

Zoning Chart
Block 2505, Lot 2.04, 3 Paul Court, Ridgewood

ZONE "R-110" CORNER LOT	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA: 22,750 SF.	17,582 SF. [ⓔ] (17,582 SF-175 FT.) PAUL CT. (15,421 SF-175 FT.) GODWIN AVE.	TO REMAIN	NO
MIN. LOT WIDTH @FYS: 130 FT	105.05' [ⓔ]	TO REMAIN	NO
MIN. AVRG. LOT WIDTH: 130 FT MIN 22,750 SF WITHIN 175'	105.05 [ⓔ] (17,582 SF-175 FT.)	TO REMAIN	NO
MIN. LOT DEPTH: 140 FT	147.75'	TO REMAIN	NO
MIN. FRONT YARD: PAUL COURT 40 FT	33.55' [ⓔ]	TO REMAIN	NO
MIN. FRONT YARD: GODWIN AVE. 40 FT	50.09'	TO REMAIN	NO
MIN. SIDE YARD: ^{15 FT} 2/3 BLDG HT = 20 FT	30.53'	TO REMAIN	NO
MIN. REAR YARD: 40 FT	30.26' [ⓔ]	TO REMAIN	NO
MAX. COV. ABOVE GRADE STR.: 20 %	15.2%	16.0%	NO
MAX. COV. ABOVE GRADE STR.: 20 % PAUL COURT (8175 FT)	15.2%	16.0%	NO
MAX. COV. ABOVE GRADE STR.: 20 % GODWIN AVE. (8175 FT)	15.2%	TO REMAIN	NO
MAX. COV. BY IMP. 7,033 SF	6,399 SF.	6,534 SF.	NO
MAX. COV. BY IMP. @175' ^{7,033 SF} PAUL COURT	6,399 SF.	6,534 SF.	NO
MAX. COV. BY IMP. @175' ^{7,033 SF} GODWIN AVE.	6,399 SF.	TO REMAIN	NO
MAX. GROSS BLDG AREA TOTAL: 4,620 SF.	4,508 SF.	TO REMAIN	NO
MAX. GROSS BLDG AREA @175': ^{4,620 SF} PAUL COURT	4,508 SF.	TO REMAIN	NO
MAX. GROSS BLDG AREA @175': ^{4,620 SF} GODWIN AVE.	4,508 SF.	TO REMAIN	NO
MAX. G.B.A ACCESSORY TOTAL: 962 SF.	N/A	135 SF.	NO
MAX. G.B.A ACCESSORY @175': ^{962 SF} PAUL COURT	N/A	135 SF.	NO
MAX. G.B.A ACCESSORY @175': ^{962 SF} GODWIN AVE.	N/A	N/A	NO
MAX BUILDING HT.: 30 FT.	30'	TO REMAIN	NO
MAX TREE HOUSE HT.: 10 FT.	N/A	9.92'	NO
MAX. HT. ABOVE GROUND: 20 FT.	N/A	16.50'	NO
MAX. TREE HOUSE G.F.A: 64 SF.	N/A	135 SF. [ⓧ]	YES
TREE HOUSE TO PRINCIPAL STR.: 12 FT.	N/A	64.04'	NO
TREE HOUSE-SIDE YARD: 5 FT.	N/A	3.87' [ⓧ]	YES
TREE HOUSE-REAR YARD: 5 FT.	N/A	7.56'	NO

[ⓔ] INDICATES EXISTING NON-CONFORMITY

[ⓧ] INDICATES VARIANCE REQUIRED

[Type here]

EXISTING COVERAGE BY IMPROVEMENTS			
LOT 2.04 IN BLOCK 2505			
LOT AREA = 17582 SF			
DWELLING	2254 SF.	12.8	%
DRIVEWAY	1610 SF.	9.2	%
IN-GROUND POOL	636 SF.	3.6	%
CONCRETE PATIO	1092 SF.	6.2	%
WOOD DECK & STEPS	270 SF.	1.5	%
PAVERS	189 SF.	1.1	%
FRONT PLAT & STEPS	70 SF.	0.4	%
BLUESTONE WALK	139 SF.	0.8	%
HOT TUB	75 SF.	0.4	%
BILCO, CHIMN., A/C'S, EQUIP.	64 SF.	0.4	%
TOTAL:	6399 SF.	36.4	%

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IN-GROUND POOL	636 SF.	3.6	%
CONCRETE PATIO	1092 SF.	6.2	%
WOOD DECK & STEPS	270 SF.	1.5	%
PAVERS	189 SF.	1.1	%
FRONT PLAT & STEPS	70 SF.	0.4	%
BLUESTONE WALK	139 SF.	0.8	%
HOT TUB	75 SF.	0.4	%
BILCO, CHIMN., A/C'S, EQUIP.	64 SF.	0.4	%
TREE HOUSE	135 SF.	0.8	%
TOTAL:	6534 SF.	37.2	%

EXISTING COVERAGE BY ABOVE GRADE STRUCTURES			
LOT 2.04 IN BLOCK 2505			
LOT AREA = 17582 SF			
DWELLING	2254 SF.	12.8	%
WOOD DECK & STEPS	270 SF.	1.5	%
FRONT PLAT & STEPS	70 SF.	0.4	%
HOT TUB	75 SF.	0.4	%
TOTAL:	2669 SF.	15.2	%

PROPOSED COVERAGE BY ABOVE GRADE STRUCTURES			
LOT 2.04 IN BLOCK 2505			
LOT AREA = 17582 SF			
DWELLING	2254 SF.	12.8	%
WOOD DECK & STEPS	270 SF.	1.5	%
FRONT PLAT & STEPS	70 SF.	0.4	%
HOT TUB	75 SF.	0.4	%
TREE HOUSE	135 SF.	0.8	%
TOTAL:	2804 SF.	16	%