

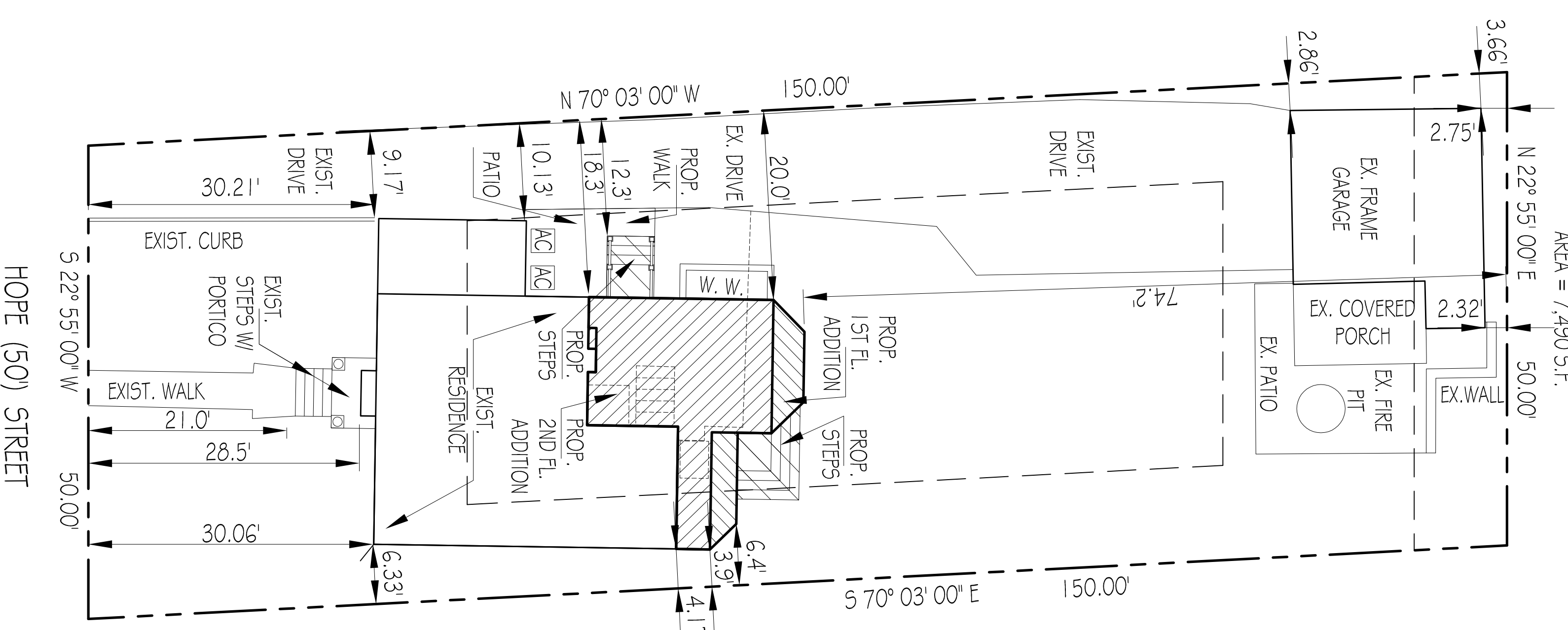
136 Hope Street, Ridgewood, N.J

Lot 12 Block 4007

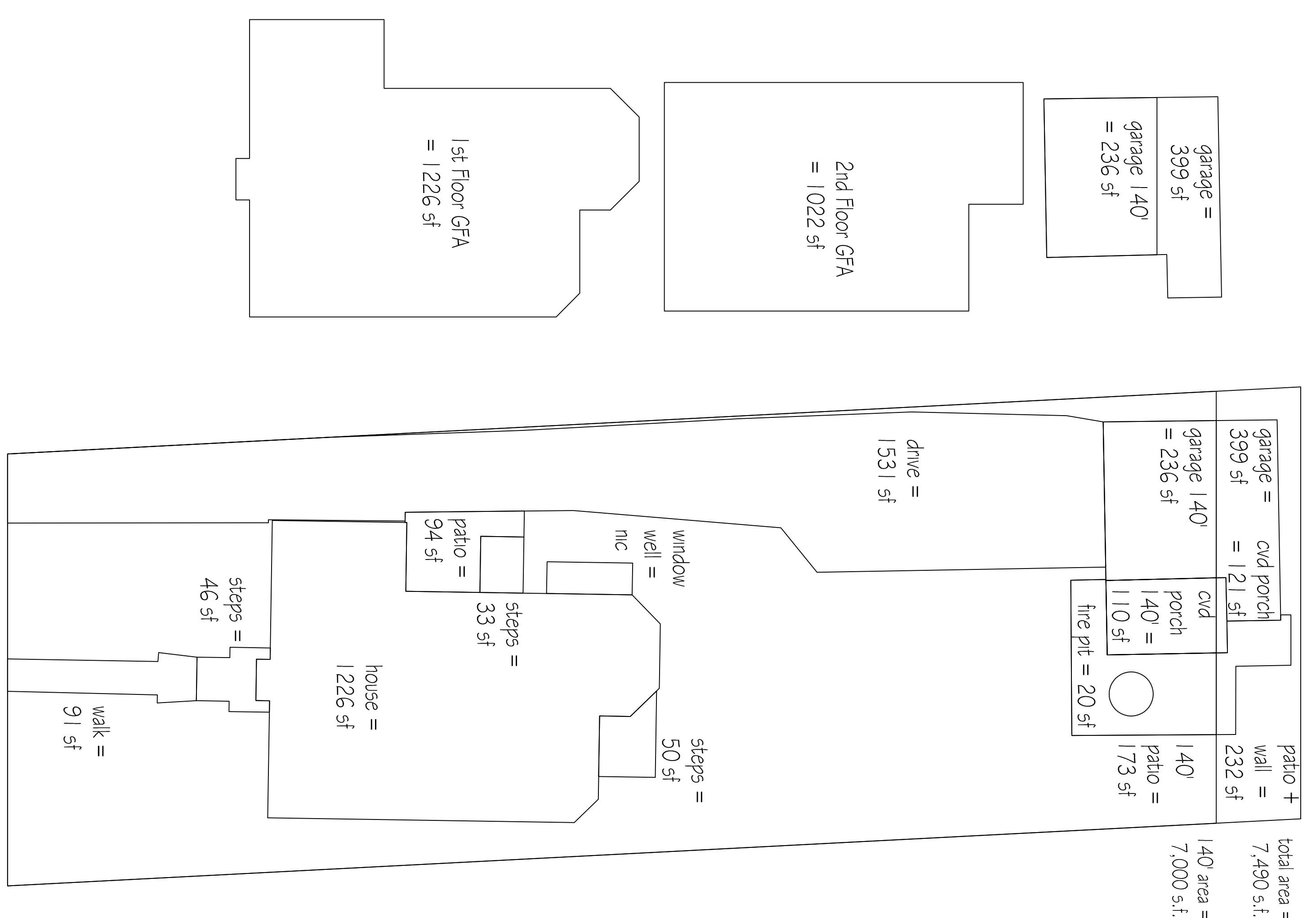
R-2 Zone District

**Z O N I N G S C H E D U L E**

Item	Required	Existing	Proposed	Variance
Height	Max. 30 ft.	28.0 ft.	28.0 ft.	NO
Front Yard Setback	Min. 40 ft.	21.0 ft. Steps 28.5 ft. House	no change	NO
Side Yard Setback	Min. 10 ft.	4.17 / 9.17 ft.	18.3 ft. / 3.9 ft.	YES
Rear Yard Setback	Both 33 % Lot = 18.5 ft.	13.34 ft.	22.2 ft.	NO
Lot Area	Min. 10,500 sq. ft. First 140 ft.	7490 sq. ft. 7000 sq. ft.	7490 sq. ft. 7000 sq. ft.	NO-PE NO-PE
Lot Width	Min. 75 ft.	50 ft.	50 ft.	NO-PE
Avg Lot Width	Min. 75 ft.	50 ft.	50 ft.	NO-PE
Lot Depth	Min. 120 ft.	150 ft.	150 ft.	NO
Lot Coverage	Max. 20 % Lot Area	19.7 %	25.1 %	YES
Gross Building Area	Max. 20 % First 140ft.	18.6 %	24.3 %	YES
Prim. Bid - Total Lot	35 % / 2856 sq. ft.	20.9 % / 1567 sq. ft.	30.0 % / 2248 sq. ft.	NO
Prim. Bid - 140 ft.	35 % / 2856 sq. ft.	22.3 % / 1567 sq. ft.	32.1 % / 2248 sq. ft.	NO
Accessory Bid - Total Lot	7.5 % / 588 sq. ft.	5.3 % / 399 sq. ft.	no change	NO
Accessory Bid - 140 ft.	7.5 % / 588 sq. ft.	3.3 % / 236 sq. ft.	no change	NO
Improved Lot Coverage	Max. 45 % Lot Area / 5600 sq. ft.	50.2 % 3763 sq. ft.	51.3 % 3843 sq. ft.	YES
PE = Pre-Existing Non-Conforming Zoning Condition	Max. 45 % First 140 / 5600 sq. ft.	50.4 % 3530 sq. ft.	51.5 % 3610 sq. ft.	YES



building coverage total lot:  
 steps = 46 sf  
 house = 1226 sf  
 steps = 33 sf  
 garage = 50 sf  
 garage = 399 sf  
 cid porch = 121 sf  
 total = 1875 sf div.  
 7,490 sf lot = 25.1 %  
 building coverage 140 ft. lot:  
 steps = 46 sf  
 house = 1226 sf  
 steps = 33 sf  
 steps = 50 sf  
 garage = 236 sf  
 cid porch = 110 sf  
 total = 1701 sf div.  
 7,000 sf lot = 24.3 %  
 imp. lot coverage total lot:  
 above = 1875 sf  
 walk = 91 sf  
 patio = 94 sf  
 patio + wall = 232  
 fire pit = 20 sf  
 drive = 1531 sf  
 total = 3843 sf div.  
 7,490 sf lot = 51.3 %  
 imp. lot coverage 140 ft lot:  
 above = 1701 sf  
 walk = 91 sf  
 patio = 94 sf  
 patio = 173 sf  
 fire pit = 20 sf  
 drive = 1531 sf  
 total = 3610 sf div.  
 7,000 sf lot = 51.5 %  
 gross building area total lot:  
 first floor = 1226 sf  
 second floor = 1022 sf  
 total = 2248 sf div.  
 7,490 sf lot = 30.0 %  
 gross building area 140 ft. lot:  
 first floor = 1226 sf  
 second floor = 1022 sf  
 total = 2248 sf div.  
 7,000 sf lot = 32.1 %  
 accy. gross building area total lot:  
 garage = 399 sf  
 total = 399 sf div.  
 7,490 sf lot = 5.3 %  
 accy. gross building area 140 ft. lot:  
 garage = 236 sf  
 total = 236 sf  
 7,000 sf lot = 3.3 %



**1 ZONING DIAGRAMS**  
SCALE: 1/4" = 1'-0"

**2 SITE PLAN**  
SCALE: 1" = 10'-0"

SITE INFORMATION TAKEN FROM AIRPORT DATUM 6.20.2024. REPREPARED BY G&B ENGINEERING - THOMAS STRANAS, PE / PLS, N.J. LIC. # 0840959

8-30-2024 ISSUED FOR VARIANCE  
 8-27-2024 ISSUED FOR OWNER REVIEW  
 8-27-2024 ISSUED FOR OWNER REVIEW

ROGER SCHLICHT ARCHITECTS  
 56 Watliney Avenue, Ridgewood, New Jersey 07450  
 2 0 1 . 4 4 7 . 1 9 6 2

Roger D. Schlicht  
 N.J. License No. 00976

TROAST RESIDENCE  
 136 Hope Street  
 Ridgewood, N.J.

DATE: 8-30-2024  
 SCALE: AS NOTED

SITE PLAN  
 SITE DIAGRAMS  
 ZONING SCHEDULE