

ZONING DATA	REQUIRED	EXISTING	PROPOSED	VARIANCE
<u>ZONE:</u>	R-1	R-1	R-1	-
<u>MIN. LOT REQUIREMENT</u>				
AREA:	14,000 SF	11,250 SF	11,250 SF	ENC
LOT AREA WITHIN 140'	-	10,500 SF	10,500 SF	ENC
LOT WIDTH: (@ FRONT YARD SETBACK)	100 FT	75 FT	75 FT	ENC
LOT WIDTH: (ANY POINT)	80 FT	75 FT	75 FT	ENC
LOT WIDTH: (AVERAGE)	100 FT	75 FT	75 FT	ENC
DEPTH:	120 FT	150 FT	150 FT	CONFORMS
<u>MIN BUILDABLE AREA RECTANGLE:</u> <u>MIN USABLE RECTANGLE:</u>	60x50 80x120	80x45	80x45	
<u>MIN. YARD REQUIREMENT</u>				
FRONT:	40 FT	44.8 FT	44.8 FT	CONFORMS
SIDE: (EACH)	15 FT OR 2/3 HT OF BLDG.	L- 13.25 FT, R- 11.41 FT	L- 13.25 FT, R- 11.41 FT	ENC
SIDE: (BOTH)	24.75 FT	24.66 FT	24.66 FT	ENC
REAR:	30 FT	59.2 FT	59.2 FT	CONFORMS
MAX. BUILDING HEIGHT:	30 / 2 1/2 STORY	24 FT 8 IN / 2 1/2 STORY	24 FT 8 IN / 2 1/2 STORY	CONFORMS
<u>MAX. BLDG COVERAGE ABOVE GRADE:</u> <u>MAX BLDG COVERAGE WITHIN 140'</u>	20% / 2,250 SF 20% / 2100	19.9% / 2,244 SF 21.3% / 2,244	19.9% / 2,244 SF 21.3% / 2,244	CONFORMS ENC
<u>MAX. COVERAGE BY IMPROVEMENTS:</u> <u>MAX COVERAGE WITHIN 140'</u>	45% / 5,062 SF 45% / 5,062 SF	46.9% / 5,277 SF 48.7% / 5,119 SF	46.9% / 5,277 SF 48.7% / 5,119 SF	ENC ENC
<u>MAX GBA</u> <u>MAX GBA WITHIN 140'</u>	32% / 3600 SF 32% / 3,360 SF	32% / 3,602 SF 34.3% / 3,602 SF	32.6% / 3,671 SF 34.9% / 3,671 SF	ENC/VARIANCE ENC/VARIANCE

**GROSS BUILDING AREAS:**

EXISTING FIRST FLOOR: **1,945 SF**

SECOND FLOOR EXISTING: **1,657 SF**

PROPOSED SECOND FLOOR: **69 SF**

HABITABLE ATTIC/ HALF STORY: **N/A**

TOTAL FLOOR AREA: **3,671 SF**

**IMPERVIOUS COVERAGE:**

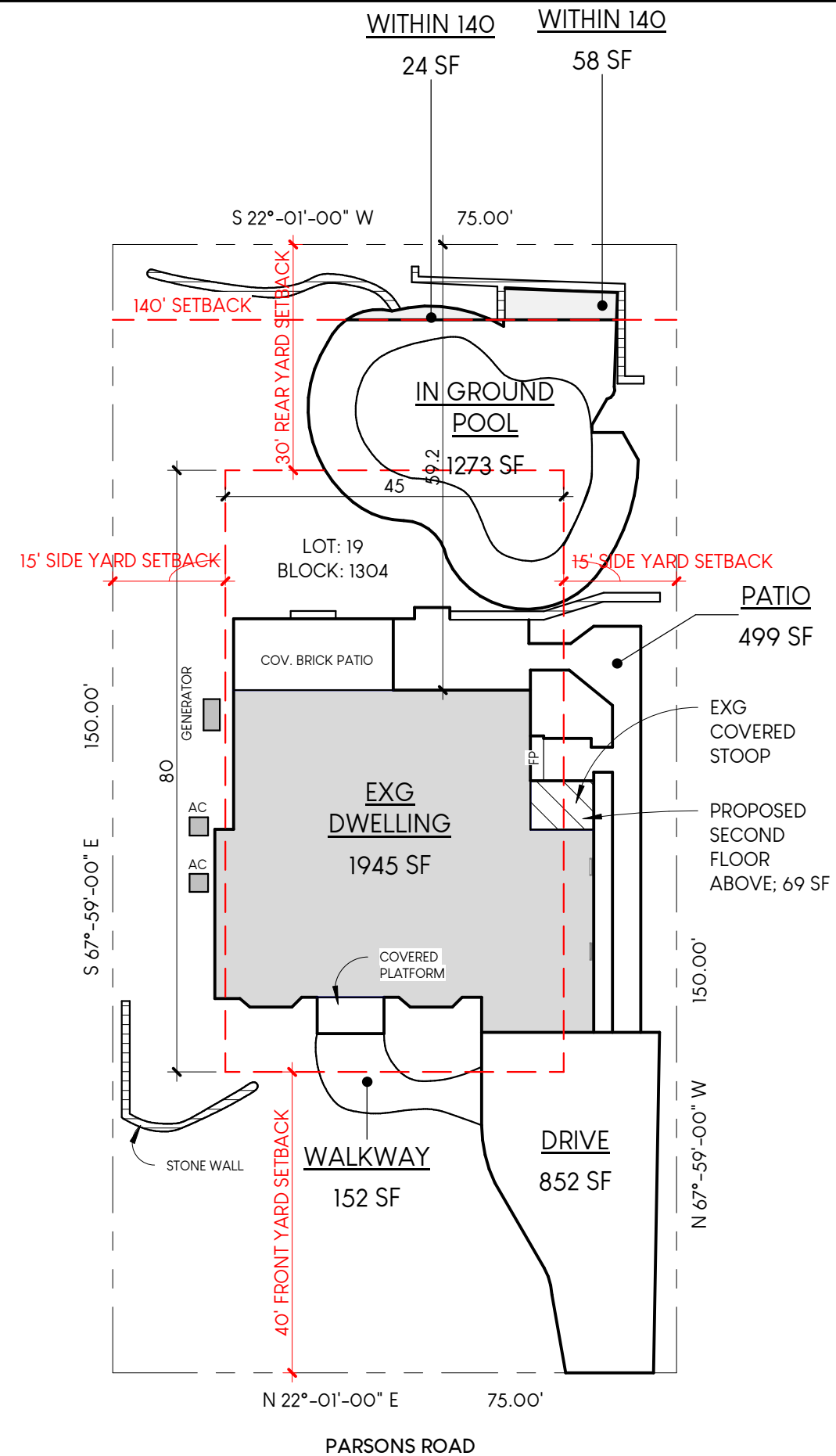
EXISTING FIRST FLOOR (INCLUDING FRONT PORTICO, SIDE PORCH, AND REAR COVERED PATIO): **2,244 SF**  
 BLUESTONE FRONT WALKWAY: **152 SF**  
 DRIVEWAY: **852 SF**  
 BRICK PATIO AND WALKWAY: **499 SF**  
 POOL AND PAVERS: **1,355 SF**  
 AC & GENERATOR: **21 SF**  
 STONE WALLS: **154 SF**

TOTAL: **5,277 SF**

**IMPERVIOUS COVERAGE WITHIN 140':**

EXISTING FIRST FLOOR (INCLUDING FRONT PORTICO, SIDE PORCH, AND REAR COVERED PATIO): **2,244 SF**  
 BLUESTONE FRONT WALKWAY: **152 SF**  
 DRIVEWAY: **852 SF**  
 BRICK PATIO AND WALKWAY: **499 SF**  
 POOL AND PAVERS: **1,273 SF**  
 AC & GENERATOR: **21 SF**  
 STONE WALLS: **78 SF**

TOTAL: **5,119 SF**



BLOCK: 1304 LOT: 19

SURVEY INFORMATION TAKEN BY GB ENGINEERING LLC, AT 144 JEWEL STREET, GARFIELD NJ 07026 ON JANUARY 23, 2025. THOMAS STEARNS LICENSE # GB40959



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SEAL:  
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PROJECT:  
**SCHMIDT  
RESIDENCE**

739 PARSONS ROAD  
RIDGWOOD, NJ  
07450

**REVISIONS**

#	DESCRIPTION	DATE

PROJECT #: 24-1105

TITLE:  
SITE PLAN

DATE: 2/6/2025  
SCALE: 1" = 20'-0"

DRAWING #:  
**SD-00**