

PROJECT TEAM

Principal Architect
David M. Rosen, AIA, LEED AP

Project Manager
Nicholas Giuliano, AIA

Architectural Staff
Jessica Chang
David Fernandez
Adrian Ianetti

Structural Engineer
Allan Klein, PE

ZONING INFORMATION

BLOCK: 2202

LOT: 4

USE GROUP: R-5

ZONE: R-43

CONSTRUCTION CLASSIFICATION: SB

	REQUIRED/ ALLOWABLE	EXISTING	PROPOSED
LOT AREA	43,000 SF	45,621.0 SF *	NO CHANGE
LOT WIDTH			
RIDGE ROAD	151'	210.25'	NO CHANGE
FERNWOOD ROAD	152'	220.70'	NO CHANGE
FRONT YARD SETBACK			
RIDGE ROAD	50'	64.4'	54.2'
FERNWOOD ROAD	50'	78.9'	57.5'
SIDE YARD SETBACK			
RIDGE ROAD	25'	34.4'	NO CHANGE
FERNWOOD ROAD	25'	113.0'	66.5'
SIDE YARD COMBINED			
RIDGE ROAD	40%	53.9%	43.7%
	(84.1')	(113.3')	(91.9')
FERNWOOD ROAD	40%	80.4%	54.7%
	(86.3')	(177.4')	(120.7')
LOT COVERAGE	30.0%	28.6%	37.8% **
	(13,686.3 SF)	(13,065 SF)	(17,278 SF)
BUILDING COVERAGE	12%	9.4%	14.4% **
	(5,474.5 SF)	(4,272 SF)	(6,579 SF)
FLOOR AREA RATIO	25%	15.6%	22.2%
	(11,405.3 SF)	(7,134.0 SF)	(10,129.0 SF)
NUMBER OF STORIES	2	3 *	NO CHANGE
MAXIMUM AVERAGE BUILDING HEIGHT	35'	39.0' *	41.0' **
MAXIMUM HEIGHT OF BUILDING	40'	41.3' *	45.0' **
STEEP SLOPE DISTURBANCE			**
GREENHOUSE SETBACK FROM STREET	100'	N/A	57.6' **
POOL SETBACK FROM STREET	100'	N/A	60.0' **
MAXIMUM WIDTH OF DRIVEWAY IN FRONT YARD	15'	15.8' *	18.0' **

F.A.R. CALCULATIONS:

	EXISTING	PROPOSED	TOTAL
FIRST FLOOR	2,767.0 SF	2,361.0 SF	5,128.0 SF
SECOND FLOOR (ABV. 7'-0")	2,199.0 SF	1,057.0 SF	3,256.0 SF
THIRD FLOOR (ABV. 7'-0")	1,473.0 SF	0.0 SF	1,473.0 SF
ACCESSORY BUILDING (SEE NOTE 1)	695.0 SF	-423.0 SF	272.0 SF
TOTALS	7,134.0 SF	2,995.0 SF	10,129.0 SF

* = EXISTING NON CONFORMING
** = VARIANCE REQUIRED

NOTE 1: EXISTING 695 SF DETACHED CARRIAGE HOUSE TO BE REMOVED.
PROPOSED 272 SF DETACHED GREENHOUSE TO BE ADDED (NET DECREASE = 423 SF).

ATTIC STORY CALCULATIONS:
EXISTING SECOND FLOOR AREA = 2,199 SF
60% OF EXISTING SECOND FLOOR AREA = 1,319 SF
EXISTING THIRD FLOOR AREA OVER 5'-0" HIGH = 1,796 SF (61.7%)
EXISTING THIRD FLOOR IS AN ATTIC STORY.
PROPOSED TOTAL SECOND FLOOR AREA = 3,256 SF
60% OF PROPOSED TOTAL SECOND FLOOR AREA = 1,954 SF
PROPOSED THIRD FLOOR AREA OVER 5'-0" HIGH = NO CHANGE / 1,796 SF (55.2%)
EXISTING THIRD FLOOR IS NO LONGER AN ATTIC STORY.

I.R.C. HABITABLE ATTIC CALCULATIONS:
EXISTING SECOND FLOOR AREA = 2,199 SF
1/3 OF EXISTING SECOND FLOOR AREA = 733 SF
EXISTING THIRD FLOOR AREA OVER 7'-0" HIGH = 1,473 SF (67.0%)
EXISTING THIRD FLOOR IS NOT A HABITABLE ATTIC.
PROPOSED SECOND FLOOR AREA = 3,256 SF
1/3 OF PROPOSED SECOND FLOOR AREA = 1,085 SF
PROPOSED THIRD FLOOR AREA OVER 7'-0" HIGH = NO CHANGE / 1,473 SF (45.2%)
PROPOSED THIRD FLOOR IS NOT A HABITABLE ATTIC, BUT TO A LESSER EXTENT THAN THE EXISTING CONDITION.

LIST OF VARIANCES

1. Maximum Lot Coverage

2. Maximum Building Coverage

3. Maximum Average Building Height

4. Maximum Height of Building

5. Maximum Steep Slope Disturbance

6. Maximum Width of Driveway in the Front Yard

7. Accessory Structure (Proposed Greenhouse) Setback from Street Right of Way (Less than 2X the required front yard setback on a corner lot)

8. Accessory Structure (Proposed Pool) Setback from Street Right of Way (Less than 2X the required front yard setback on a corner lot)

VARIANCE NOTE:
Panduranga Trust received the following variances from the City of Summit Board of Adjustment on October 6, 2014:

1. Maximum Building Coverage
2. Maximum Average Building Height
3. Maximum Height of Building
4. Maximum Steep Slope Disturbance

Memorialized on November 3, 2014
Variance extension granted on November 16, 2015
memorialized on January 20, 2016.

CIVIL ENGINEERING NOTE

Existing conditions survey, proposed grading plan, steep slope disturbance plan, building height analysis, and other details provided by:

ABC Surveys LLC
466 Southern Boulevard
Chatham, NJ 07928
Phone: (973) 377-2174
Date: February 13, 2025
Revised: June 26, 2025

LANDSCAPING PLAN NOTE

A separate landscaping plan will be provided by:

J. Kest & Co.
10 Lincoln Place #212
Madison, NJ 07940
Phone: (908) 723-7912

DRAWING LIST

V-1

Zoning Information, List of Variances, Drawing List, Consultant Notes

V-2

Existing First Floor Plan

V-3

Proposed First Floor Plan

V-4

Existing Second Floor Plan

V-5

Proposed Second Floor Plan

V-6

Existing Third Floor Plan

V-7

Proposed Third Floor Plan

V-8

Existing Basement Plan

V-9

Proposed Basement Plan

V-10

Existing and Proposed Front Elevations

V-11

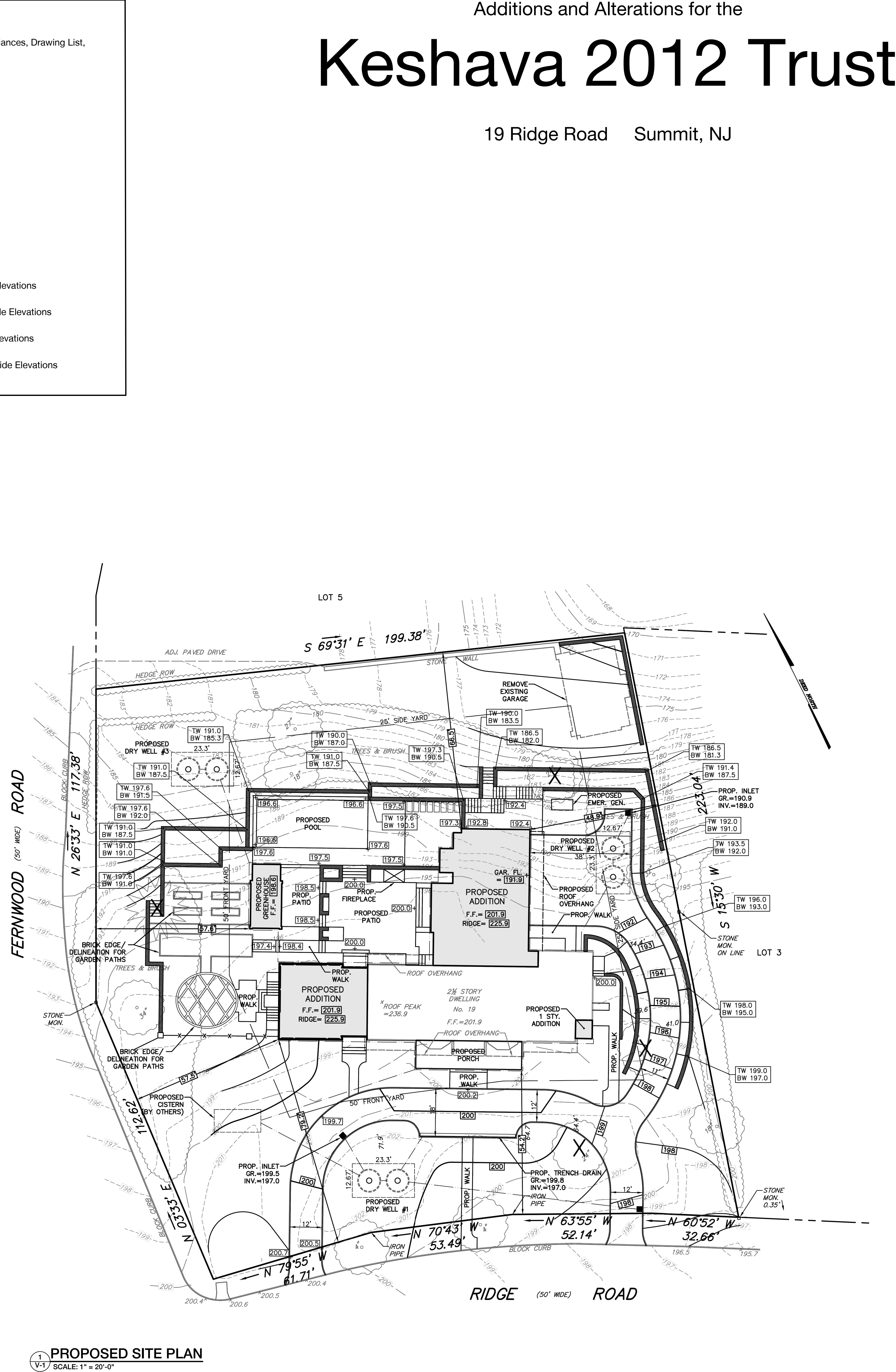
Existing and Proposed Left Side Elevations

V-12

Existing and Proposed Rear Elevations

V-13

Existing and Proposed Right Side Elevations



1

PROPOSED SITE PLAN

V-1

SCALE: 1" = 20'-0"

ARCHITECTURE & DESIGN

ROSEN
KELLY
CONWAY

JUNE 25, 2025

DAVID M. ROSEN, AIA, LEED AP
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David M. Rosen

JOHN H. KELLY, JR., AIA, LEED AP
NJ - AI 11116

THOMAS A. CONWAY, AIA, LEED AP
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KESHAVA 2012 TRUST
19 RIDGE ROAD
SUMMIT, NJ

ZONING INFORMATION, EXISTING
AND PROPOSED SITE PLANS

V-1

PROJ. NO. DAT723119 SHEET 1 of 13

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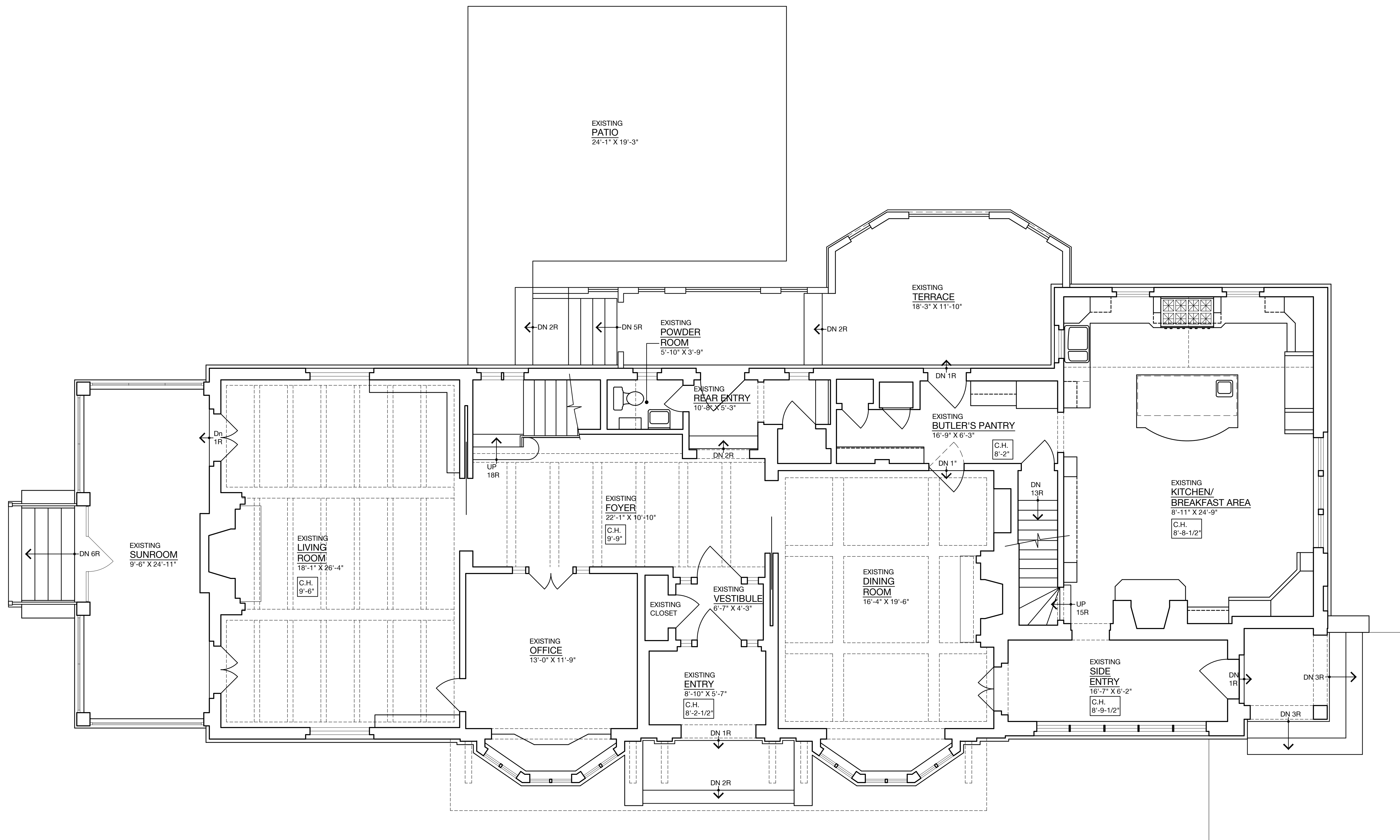
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1
V-2
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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EXISTING FIRST FLOOR PLAN

V-2

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N. H. KELLY, JR., AIA, LEED AP
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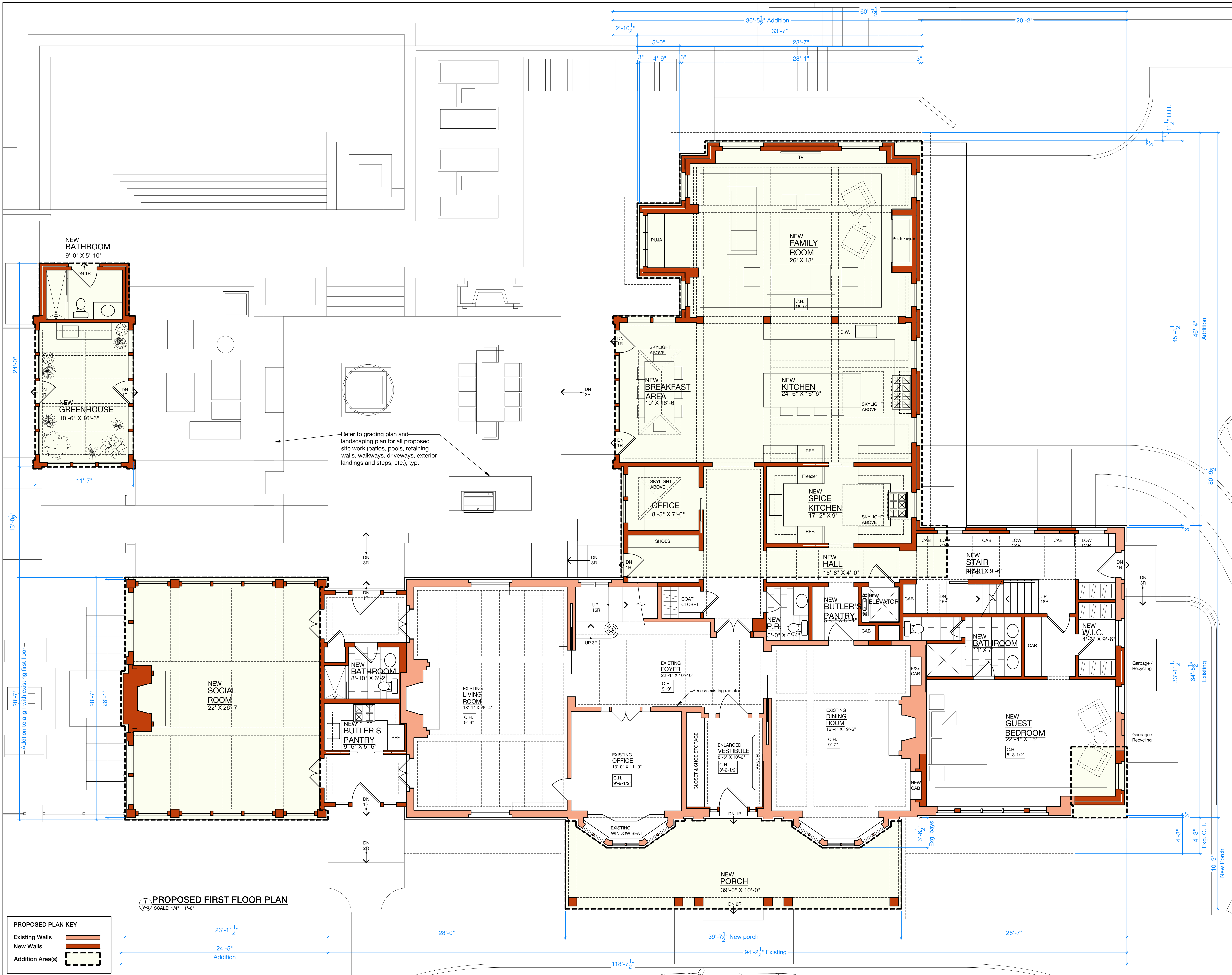
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PROPOSED FIRST FLOOR PLAN

V-3



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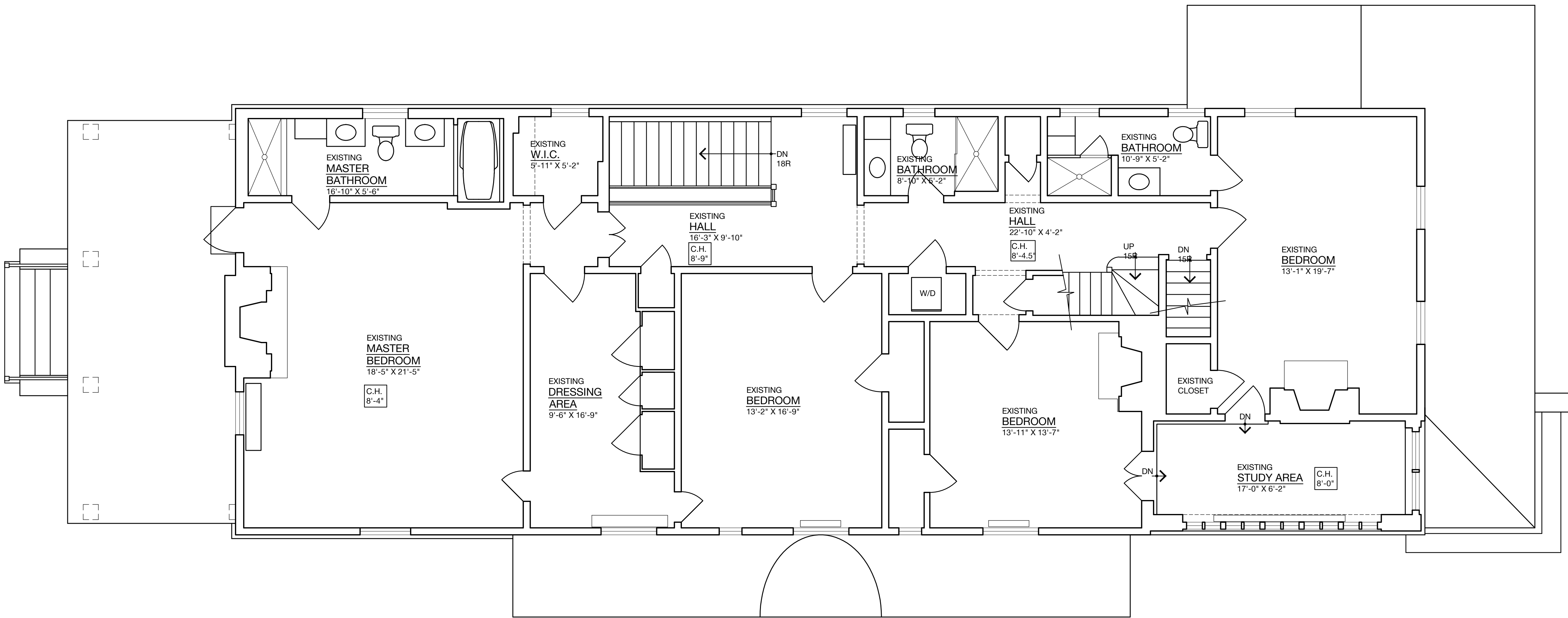
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1 EXISTING SECOND FLOOR PLAN
V-4 SCALE: 1/4" = 1'-0"

Variance Revision	06.26.25
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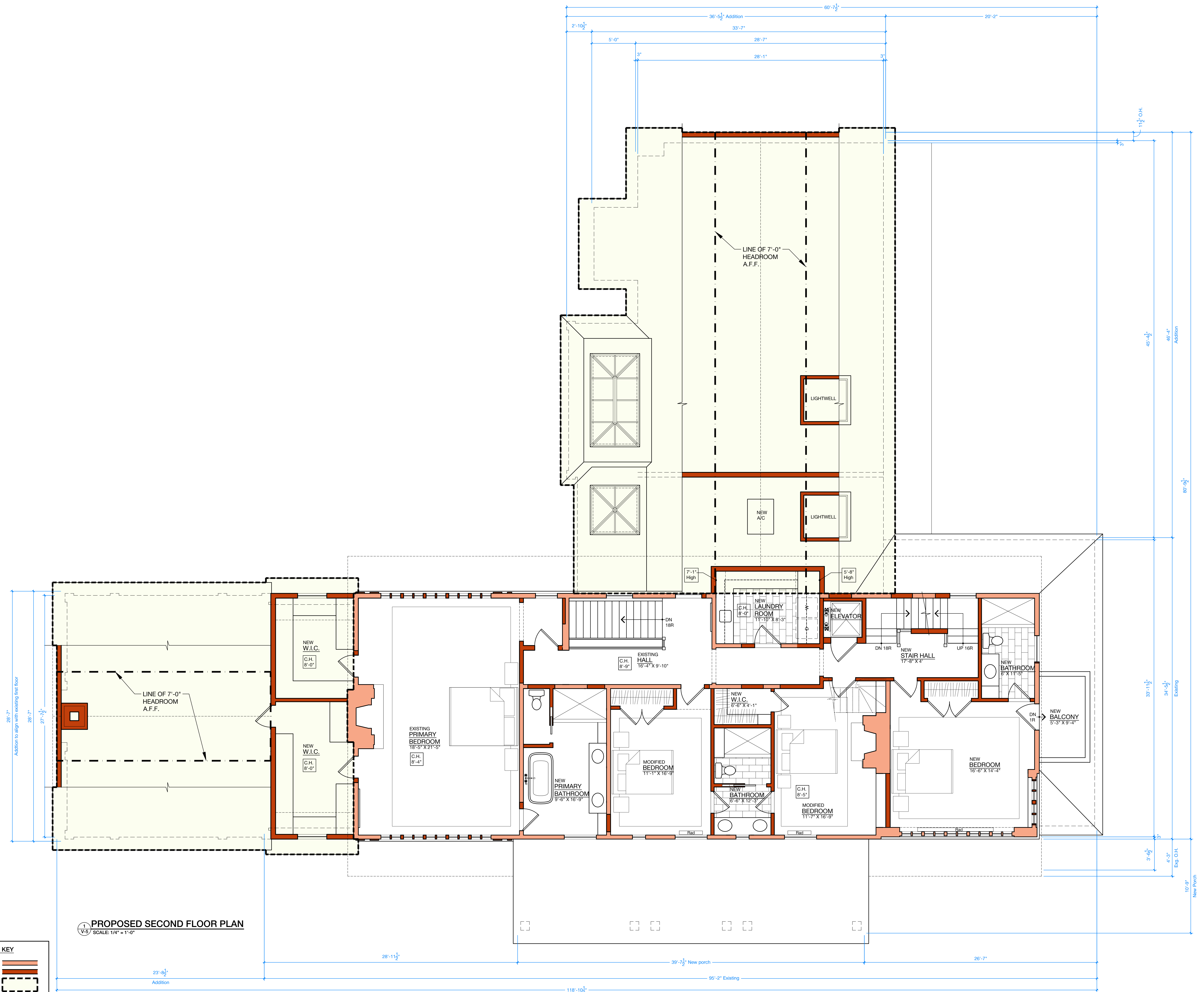
EXISTING SECOND FLOOR PLAN

V-4

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19 RIDGE ROAD
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V-5



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EXISTING THIRD FLOOR PLAN

V-6

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KESHAHA 2012 TRUST
19 RIDGE ROAD
SUMMIT, NJ

PROPOSED THIRD FLOOR PLAN

V-7



PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED PLAN KEY

Existing Walls	
New Walls	
Addition Area(s)	

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CONWAY

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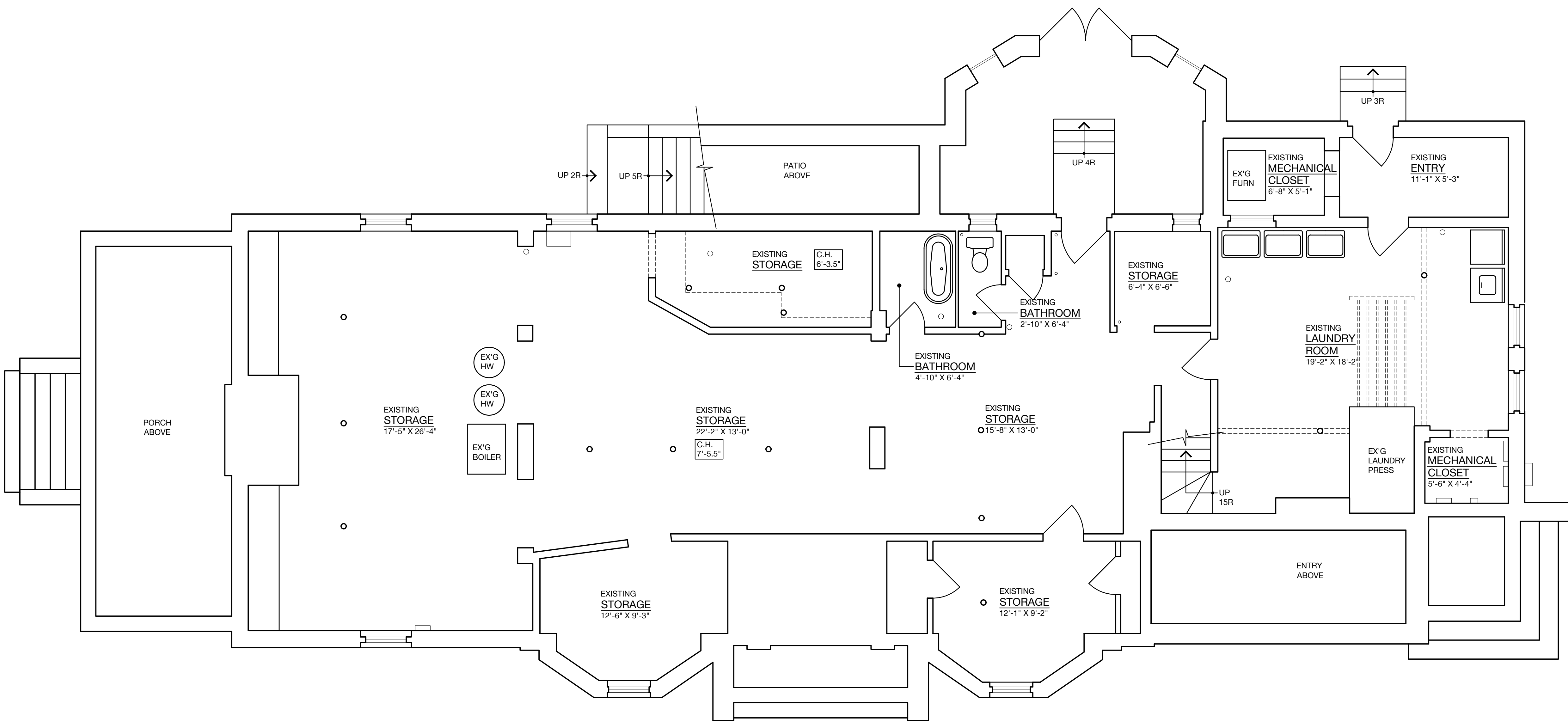
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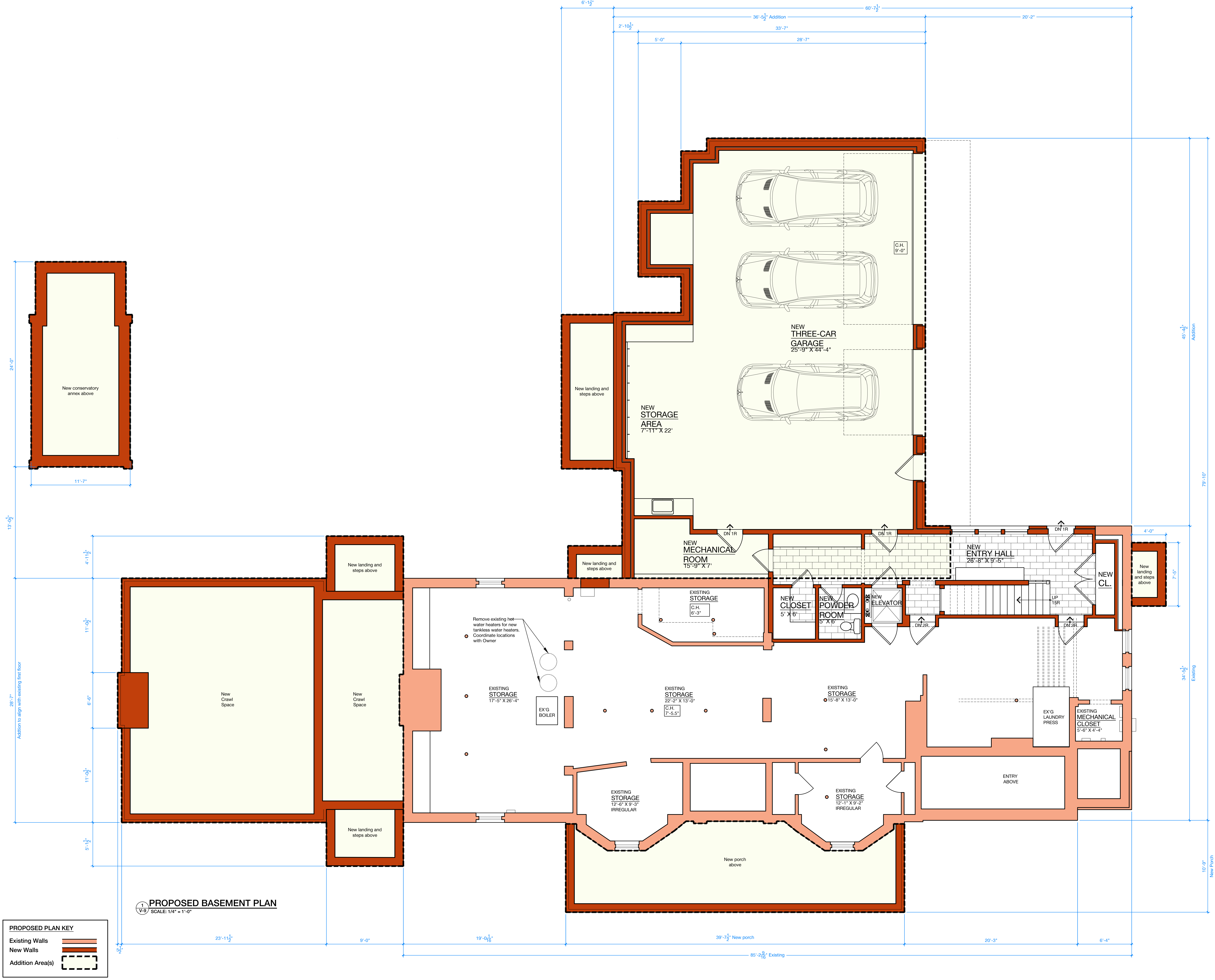
1 EXISTING BASEMENT PLAN
V-8 SCALE: 1/4" = 1'-0"

Variance Revision	06.26.25
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EXISTING BASEMENT PLAN

V-8



ROSEN
KELLY
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KESHAVA 2012 TRUST
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PROPOSED BASEMENT PLAN

V-9

ROSEN
KELLY
CONWAY

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1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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KESHAVA 2012 TRUST
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EXISTING AND PROPOSED
FRONT ELEVATIONS

V-10

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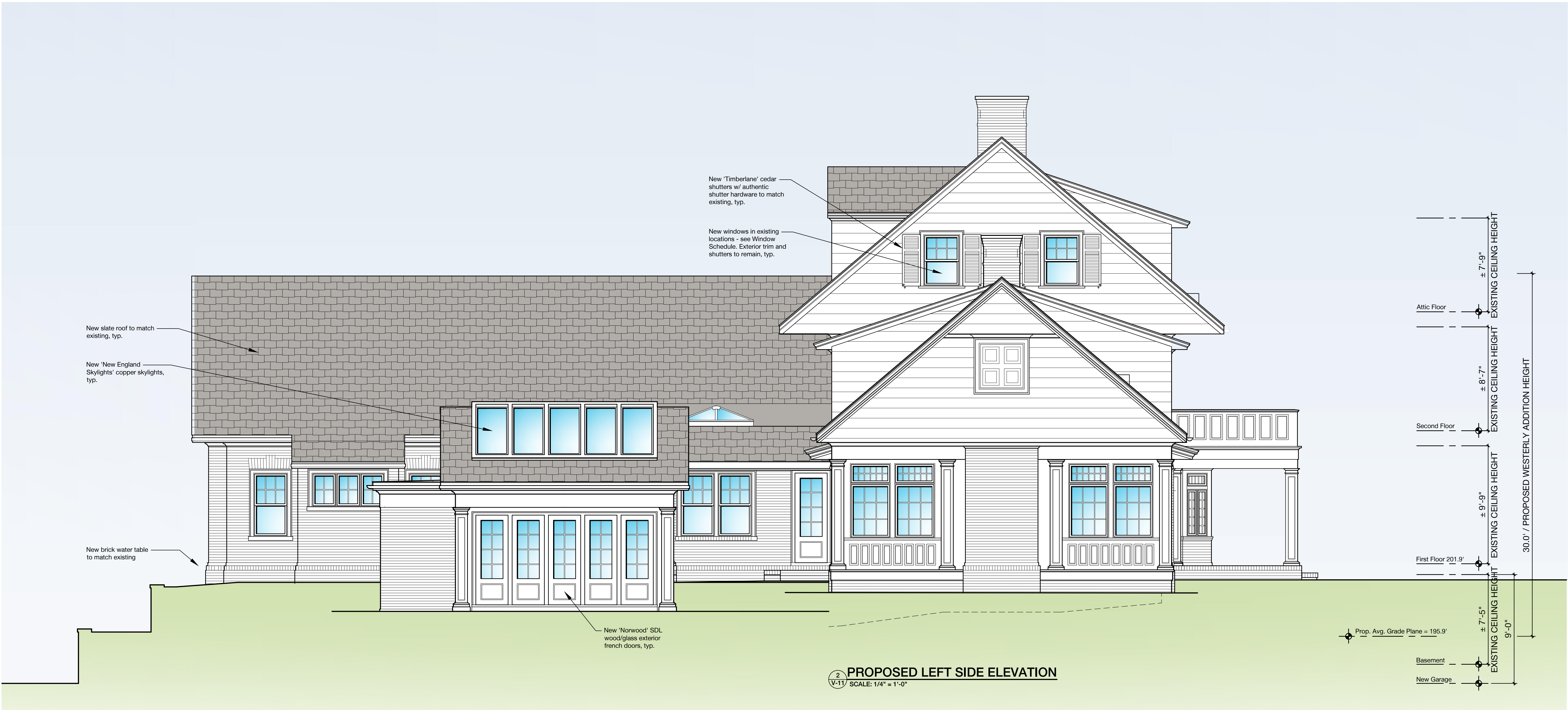
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1
V-11
EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2
V-11
PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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EXISTING AND PROPOSED
LEFT SIDE ELEVATIONS

V-11

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CONWAY

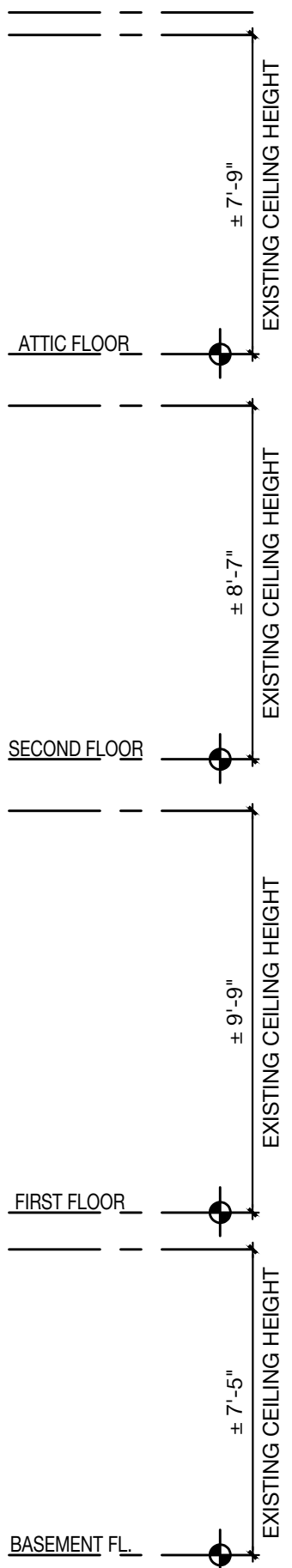
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1
V-12
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



2
V-12
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

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KESHAVA 2012 TRUST
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EXISTING AND PROPOSED
REAR ELEVATIONS

V-12

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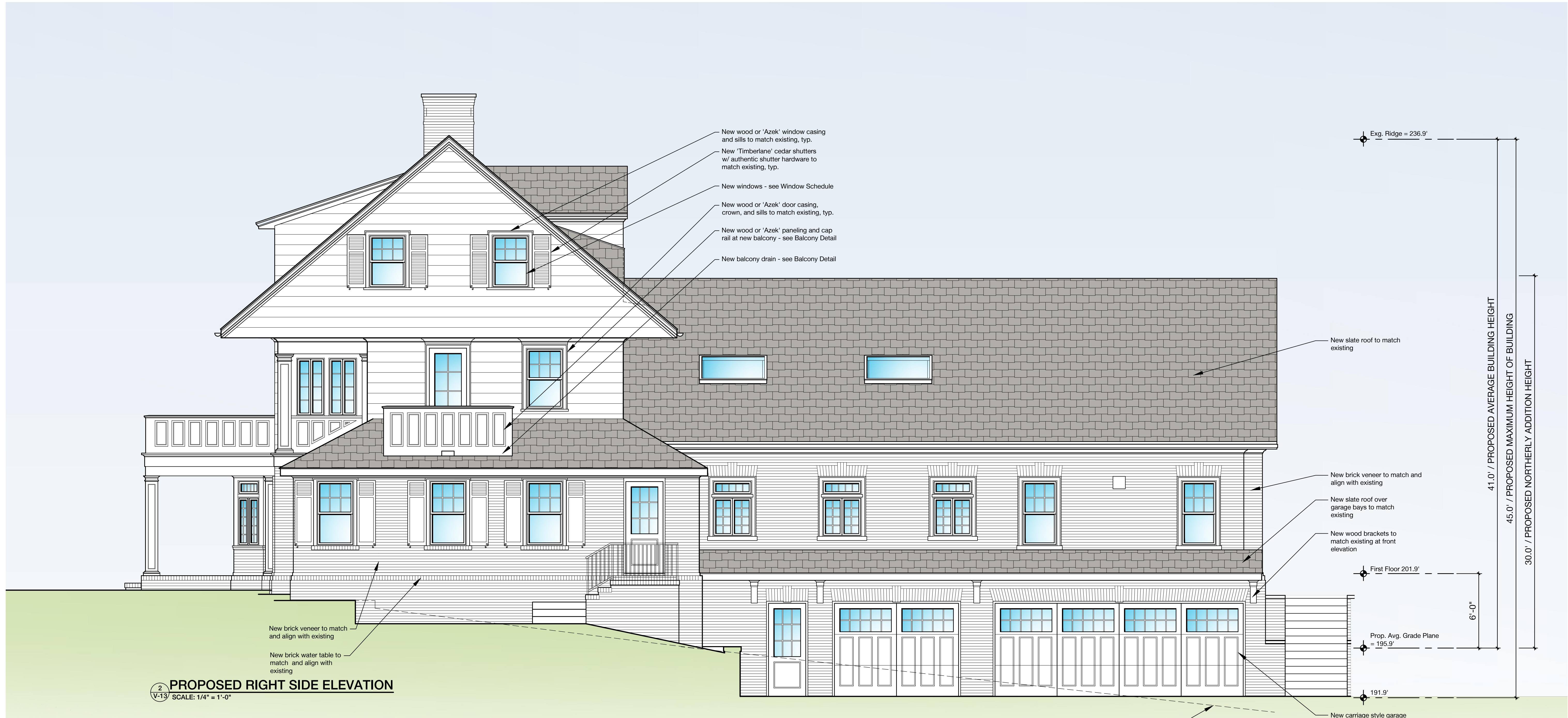
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1
V-13
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2
V-13
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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KESHAVA 2012 TRUST
19 RIDGE ROAD
SUMMIT, NJ

EXISTING AND PROPOSED
RIGHT SIDE ELEVATIONS

V-13