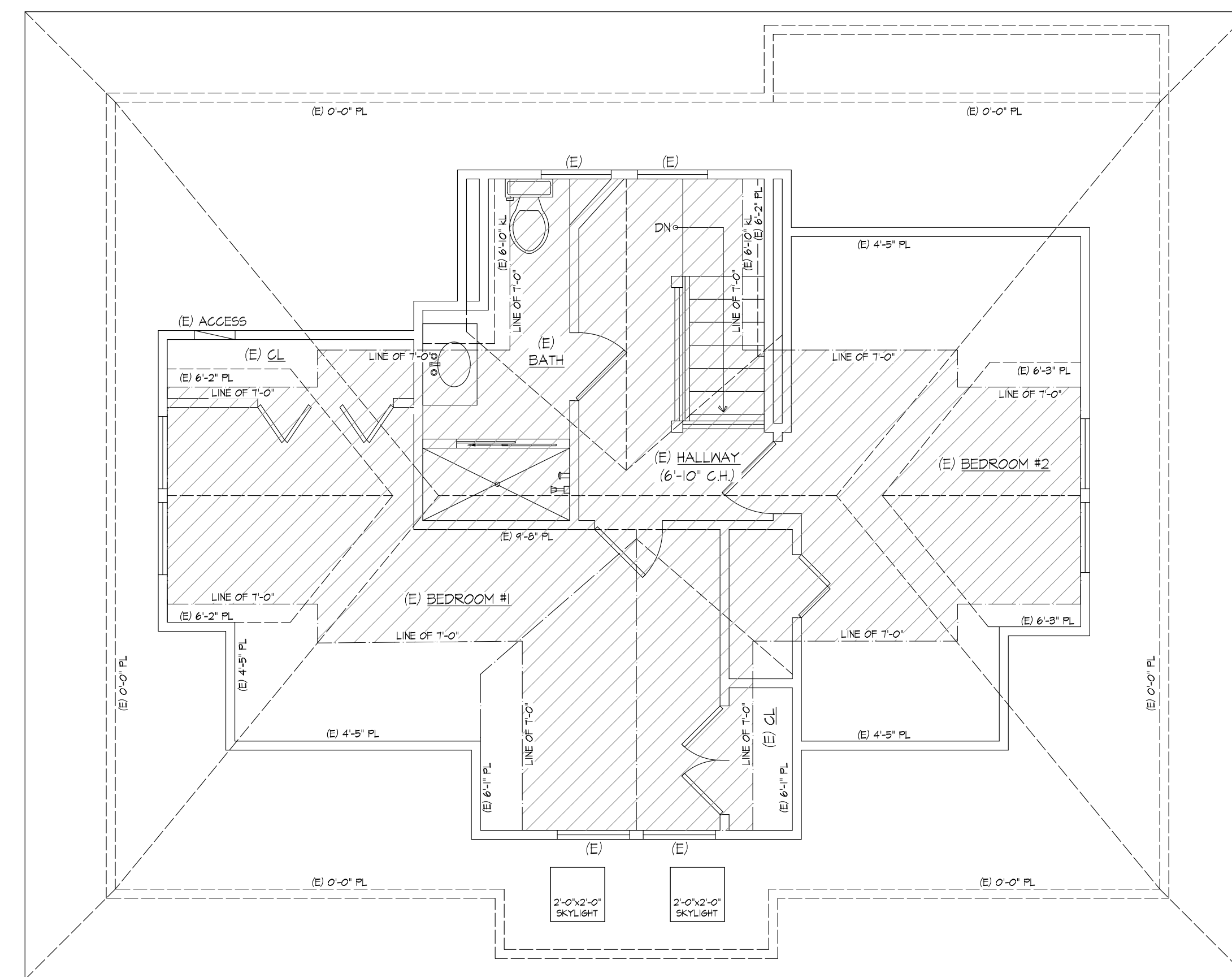
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240 Rock Road, Suite 101, 2nd Floor Glen Rock, New Jersey 07452 (201) 444-6003		
Xiomara C. Paredes, AIA		NJRA/AI 12305 NYRA 022493
PROJECT: ADDITION & RENOVATION FOR: THE ZUMBOLO RESIDENCE 55 VALLEY VIEW AVENUE RIDGEWOOD, NEW JERSEY 07450		
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SCALE: AS NOTED		VAR-2
DATE: 8 OCT. 2025		
JOB NUMBER: 2522		SHEET 2 OF 6



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PARTITION LEGEND

	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW EXTERIOR WALL 2x6 @ 16" O/C W/ 1/2" GYP. BD. @ INTERIOR FACE(S)
	NEW INTERIOR 2x4 @ 16" O/C W/ 1/2" GYP. BD.
	NEW BASEMENT / FOUNDATION WALL THICKNESS SHOWN IN PLAN



EXISTING ATTIC FLOOR PLAN

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

= CEILING HEIGHT OF 7'-0"+

REV	DATE	COMMENT
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Paredes - Grube Architecture

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Glen Rock, New Jersey 07452
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Xiomara C. Paredes, AIA

NJRA/AI 12305
NYRA 022493

PROJECT:
ADDITION & RENOVATION FOR:
THE ZUMBOLO RESIDENCE
55 VALLEY VIEW AVENUE
RIDGWOOD, NEW JERSEY 07450

DRAWING TITLE:
**SECOND FLOOR PLAN AND ATTIC
FLOOR PLAN**

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DATE: 8 OCT. 2025

JOB NUMBER: 2522

VAR-3

SHEET 3 OF 6



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



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

REV	DATE	COMMENT
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Xiomara C. Paredes, AIA

NJRA/AI 12305
NYRA 022493

PROJECT:
ADDITION & RENOVATION FOR:
THE ZUMBOLO RESIDENCE
55 VALLEY VIEW AVENUE
RIDGEWOOD, NEW JERSEY 07450

DRAWING TITLE:
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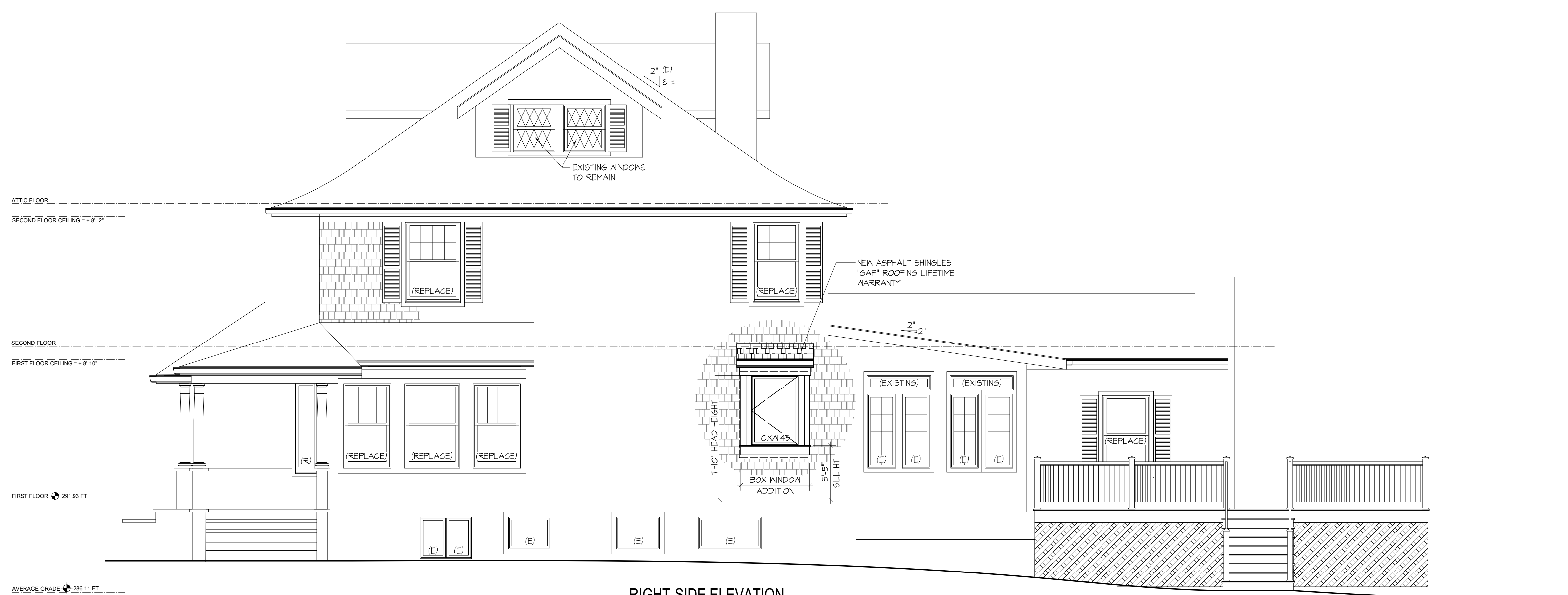
JOB NUMBER: 2522

VAR-4

SHEET 4 OF 6



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



RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REV	DATE	COMMENT

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NJRA/AI 12305
NYRA 022493

PROJECT:
ADDITION & RENOVATION FOR:
THE ZUMBOLO RESIDENCE
55 VALLEY VIEW AVENUE
RIDGWOOD, NEW JERSEY 07450

DRAWING TITLE:
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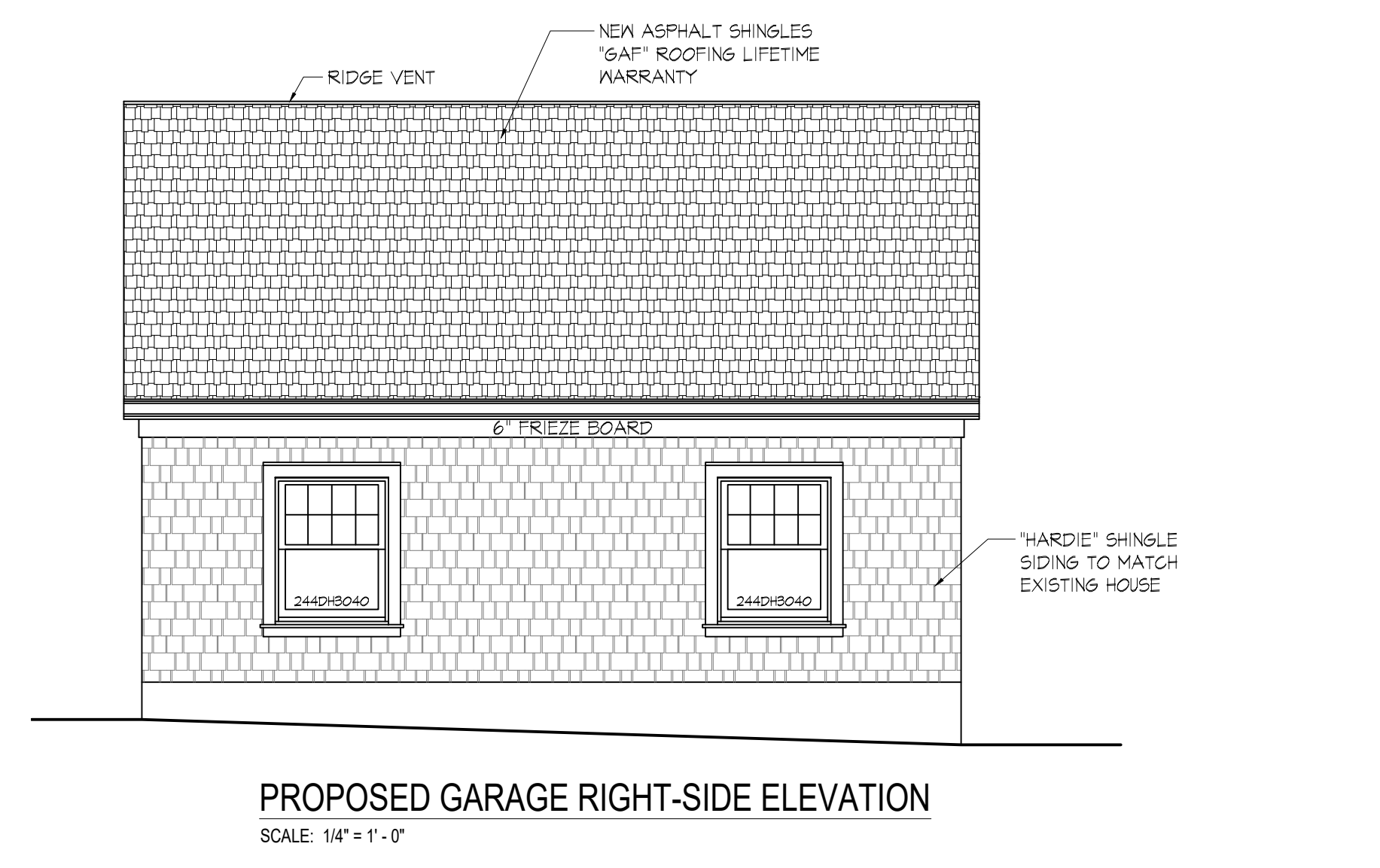
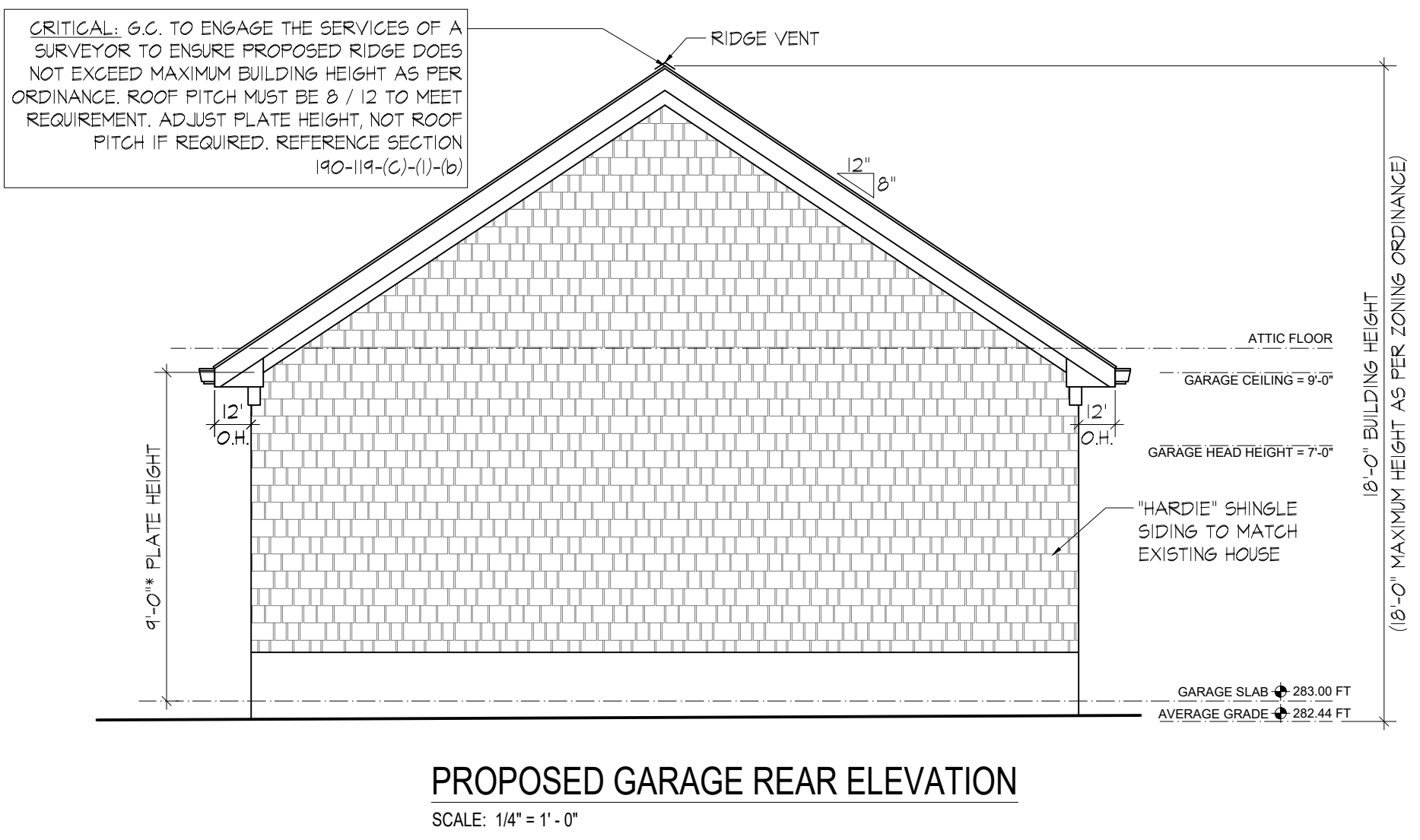
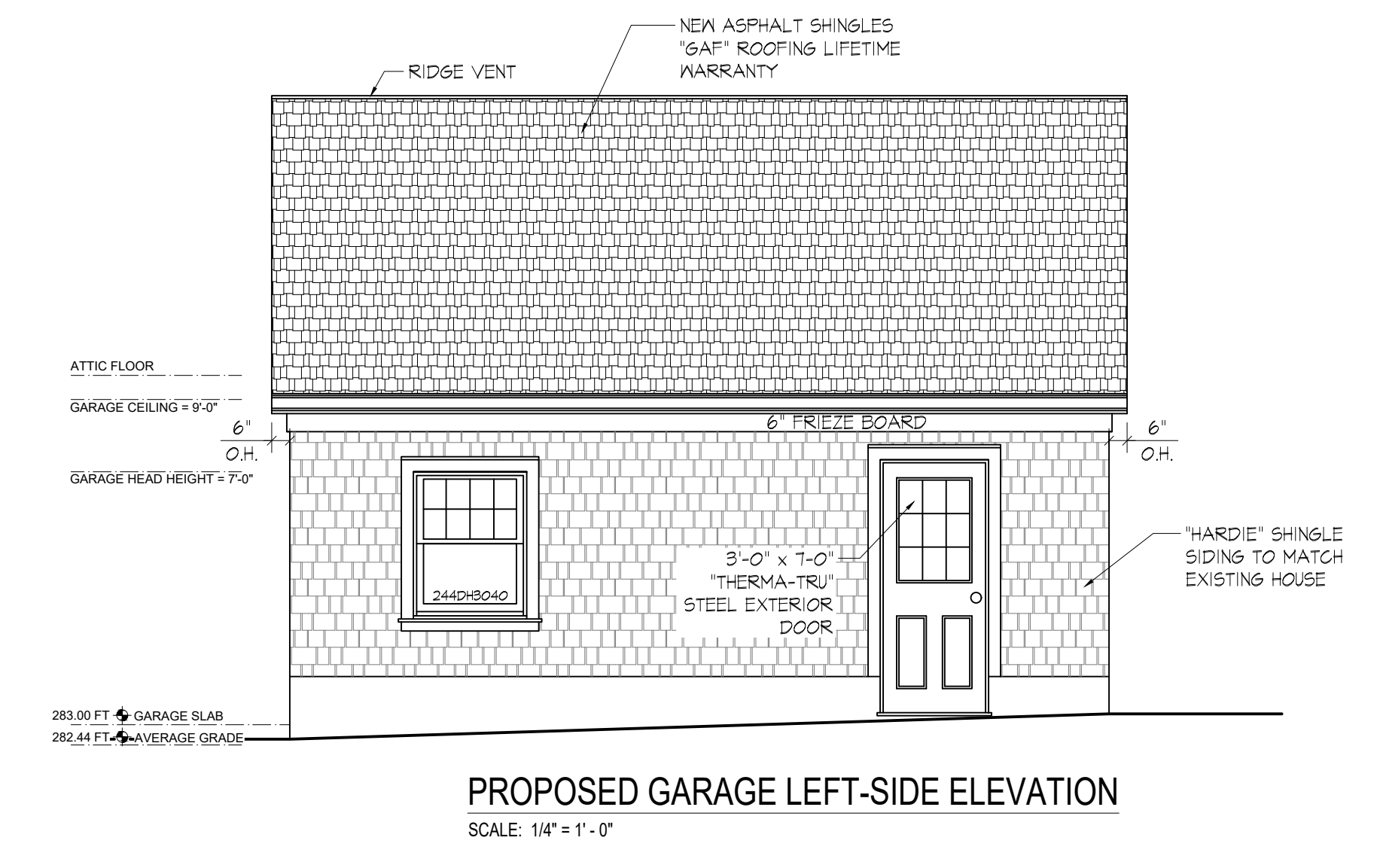
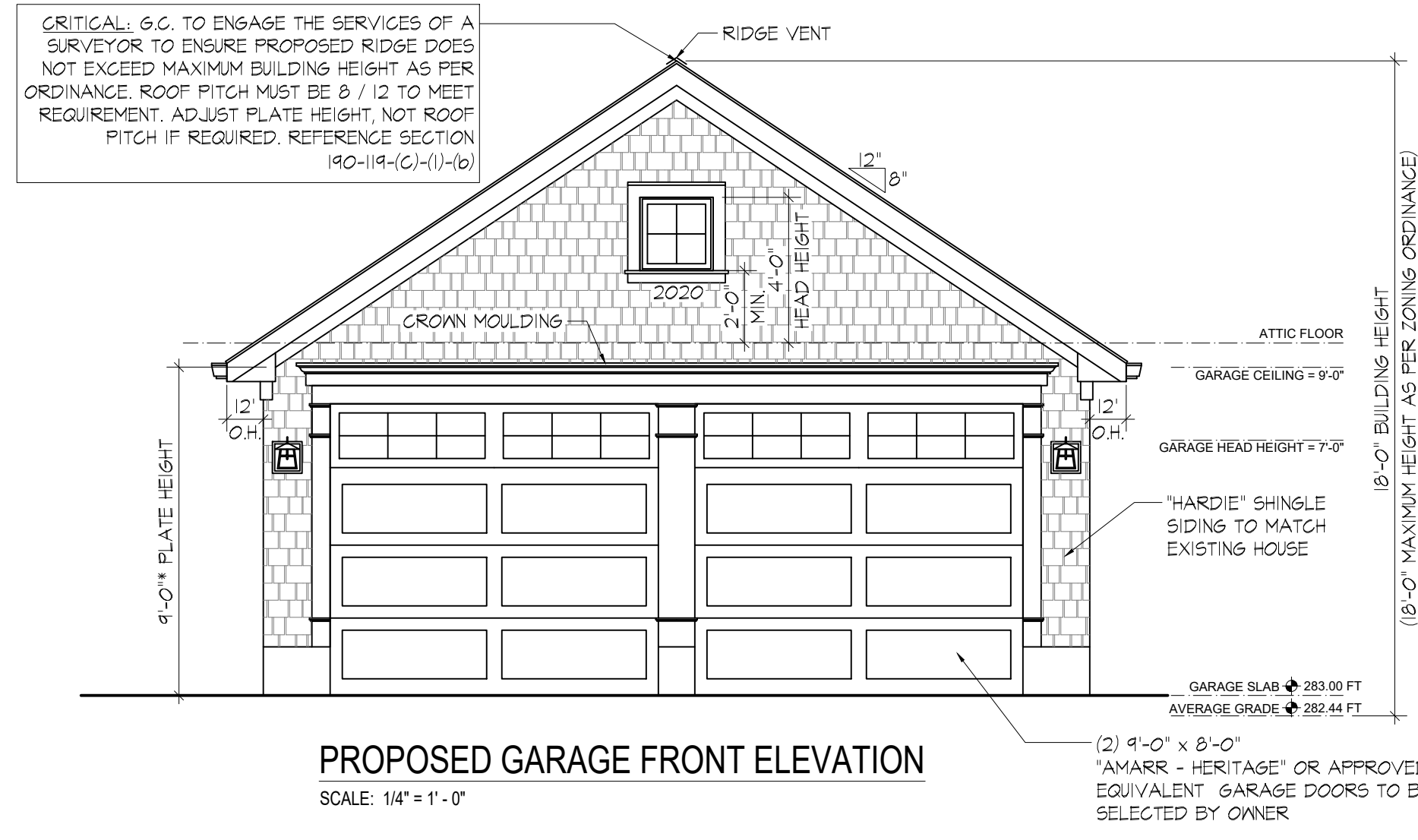
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VAR-5



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Xiomara C. Paredes, AIA		NJRA/AI 12305 NYRA 022493
PROJECT: ADDITION & RENOVATION FOR: THE ZUMBOLO RESIDENCE 55 VALLEY VIEW AVENUE RIDGEWOOD, NEW JERSEY 07450		
DRAWING TITLE: DETACHED GARAGE BUILDING ELEVATIONS		
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DATE: 8 OCT. 2025	SHEET 6 OF 6	
JOB NUMBER: 2522		