### **COVERAGE CALCULATIONS**

<b>EXISTING COVERAGE CALCULATIONS - TOTAL</b>			
BUILDING	1,096		
FRONT STOOP	30		
REAR DECK/RAMP	146		
AC UNITS	6		
DRIVEWAY	2,225		
FRONT WALKWAY	129		
REAR CONCRETE/PAVERS/PAVEMENT	397		
TOTAL AREA OF ABOVE-GRADE STRUCTURES	1,278		
TOTAL COVERAGE	4,029		

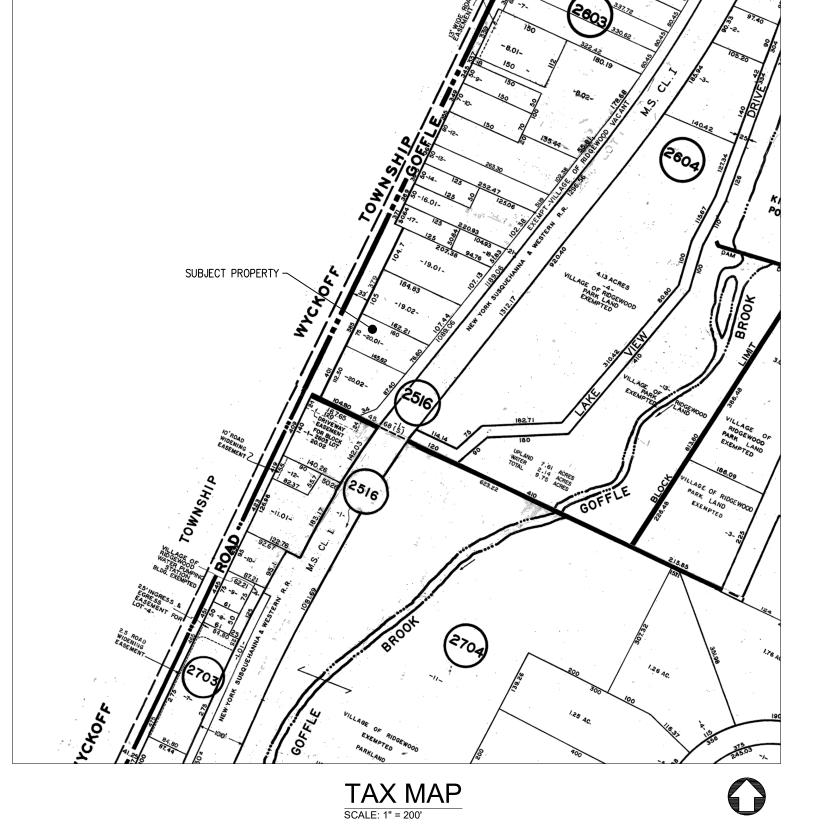
<b>EXISTING COVERAGE CALCULATIONS - WITHI</b>	N 140 FT
BUILDING	1,096
FRONT STOOP	30
REAR DECK/RAMP	146
AC UNITS	6
DRIVEWAY	1,973
FRONT WALKWAY	129
REAR CONCRETE/PAVERS/PAVEMENT	397
TOTAL AREA OF ABOVE-GRADE STRUCTURES	1,278
TOTAL COVERAGE	3,777

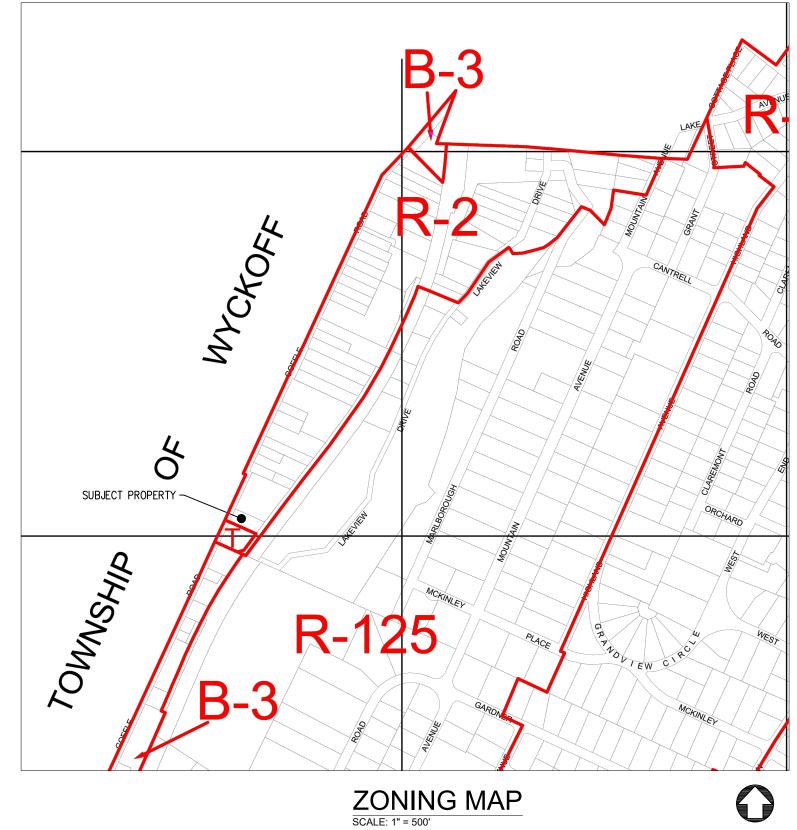
PROPOSED COVERAGE CALCULATIONS - T	OTAL
BUILDING	1,096
FRONT STOOP	30
REAR DECK/RAMP	146
AC UNITS	6
NEW FRONT PORCH ROOF	49
NEW REAR PORCH ROOF	18
DRIVEWAY	2,225
FRONT WALKWAY	129
REAR CONCRETE/PAVERS/PAVEMENT	397
TOTAL AREA OF ABOVE-GRADE STRUCTURES	1,345
TOTAL COVERAGE	4,096

PROPOSED COVERAGE CALCULATIONS - WITH	IIN 140 FT
BUILDING	1,096
FRONT STOOP	30
REAR DECK/RAMP	146
AC UNITS	6
NEW FRONT PORCH ROOF	49
NEW REAR PORCH ROOF	18
DRIVEWAY	1,973
FRONT WALKWAY	129
REAR CONCRETE/PAVERS/PAVEMENT	397
TOTAL AREA OF ABOVE-GRADE STRUCTURES	1,345
TOTAL COVERAGE	3,844

## **ZONING TABLE - R-2 ZONE**

2 ONE-FAMILY ZONE	REQUIRED	EXISTING	PROPOSED	NOTES
JILDING HEIGHT (FEET)	30	+/- 26	NO CHANGE	
INIMUM FRONT YARD (FEET)	40*	37.9****	30.9****	EXIST. NON-CONFORMING - PROP. VARIANCE
INIMUM SIDE YARD (FEET)	10	10.5	NO CHANGE	
INIMUM BOTH SIDE YARDS (% OF LOT WIDTH AT FRONT YARD SETBACK)	33	60.0%	NO CHANGE	
INIMUM REAR YARD (FEET)	30	69.0	67.6	
INIMUM LOT AREA (SQUARE FEET)	10,500	11,218	NO CHANGE	
INIMUM LOT WIDTH AT FRONT SETBACK (FT)	75	75	NO CHANGE	
INIMUM LOT WIDTH WITHIN 140 FT OF FRONT LOT LINE (FT)	60	75	NO CHANGE	
INIMUM AVERAGE LOT WIDTH (FT)	75	75	NO CHANGE	
INIMUM LOT DEPTH (FEET)	120	145.23	NO CHANGE	
AXIMUM TOTAL COVERAGE BY ABOVE-GRADE STRUCTURES (%)	20%	11.39%	11.99%	
AXIMUM TOTAL COVERAGE BY ABOVE-GRADE STRUCTURES WITHIN 140 FT FRONT LOT LINE (%)	20%	12.17%	12.81%	
AXIMUM GROSS BUILDING AREA - TWO-FAMILY DWELLINGS (FOR LOT AREA ,500 TO 13,999)**	3,926	1,687	1,963	
AXIMUM GROSS BUILDING AREA WITHIN 140 FT OF FRONT LOT LINE - TWO- MILY DWELLINGS (FOR LOT AREA 10,500 TO 13,999)**	3,926	1,687	1,963	
INIMUM BUILDABLE AREA (FT x FT)	50 x 50	50.25x75.87	NO CHANGE	
INIMUM USABLE AREA (FT x FT)	60 x 120	60.25x145.49	NO CHANGE	
AXIMUM COVERAGE (%)***	5,048	4,029	4,096	
AXIMUM COVERAGE WITHIN 140 FT OF THE FRONT LOT LINE (%)***	4,725	3,777	3,844	
OR MEAN PREVAILING SETBACK AS ESTABLISHED BY § 190-119A(1)(d)				
LESSER OF 35% OF LOT AREA OR 4,060				



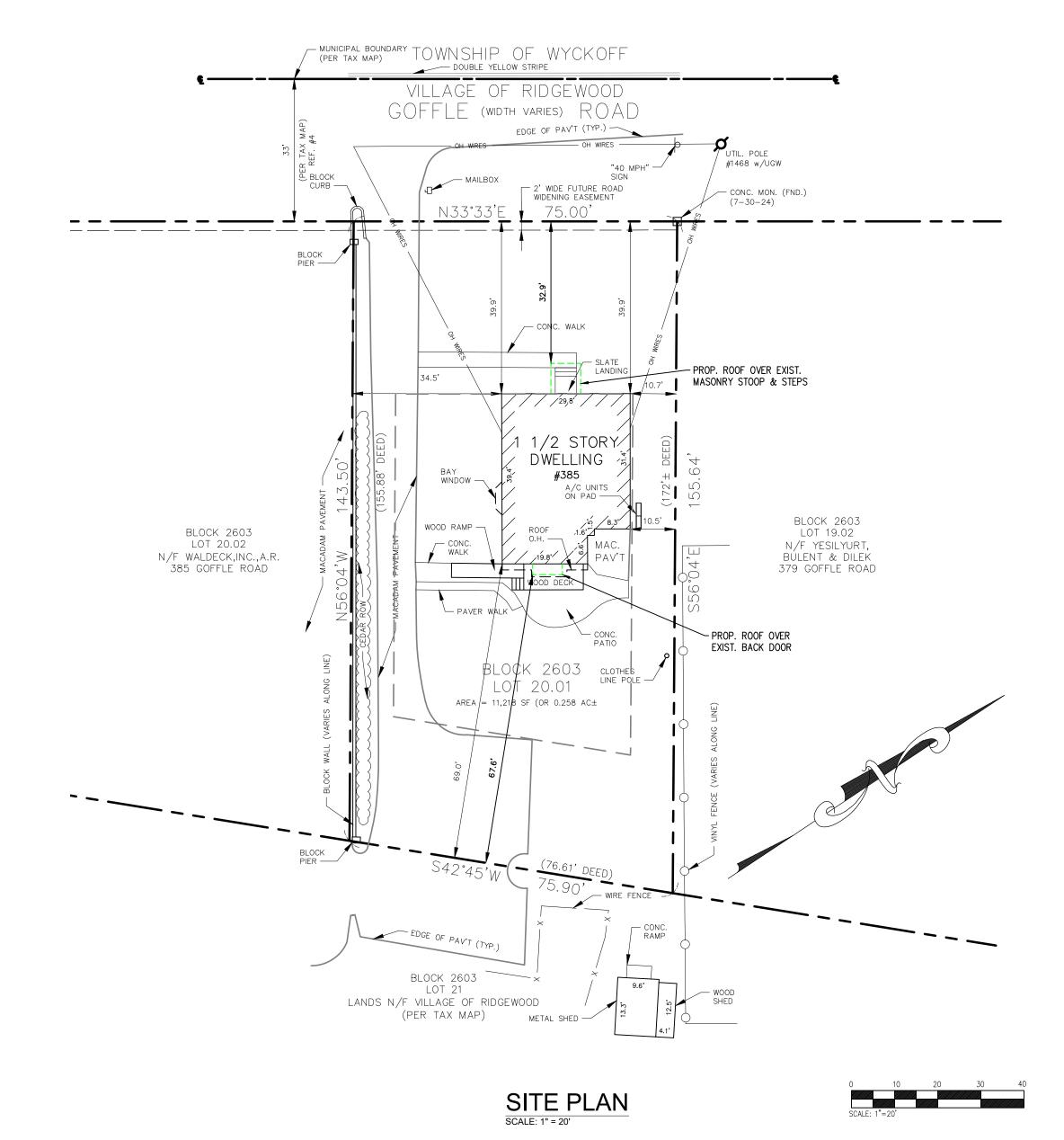


#### 200 FT PROPERTY OWNERS' LIST

\*\*\* FOR TOTAL LOT AREA 0 TO 13,999 SF, 45% BUT NOT ABOVE 5,600 SF

\*\*\*\* MEASURED FROM ROW EASEMENT

	TOWNSHIP OF WYCKOFF
Public Service Electric & Gas Co.	BLOCK 498, LOT 106
Manager - Corporate Properties	PERRONE, CARMINE F (V) & BONNIE J
80 Park Plaza, T6B	503 GOFFLE ROAD
Newark, New Jersey 07102	WYCKOFF, NJ 07481
M. S. William	PROPERTY ADDRESS: 503 GOFFLE ROAD
Verizon NJ Inc	
Verizon Engineering	BLOCK 498, LOT 107
9 Gates Avenue (fir 2)	SUESCUN, SEMKA D & MAURICIO A
Montclair, NJ 07042	501 GOFFLE ROAD
,	WYCKOFF, NJ 07481
Ridgewood Water Department	PROPERTY ADDRESS: 501 GOFFLE ROAD
	PROPERTY ADDRESS. 301 GOFFLE ROAD
Director's Office	
131 N. Maple Avenue	BLOCK 498, LOT 108
Ridgewood, N.J. 07451	MENDRYS, JULIAN LEE
	499 GOFFLE ROAD
Engineering Division	WYCKOFF, NJ 07481
Collection System Operations	PROPERTY ADDRESS: 499 GOFFLE ROAD
131 N. Maple Avenue	THOI ENTITIES NEEDS. TOO SOLITEE NOTE
	DI COLLADO I OT 400
Ridgewood, N.J. 07451	BLOCK 498, LOT 109
	WYCKOFF, TOWNSHIP OF
Cablevision	MEMORIAL TOWN HALL
40 Potash Road	WYCKOFF, NJ 07481
Oakland, N.J. 07436	PROPERTY ADDRESS: GOFFLE ROAD
,	
Porgon County Diaming De	DLOCK 408 LOT 440 04
Bergen County Planning Board	BLOCK 498, LOT 110.01
One Bergen County Plaza	AZIZ, RAAFAT & EMAN
Hackensack, N.J. 07601-7000	497 GOFFLE ROAD
	WYCKOFF, NJ 07481
State of NJ DOT	PROPERTY ADDRESS: 497 GOFFLE ROAD
Market Street & McCarter Highway	Zittes. ist soil Le itole
	DLOCK 400 LOT 440 04
Newark, NJ 07101	BLOCK 498, LOT 112.01
	SANTO, PETER & VALERIE
Block-Lot: 2603-19.01	491 GOFFLE ROAD
STANKEWICZ, WENDI	WYCKOFF, NJ 07481
375 GOFFLE RD	PROPERTY ADDRESS: 491 GOFFLE ROAD
RIDGEWOOD, NJ 07450	
11120211002,11001100	BLOCK 498, LOT 155
DI . I I . I . 0000 00 00	
Block-Lot: 2603-20.02	SHIR, VLADIMIR & ZOYA
WALDECK,INC.,A.R.	7 GIEGEL CT
385 GOFFLE ROAD	WYCKOFF, NJ 07481
RIDGEWOOD, N.J. 07450	PROPERTY ADDRESS: 7 GIEGEL CT
Block-Lot: 2704-11	BLOCK 498, LOT 161
VILLAGE OF RIDGEWOOD	6 GIEGEL ROAD LLC
131 N. MAPLE AVENUE	6 GIEGEL CT
RIDGEWOOD, NJ 07450	WYCKOFF, NJ 07481
	PROPERTY ADDRESS: 6 GIEGEL CT
Block-Lot: 2516-1	
NY SUSQUEHANNA WESTERN R.R. CO	BLOCK 498, LOT 162
	SARZĄEMERSON RYAN KIM P & GRACE
3 RAILROAD AVE	
3 RAILROAD AVE	493 GOFFLE ROAD
3 RAILROAD AVE ROCHELLE PARK, NJ 07662	WYCKOFF, NJ 07481
3 RAILROAD AVE ROCHELLE PARK, NJ 07662	
3 RAILROAD AVE ROCHELLE PARK, NJ 07662 Block-Lot: 2703-1	WYCKOFF, NJ 07481
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## **DRAWING INDEX** SHEET NO. DESCRIPTION SITE PLAN HOUSE ELEVATIONS FLOOR PLANS C.101 A.101 A.102

# REVISION #2 - 03/10/25 - REV. PER PLANNER COMMENTS REVISION #1 - 10/15/24 - CHANGE OWNER

### SITE PLAN PROPOSED SECOND FLOOR ADDITION & TWO-FAMILY HOME RENOVATION 385 GOFFLE ROAD VILLAGE OF RIDGEWOOD

520 WYCKOFF AVE. RAMSEY, NJ 07446 BERGEN COUNTY, NEW JERSEY DRAWING SCALE: 1" = 20' 9/16/24

> ERIK E. BOE, PE, RA NJ PE #24GE04669100 NJ RA #21AI02317500

 PLANS BASED UPON SURVEY ENTITLED "LOCATION SURVEY FOR WALDECK BLOCK 2603 LOT 20.01 RIDGEWOOD, BERGEN COUNTY, NEW JERSEY" BY LAPATKA ASSOCIATES, INC., DATED

PLAN REFERENCE:

7-30-24

APPLICANTS: KEN & TOM WALDECK 520 WYCKOFF AVE. RAMSEY, NJ 07446 (201) 306-9782 (201) 669-0646

385 REALTY, LLC

PLAN NOTES:

OWNER:

PLAN PREPARER: ERIK E. BOE, PE, RA 12 VALLEY STREET HAWTHORNE, NJ 07506 (201) 805-1229

VILLAGE OF RIDGEWOOD ZONING BOARD OF APPEALS

CHAIRMAN

SECRETARY

JERSEY STATE BOARD OF ARCHITECTS AT (973) 504-6385