building coverage total lot
steps = 37 sf
porch = 276 sf
house = 1164 sf
steps = 53 sf
porch = 481 sf
cellar dr. =22 sf
garage = 282 sf
total = 2315 sf div.
11,250 sf lot = 20.6 %

building coverage 140 ft. lot
steps = 37 sf
porch = 276 sf
house = 1164 sf
steps = 53 sf
porch = 481 sf
cellar dr. =22 sf
garage = 282 sf
total = 2315 sf div.
10,500 sf lot = 22.0 %

imp. lot coverage total lot
above = 2315 sf
drive = 1819 sf
walk = 158 sf
ac = 18 sf
walk = 84 sf
patio = 237 sf
st stones = 72 sf
gravel = 174 sf
total = 4877 sf div.
11,250 sf lot = 43.4 %

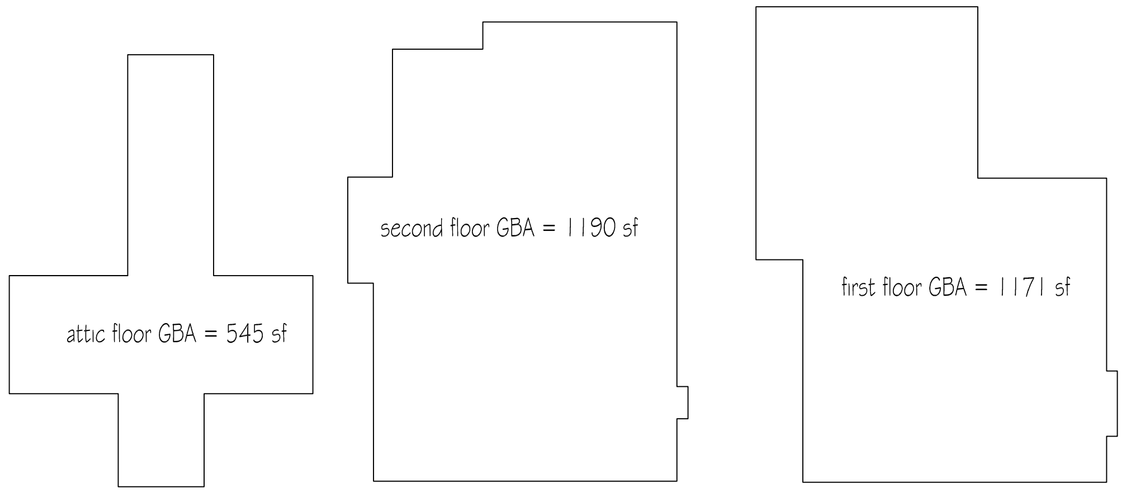
imp. lot coverage 140 ft lot
above = 2315 sf
drive = 1819 sf
walk = 158 sf
ac = 18 sf
walk = 84 sf
patio = 237 sf
st stones = 72 sf
gravel = 29 sf
total = 4732 sf div.
10,500 sf lot = 45.0 %

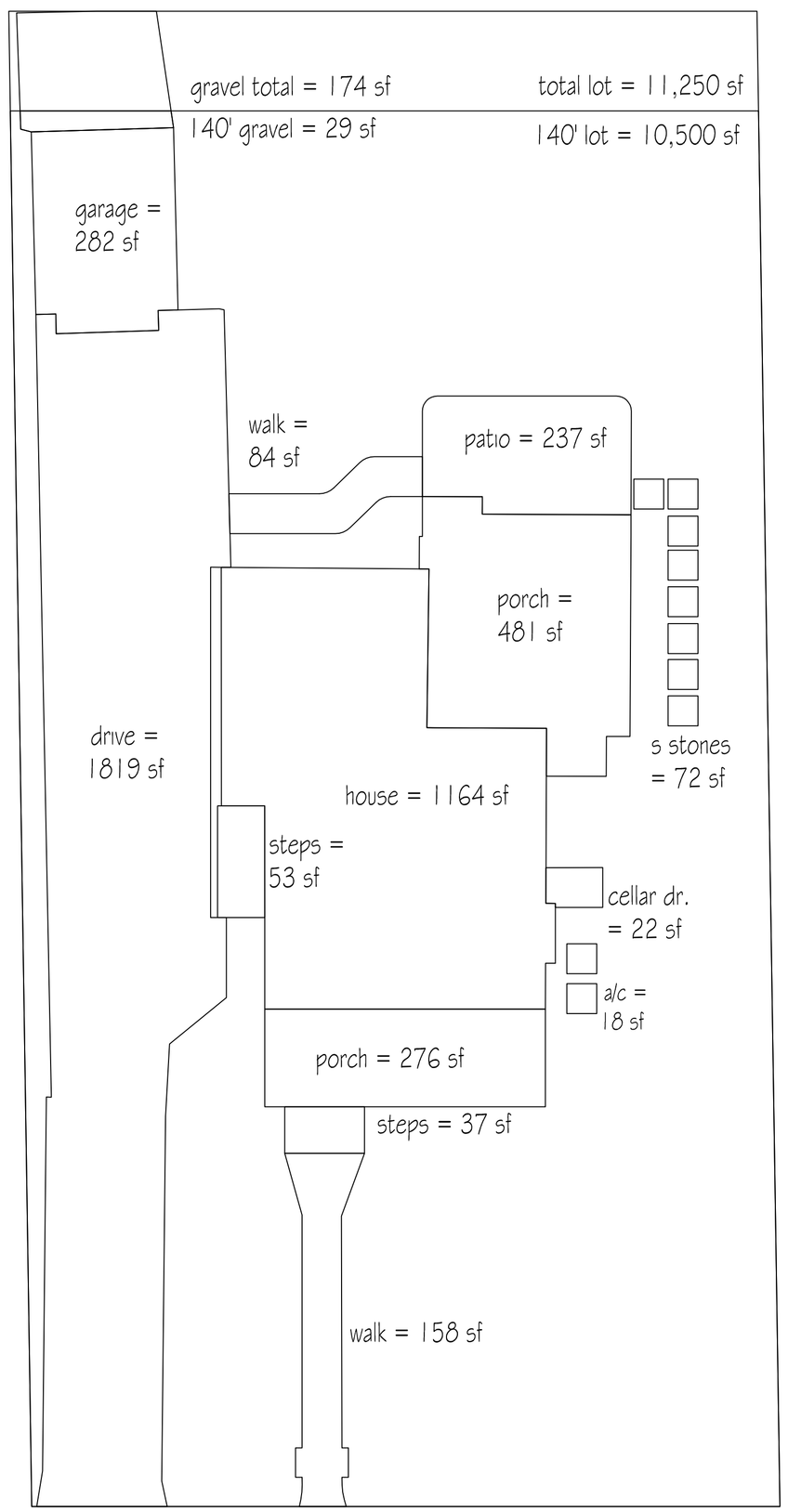
gross building area total lot
first floor = 1171 sf
second floor = 1190 sf
attic floor = 545 sf
total = 2906 sf div.
11250 sf lot = 25.9 %

gross building area 140 ft. lot
first floor = 1171 sf
second floor = 1190 sf
attic floor = 545 sf
total = 2906 sf div.
10500 sf lot = 27.7 %

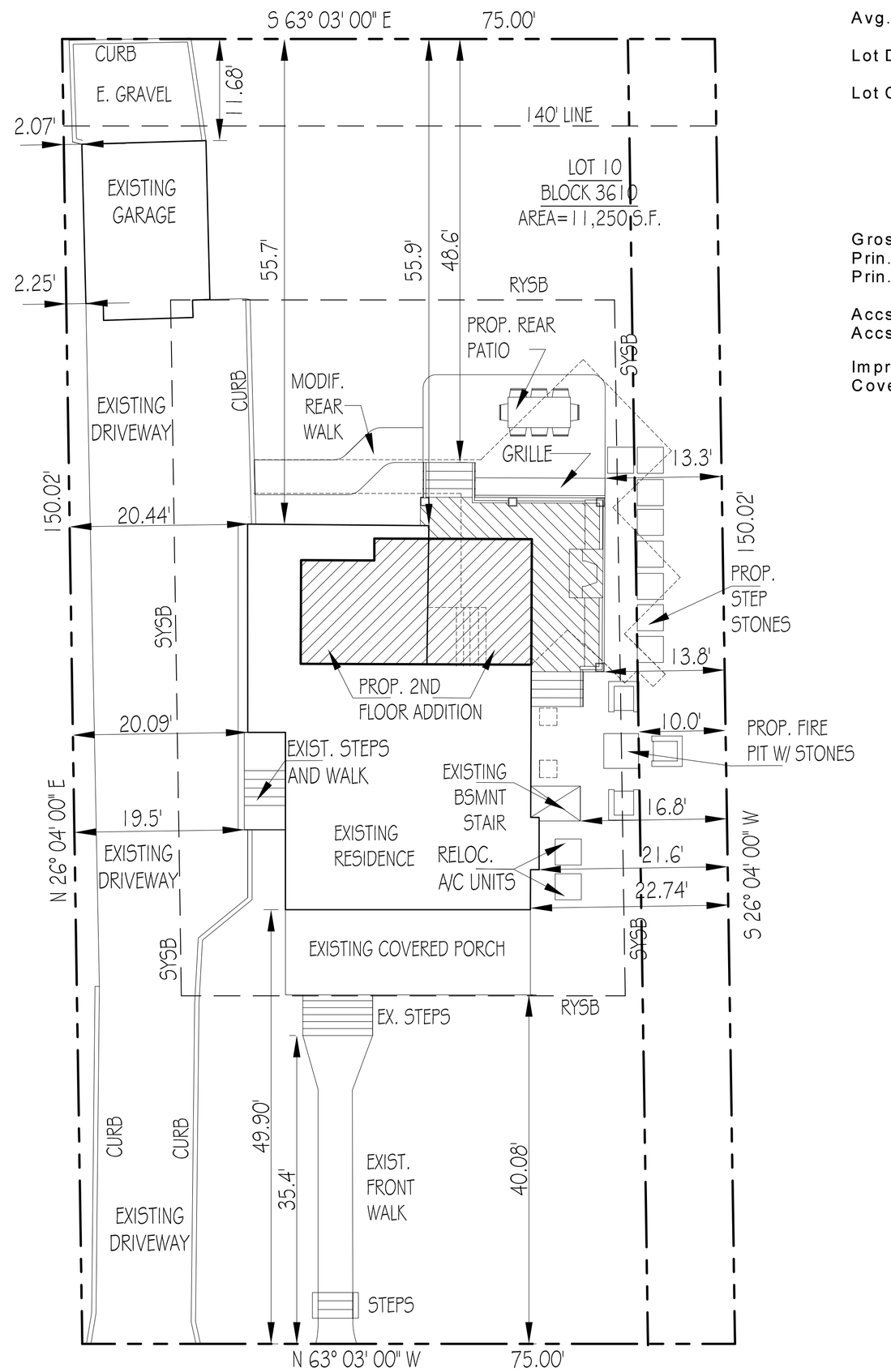
accry. gross building area total lot
garage = 282 sf
total = 282 sf
11,250 sf lot = 2.5 %

accry. gross building area 140 ft. lot
garage = 282 sf
total = 282 sf
10,500 sf lot = 2.6 %





1 V-1 ZONING DIAGRAMS
SCALE: 1" = 10'-0"



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

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY GB ENGINEERING INC, THOMAS STEARNS NJ LIC. #40959 DATED 1-10-2024

476 Overbrook Road, Ridgewood, N J

Lot 11 Block 3610 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.	36.0 ft.	**35.0 ft.**	**NO**
Front Yard Setback	Min. 40 ft.	49.90 ft.to house 35.4 ft. to steps	**No Change**	**NO**
Side Yard Setback	Min. 10 ft.	19.5 ft. / 16.8 ft.	**13.3 ft.**	**NO**
	Both 33 % Lot = 25.0 ft.	42.7 ft.	**30.1 ft.**	**NO**
Rear Yard Setback	Min. 30 ft.	55.7 ft.	**48.6 ft.**	**NO**
Lot Area	Min.10,500 sf. First 140 ft.	11,250 sf. 10,500 sf.	**11,250 sf.** **10,500 sf.**	**NO** **NO**
Lot Width	Min. 75 ft. Min. 60 ft.	75 ft. 75 ft.	**75 ft.** **75 ft.**	**NO** **NO**
Avg. Lot Width	Min. 75 ft.	75 ft.	**75 ft.**	**NO**
Lot Depth	Min. 120 ft.	150.02 ft.	**150.02 ft.**	**NO**
Lot Coverage	Max. 20 % Lot Area	16.6%	**20.6 %**	**YES**
		Previously Approved at 21.8 % in 2014		
	Max. 20 % First 140ft.	17.8 %	**22.0 %**	**YES**
		Previously Approved at 22.6 % in 2014		
Gross Building Area Prin. Bld.- Total Lot Prin. Bld.- 140 ft.	 32 % / 4060 sf. 32 % / 4060 sf.	 21.1 % / 2379 sf. 22.6 % / 2379 sf.	 **25.9 % / 2906 sf.** **27.7 % / 2906 sf.**	 **NO** **NO**
Accsry. Bld.- Total Lot Accsry. Bld.- 140 ft.	6.5 % / 840 sf. 6.5 % / 840 sf.	2.5 % / 282 sf. 2.6 % / 282 sf.	**No Change** **No Change**	**NO** **NO**
Improved Lot Coverage	Max. 45 % Lot Area / 5600 sf	42.0 % / 4731 sf	**43.4 %** **4877 sf.**	**NO** **NO**
	Max. 45% First 140 / 5600 sf	43.6 % / 4586 sf	**45.0 %** **4732 sf.**	**NO** **NO**
		Previously Approved at 46.9 % in 2014		

DATE	ISSUE
2-1-2024	ISSUED FOR VARIANCE
8-2-2023	ISSUED FOR VARIANCE

R D S ARCHITECTS
ROGER SCHLICHT ARCHITECT
56 Walthery Avenue, Ridgewood, New Jersey 07450
2 0 1 . 4 4 7 . 1 9 6 2

Roger D. Schlicht
NJ. Licence No. 09576

CARIDDI RESIDENCE

467 Overbrook Road

Ridgewood, N.J.

DATE: 8-2-2023
SCALE: AS NOTED

SITE PLAN
ZONING SCHEDULE
ZONING DIAGRAMS

V-1