35 Stanford Place, Glen Ridge, NJ
Montclair: Lot 1 in Block 4406
Glen Ridge: Lot 10 in Block 127

- Approximate 60’x 165’ rectangular shaped Lot.
- 0.23 acres, or 9,891.45 sq.ft.
- Located on the south side of Stanford Place, 120.59’ east of Cleveland Road.
- The Lot is improved with the existing 2 1/2 story dwelling and 1 story garage, built around 1925.
- It is also improved with a brick patio to the rear/south side of the house, and a paved drive along the east side of the lot.

- The majority of this lot is in Glen Ridge. Only 23%, or less than ¼ of the lot, is in Montclair.
- A triangular shaped piece of the lot, along the front west is in Montclair.

- The proposal is fully conforming in Glen Ridge.
- However, in Montclair a variance is requested to allow a principal building width of 70.9% of the lot width (65% is permitted). The existing house has a nonconforming width of 66.8% of the lot width.

The Site
Property Survey by: Richard J. Hingos, Inc. and observations by Sionas Architecture
April 24, 2023
SURROUNDING AREA:
35 Stanford Place, Glen Ridge, NJ
Montclair: Lot 1 in Block 4406
Glen Ridge: Lot 10 in Block 127

South side of Stanford Place,
120.59’ east of Cleveland Road.
It is the 7th property to the west of Ridgewood Avenue.
1. Front elevation looking south from Stanford Pl.
2. West side of house where 1 story addition is proposed viewed from northwest
3. West elevation where the 1 story addition is proposed
4. West side of house where addition is proposed looking from rear

Photos:
1. Montclair Planning Dept Staff June 23, 2023
2. Google Earth Street View, Jun 2023
3. Montclair Planning Dept Staff June 23, 2023
4. Montclair Planning Dept Staff June 23, 2023
THE PROPOSAL – Partial Floor Plan

1. Kitchen addition, (6.5’ x 15.75’, or 103 sq.ft., with a 6’ side yard set back).
2. Goal is to gain a better interior layout plus additional natural light.
3. Also, a small window seat bumpout at the stair landing. (7 sq.ft.)
4. New doors/stoop and windows are proposed facing the existing rear yard patio (which remains).
5. Reconstruction of a portion of curved stone retaining wall and step to access the side yard.

Existing Floor Plan

Proposed Floor Plan

- Kitchen addition, (6.5’ x 15.75’, or 103 sq.ft., with a 6’ side yard set back).
- Goal is to gain a better interior layout plus additional natural light.
- Also, a small window seat bumpout at the stair landing. (7 sq.ft.)
- New doors/stoop and windows are proposed facing the existing rear yard patio (which remains).
- Reconstruction of a portion of curved stone retaining wall and step to access the side yard.
THE PROPOSAL – Elevations

1. New one-story addition at west side of kitchen, plus one-story bump out for window seat.
2. New roof to match existing composition roofing.
3. New wall stucco to match color and texture of existing stucco.

Existing West Elevation

Proposed West Elevation

Bump-out for window seat

Addition 15.75'
THE PROPOSAL – Elevations

1. New one-story addition to west side of kitchen.
2. New roof to match existing composition roofing.
3. New wall stucco to match color and texture of existing stucco.
4. New gate to side yard to replace existing gate within wood fence.

Existing Rear yard/ South Elevation

Proposed Rear yard/ South Elevation
THE PROPOSAL – Site Plan

- Bump-out for window seat
- Kitchen addition
- Relocated AC Condenser
- New fence and gate
- Modified portion of existing retaining wall
### THE PROPOSAL – Zoning Analysis
R-1 One-Family Zone (Montclair)

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>REQUIRED/ PERMITTED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>CONFORMS</th>
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<tbody>
<tr>
<td>347-20B MAX. IMPERVIOUS COVERAGE</td>
<td>Lots less than 10,000 Sq.Ft. = 55%</td>
<td>41.87%</td>
<td>43%</td>
<td>YES</td>
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<tr>
<td>347-44 LOT SIZE REQUIREMENTS</td>
<td>MIN. LOT FRONTAGE = 60’</td>
<td>60</td>
<td>NO CHANGE</td>
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<td></td>
<td>MIN. LOT DEPTH: The average lot depth of the four nearest lots, two on either side of the lot in question, and within the same block and zoning district.</td>
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<td>LOT 2 = 164.84</td>
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<td>LOT 3 = 144.87</td>
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<td>AVERAGE = 154.86 MIN.</td>
<td>154.85</td>
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<td>MIN. LOT AREA = 9,291 SQ.FT.</td>
<td>9,591 SQ.FT.</td>
<td>NO CHANGE</td>
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<tr>
<td>347-45 BULK REQUIREMENTS</td>
<td>35 FT. and 2-1/2 STORIES</td>
<td>32.75 FT.</td>
<td>NO CHANGE</td>
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<tr>
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<td>FRONT YARD</td>
<td>2-1/2 STORIES</td>
<td></td>
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<td>LOT 2 = 36.50</td>
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<td>LOT 3 = 26.30</td>
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<td>LOT 4 = 30.75</td>
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<td>AVERAGE = 31.18</td>
<td>40.08 FT.</td>
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<td>SIDE YARD</td>
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<td>6’ and 10’</td>
<td>8.44 FT.</td>
<td>NO CHANGE</td>
<td>YES</td>
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<td>ADDITION: 6’ and 10’</td>
<td>N/A</td>
<td>6 FT. and 11.4 FT.</td>
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<td>Width of a principal structure shall be 65% of the width of the lot</td>
<td>40.06</td>
<td>42.56</td>
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<tr>
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<td>65% Lot width = 39’</td>
<td>66.8%</td>
<td>70.9%</td>
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<td>MIN. REAR YARD 25 FT. or 25% Depth</td>
<td>25% Lot depth = 41’</td>
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<td>Rear Deck w/ Stairs = 232 SQ.FT.</td>
<td>Rear Deck w/ Stairs = 232 SQ.FT.</td>
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<td>Front Stairs = 21 SQ.FT.</td>
<td>Front Stairs = 21 SQ.FT.</td>
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<td>Rear Stairs = 16 SQ.FT.</td>
<td>Rear Stairs = 34 SQ.FT.</td>
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<td>Basement Stairs = 26 SQ.FT.</td>
<td>Basement Stairs = 26 SQ.FT.</td>
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<td>Garage = 359 SQ.FT.</td>
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<td>1,604 SQ.FT.</td>
<td>1,932 SQ.FT.</td>
<td>YES</td>
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