building coverage total lot
front steps = 57 sf
front porch = 323 sf
house = 1488 sf
side steps = 16 sf
rear porch = 303 sf
barbecue = 45 sf
garage = 581 sf
total = 2813 sf div.
15,200 sf lot = 18.51 %

building coverage 140 ft. lot
front steps = 57 sf
front porch = 323 sf
house = 1488 sf
side steps = 16 sf
rear porch = 303 sf
barbecue = 45 sf
total = 2232 sf div.
11,200 sf lot = 19.93 %

imp. lot coverage total lot
above = 2813 sf
drive = 2720 sf
f. walk = 127 sf
slate walk = 51 sf
side patio = 181 sf
rear steps = 76 sf
ac units = 18 sf
rear patio = 373 sf
total = 6359 sf div.
15,200 sf lot = 41.84 %

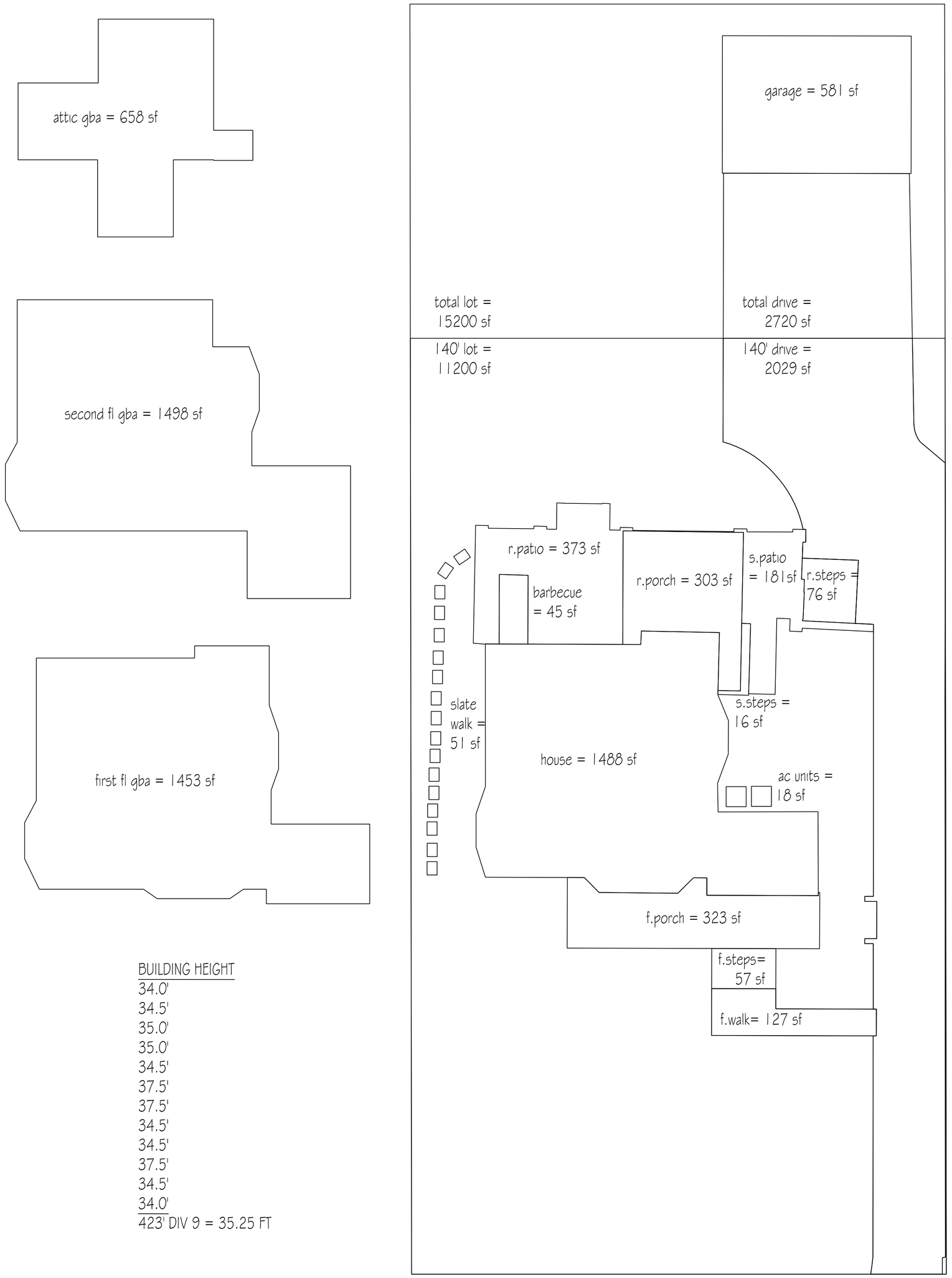
imp. lot coverage 140 ft lot
above = 2232 sf
drive = 2029 sf
f. walk = 127 sf
slate walk = 51 sf
side patio = 181 sf
rear steps = 76 sf
ac units = 18 sf
rear patio = 373 sf
total = 5087 sf div.
11,200 sf lot = 45.42 %

gross building area total lot
first floor = 1453 sf
second floor = 1498 sf
attic floor = 658 sf
total = 3609 sf div.
15,200 sf lot = 23.74 %

gross building area 140 ft. lot
first floor = 1453 sf
second floor = 1498 sf
attic floor = 658 sf
total = 3609 sf div.
11,200 sf lot = 32.22 %

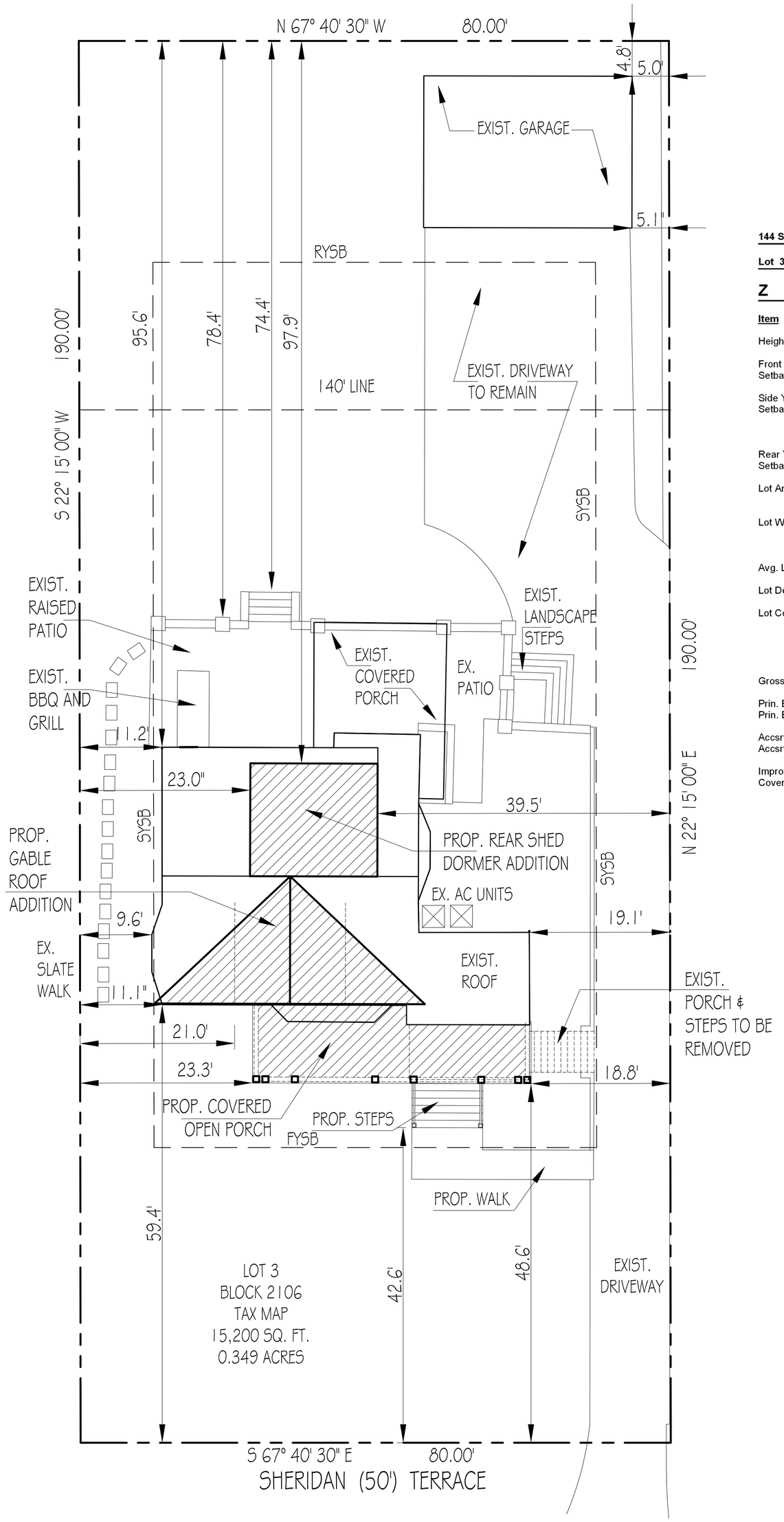
accry. gross building area total lot
garage = 581 sf
total = 581 sf div.
15,200 sf lot = 3.8 %

accry. gross building area 140 ft. lot
garage = 0 sf
total = 0 sf
11,200 sf lot = 0 %



BUILDING HEIGHT
34.0'
34.5'
35.0'
35.0'
34.5'
37.5'
37.5'
34.5'
34.5'
37.5'
34.5'
34.0'
423' DIV 9 = 35.25 FT

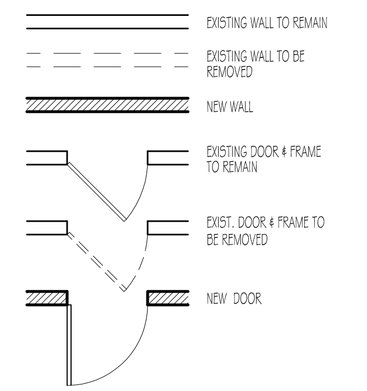
1 V-1 ZONING DIAGRAMS
SCALE: NTS



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

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY DANIEL M. DUNN, OF DUNN SURVEYING AND MAPPING, NJ LIC. #33098 DATED DECEMBER 19, 2025

LEGEND / SYMBOLS



144 Sheridan Terrace, Ridgewood, N J

Lot 3 **Block 2106** **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.	35.25 ft.	**35.25 ft.**	**YES**
Front Yard Setback	Min. 40 ft.	49.2 ft.	**42.6 ft.**	**NO**
Side Yard Setback	Min. 10 ft.	9.6 / 10.3 ft.	**21.0 / 18.8 ft.**	**NO**
	Both 33 % Lot = 26.67 ft.	19.9 ft.	**39.8 ft.**	**NO**
Rear Yard Setback	Min. 30 ft.	74.4 ft.	**97.9 ft.**	**NO**
Lot Area	Min.10,500 sf. First 140 ft.	15,200 sf. 11,200 sf.	**15,200 sf.** **11,200 sf.**	**NO** **NO**
Lot Width	Min. 75 ft.	80 ft.	**80 ft.**	**NO**
	Min. 60 ft.	80 ft.	**80 ft.**	**NO**
Avg. Lot Width	Min. 75 ft.	80 ft.	**80 ft.**	**NO**
Lot Depth	Min. 120 ft.	190 ft.	**190 ft.**	**NO**
Lot Coverage	Max. 20 % Lot Area	17.1 %	**18.51 %**	**NO**
	Max. 20 % First 140ft.	18.1 %	**19.93 %**	**NO**
Gross Building Area				
Prin. Bld.- Total Lot Prin. Bld.- 140 ft.	29 % / 4,520 sf. 32 % / 4060 sf.	21.9 % / 3,331 sf. 29.7 % / 3,331 sf.	**23.74 % / 3609 sf.** **32.22 % / 3609 sf.**	**NO** **YES**
Accsry. Bld.- Total Lot Accsry. Bld.- 140 ft.	6 % / 912 sf. 6.5 % / 728 sf.	3.8 % / 581 sf. 0 % / 0 sf.	**No Change** **No Change**	**NO** **NO**
Improved Lot Coverage	Max. 40 % Lot Area / 6,080 sf.	39.3 % 5,980 sf.	**41.84 %** **6359 sf.**	**YES**
	Max. 45 % First 140 / 5,340 sf.	42.0 % 4,707 sf.	**45.42 %** **5087 sf.**	**YES**

DATE	ISSUE
2-17-2025	REV.- ISSUED FOR VARIANCE
10-24-2024	ISSUED FOR VARIANCE
4-9-2024	ISSUED FOR ESTIMATES

R D S
ARCHITECTS
ROGER SCHLICHT ARCHITECT
58 Midwood Avenue, Allendale, New Jersey 07401
2 0 1 . 4 4 7 . 1 9 6 2

Roger D. Schlicht
NJ. Licence No. 09576

BRIGANTI RESIDENCE

144 Sheridan Terrace

Ridgewood, N.J.

D A T E: 4-9-2024
S C A L E: AS NOTED

SITE PLAN
ZONING DIAGRAMS
ZONING SCHEDULE

V-1