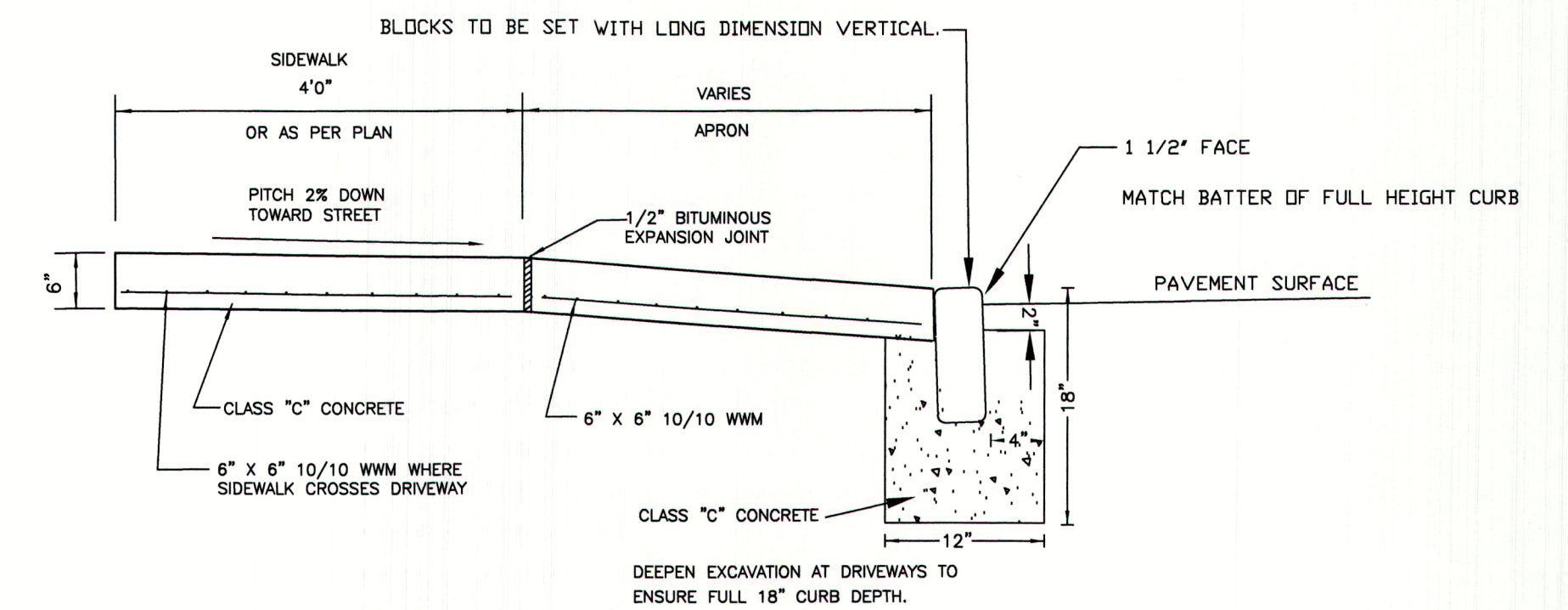
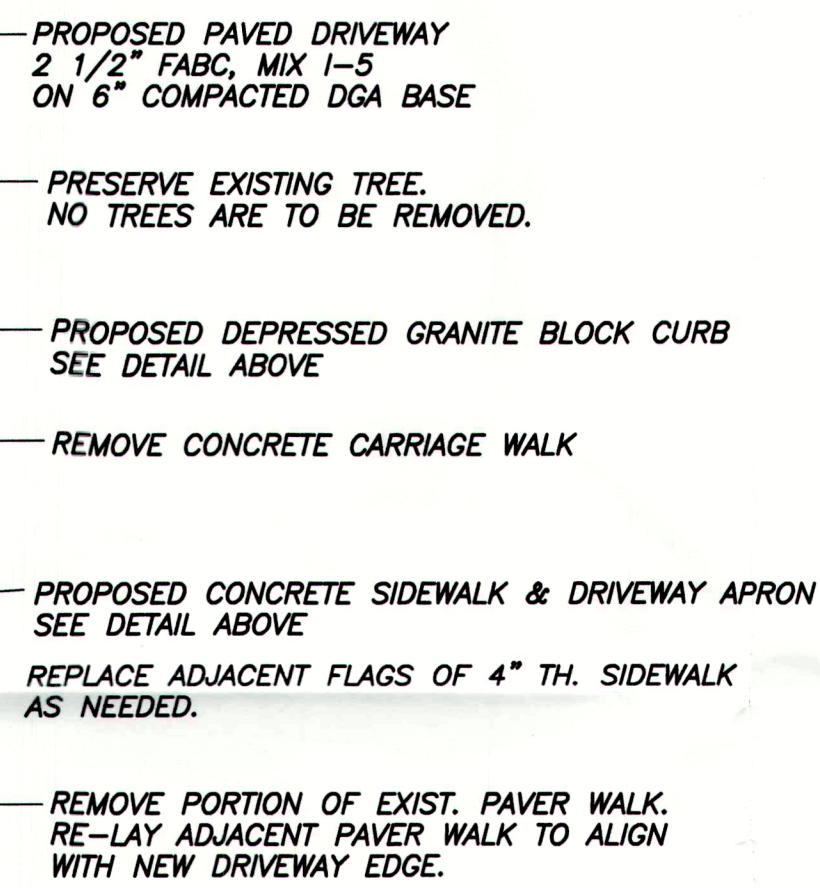




**GRANITE BLOCK DEPRESSED CURB
AND CONCRETE DRIVEWAY APRON DETAIL**

N.T.S.



Marion Road
(50' Wide)

COMPLIANCE						
ZONE: R-50	REQUIRED	EXISTING	PROPOSED	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT SIZE (SQ. FT.)	5,000	5,247		YES		
LOT WIDTH (FT.)	50	52.47		YES		
FRONT YARD SETBACK (FT.)	30	29.25 & 19.87		NO		
SIDE YARD SETBACK ONE (FT.)	8	7.9		NO		
SIDE YARD SETBACK BOTH (FT.)	18	N/A		N/A		
SIDEYARD SETBACK BOTH AS % OF LOT WIDTH	25	N/A		N/A		
REAR YARD SETBACK (FT.)	30	34.20		YES		
BUILDING HEIGHT (STORY/FT.)	2.5/30	2/<30		YES		
LOT COVERAGE (% BUILDING)	30	18.62		YES		
IMPROVED COVERAGE (% ALL)	40	35.55	39.46	YES	YES	
FLOOR AREA RATIO	N/A	N/A		N/A		
<u>ACCESSORY STRUCTURE & USE</u>						
SIDE YARD SETBACK ONE (FT.)	8	3.5		NO		
REAR YARD SETBACK (FT.)	30	46.3		YES		
MIN. DISTANCE BETWEEN ACCESSORY & PRINCIPAL USE	N/A	N/A		N/A		
MAX. AGGREGATE AREA COVERED BY ACCESSORY STRUCTURE IN THE YARD IT IS LOCATED IN	N/A	N/A		N/A		
MAXIMUM HEIGHT (STORY/FT.)	1.5/15	1/8		YES		

A VARIANCE IS REQUIRED FOR A SECOND DRIVEWAY ON A RESIDENTIAL LOT.

REV. APRIL 20, 2023 PER ZONING OFFICER'S REVIEW.

**PROPOSED NEW RESIDENTIAL DRIVEWAY
TAX MAP LOT 94, BLOCK 2102
ZONING DISTRICT R-50**

Cunningham Engineering & Design, LLC

Certificate Of Authorization No. 24 LA28204400

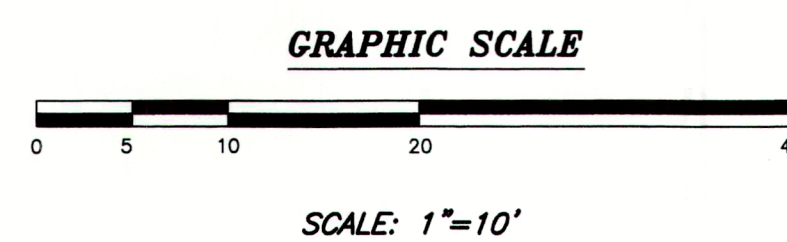
213 NEWTON SWARTSWOOD ROAD, NEWTON, NEW JERSEY 07860
973-219-7546 RMCNJPE@YAHOO.COM

ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540

ORIGINAL DWG. DATE
APRIL 4, 2023

ROBERT M. CUNNINGHAM
PROFESSIONAL ENGINEER N.J. LICENSE GE31540

Forest Avenue
(50' Wide)



REFERENCES

SURVEY OF PROPERTY, TAX LOT 94 - BLOCK 2102, 110 FOREST AVENUE
TOWNSHIP OF VERONA, ESSEX COUNTY, NEW JERSEY
BY SCHMIDT SURVEYING, 66 HUNTING DRIVE, DUMONT, NJ 07628
DATED JUNE 23, 2020