

SCOPE OF WORK:  
 PROPOSED POOL AND PATIO IN REAR YARD OF EXISTING SINGLE FAMILY DWELLING

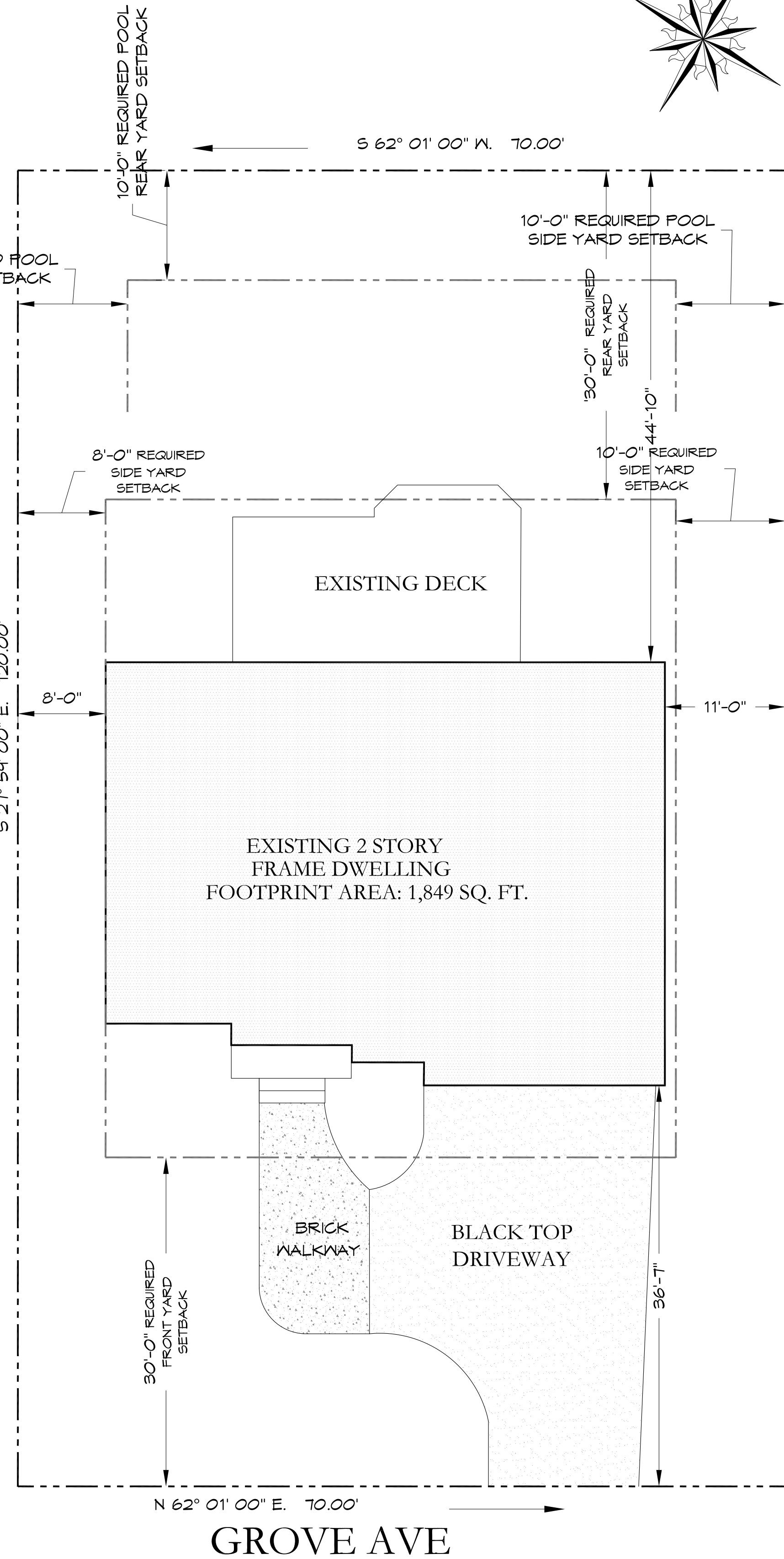
APPLICABLE CODES:  
 INTERNATIONAL RESIDENTIAL CODE 2018 - NEW JERSEY EDITION  
 UNIFORM CONSTRUCTION CODE  
 NATIONAL ELECTRIC CODE 2017  
 NATIONAL STANDARD PLUMBING CODE 2018  
 INTERNATIONAL MECHANICAL CODE 2018  
 INTERNATIONAL FUEL GAS CODE 2018  
 INTERNATIONAL ENERGY CONSERVATION CODE 2018

CODE REVIEW:  
 EXISTING USE GROUP: R-5 "SINGLE FAMILY DWELLING"  
 EXISTING CONSTRUCTION TYPE: 5B

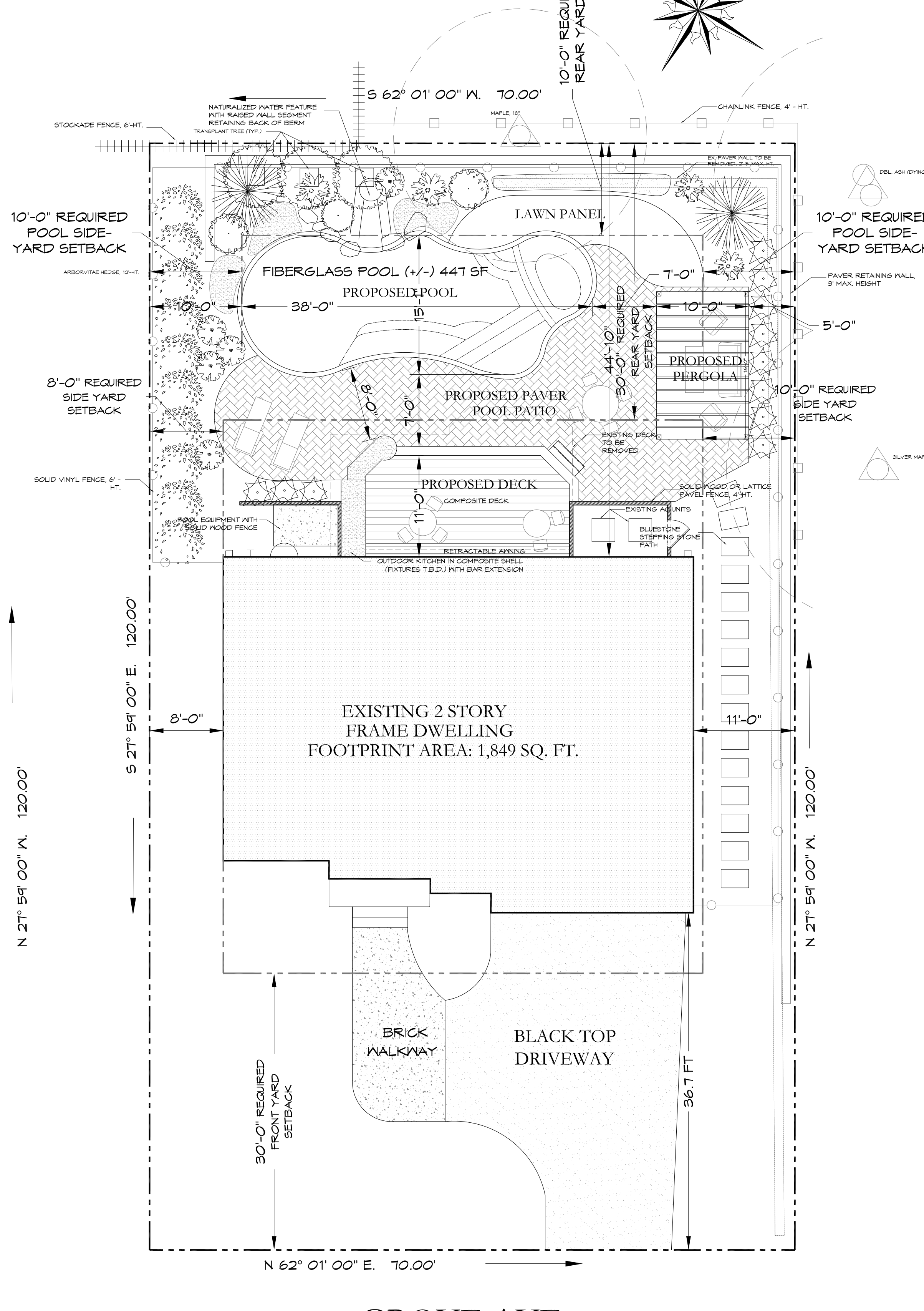


1 CONTEXTUAL SITE PLAN  
 NOT TO SCALE  
 IMAGE DOWNLOADED FROM GOOGLE MAPS

ZONING INFORMATION		PROJECT: PROPOSED REAR SWIMMING POOL AND PATIO & EXT. RENOVATION	
LOT AREA 0.193 ACRE - 8,400 SQ. FT.		175 GROVE AVE	
LOT 6.01, BLOCK 1101, R-60 ZONE, VERONA, NEW JERSEY			
	REQUIRED	EXISTING	PROPOSED
<b>MINIMUM YARD REQUIREMENTS</b>			
MIN. FRONT YARD	30 FT	36.58 FT	36.58 FT
MIN. REAR YARD	30 FT	44.83 FT	44.83 FT
MIN. SIDE YARD	8 FT (ONE SIDE)	8 FT (ONE SIDE)	8 FT (ONE SIDE)
MIN. SIDE YARD (BOTH SIDES)	18 FT	19 FT TOTAL	19 FT TOTAL
<b>MAXIMUM BUILDING HEIGHT</b>			
BUILDING HEIGHT	30 FT	30 FT	30 FT
MAX. STORIES	2 1/2	2	2
<b>MINIMUM LOT REQUIREMENTS</b>			
MIN. LOT AREA	7,200 SQ. FT.	8,400 SQ. FT.	8,400 SQ. FT.
MIN. LOT WIDTH	60 FT.	70 FT.	70 FT.
LOT COVERAGE (BUILDING)	25% - 2,100 SQ. FT.	22% - 1,849 SQ. FT.	22% - 1,849 SQ. FT.
MAX. IMPROVED LOT COVERAGE	40% - 3,360 SQ. FT.	38% - 3,192 SQ. FT.	64.2% - 5,392.2 SQ. FT. *VARIANCE REQ.
<b>POOL SETBACKS REQUIREMENTS</b>			
MIN. REAR YARD	10 FT	N/A	10 FT
MIN. SIDE YARD	10 FT	N/A	10 FT



2 EXISTING SITE PLAN  
 SCALE: 1/8"=1'-0"



3 PROPOSED SITE PLAN  
 SCALE: 1/8"=1'-0"

PROP. REAR YARD POOL & PATIO AT EXISTING 1-FAMILY RESIDENCE

175 Grove Ave  
 Verona - NJ

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REV.	DATE	ISSUE	REMARK
	08/12/20		VARIANCE APPLIC.

PROJECT NUMBER:  
 2019  
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SHEET TITLE:  
 PROJECT INFO , EXIST. & PROPOSED SITE PLANS

SHEET NUMBER:

A-01