

GRADING PLOT PLAN WITH VARIANCES

PREPARED FOR

MR. MARKIAN SILECKY & MRS. JULIE PARKER

170 GROVE AVENUE
LOT 91 BLOCK 1403
TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY



AERIAL PHOTOGRAPHY
MAP REFERENCES
TAKEN FROM NJGIN WAREHOUSE 2020

SCALE 1" = 200'

SITE DATA CHART				
OWNER & APPLICANT: MR. MARKIAN SILECKY AND MRS. JULIE PARKER 170 GROVE AVENUE VERONA, NEW JERSEY 07044				
PROPERTY: Lot 91 Block 1403 Total Tract: 48,196 Sq.Ft. / 1.106 Acres				
ZONE: R-60 (MEDIUM-DENSITY SINGLE-FAMILY)				
SINGLE FAMILY DWELLINGS ON LOT (EXISTING NON-CONFORMING)				
EXISTING & PROPOSED USE: (ADDITION TO UNIT "B")				
SCHEDULE OF HEIGHT, AREA, BULK AND OTHER REQUIREMENTS				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT AREA	7,200 SF	48,196 SF	NO CHANGE	YES
MIN. LOT WIDTH	60 FT	96.1 FT	NO CHANGE	YES
MIN. FRONT YARD SETBACK	30 FT	254.5 FT (UNIT B)	230.3 FT (UNIT B)	YES
MIN. SIDE YARD SETBACK (ONE)	8 FT	28.9 FT (UNIT B)	17.0 FT (UNIT B)	YES
MIN. SIDE YARD SETBACK (BOTH)	18 FT	60.2 FT (UNIT B)	43.6 FT (UNIT B)	YES
MIN. SIDE YARD SETBACK (BOTH) (% OF LOT WIDTH)	25%	61.4% (UNIT B) (1)	44.4% (UNIT B) (2)	YES
MIN. REAR YARD SETBACK	30 FT	163.9 FT (UNIT B)	156.6 FT (UNIT B)	YES
MAX. HEIGHT	30 FT 2.5 STORIES	21.6 FT (UNIT B) 2 STORIES (UNIT B)	32.5 FT (UNIT B) 2.5 STORIES (UNIT B)	NO(4) YES
MAX. LOT COVERAGE	25%	8.9%	12.3%	YES
MAX. IMPROVED LOT COVERAGE	40%	28.2%	28.9%	YES
ACCESSORY USE REQUIREMENTS (DECKS)				
MAX. AREA	20% OF BUILDING FOOTPRINT	N/A	19.1% (3)	YES
MIN. SIDE YARD SETBACK	5 FT	N/A	17.0 FT	YES
MAX. ELEVATION	4 FT	N/A	4 FT	YES
MECHANICAL EQUIPMENT SETBACKS				
MIN. SIDE YARD SETBACK	8 FT	N/A	21.9 FT	YES
MAX. DISTANCE FROM STRUCTURE	5 FT	N/A	5 FT	YES
GENERATOR LOCATION	REAR YARD	N/A	SIDE YARD	NO (4)

(1) (SIDE YARD SETBACK (BOTH) / LOT WIDTH) x 100 = [60.2 FT / 96.1 FT] x 100 = 61.4%
(2) (SIDE YARD SETBACK (BOTH) / LOT WIDTH) x 100 = [43.6 FT / 96.1 FT] x 100 = 44.4%
(3) (PROPOSED DECK AREA / UNIT B FOOTPRINT AREA) x 100 = [973 SF / 1,953 SF] x 100 = 19.1%
(4) VARIANCE REQUIRED

LOT COVERAGE (BUILDING COVERAGE) CALCULATIONS:

EXISTING:

UNIT "A"	961 SF
UNIT "B"	971 SF
UNIT "C"	516 SF
GARAGES	1,204 SF
DECKS AND PORCHES	485 SF
SHEDS	152 SF
TOTAL	4,289 SF

TOTAL LOT COVERAGE / LOT AREA = 4,289 SF / 48,196 SF = 8.9%

PROPOSED:

UNIT "A"	961 SF
UNIT "B"	1,953 SF
UNIT "C"	516 SF
GARAGES	1,204 SF
DECKS AND PORCHES	1,312 SF
SHEDS	0 SF
TOTAL	5,946 SF

TOTAL LOT COVERAGE / LOT AREA = 5,946 SF / 48,196 SF = 12.3 %

IMPROVED LOT COVERAGE (IMPERVIOUS COVERAGE) CALCULATIONS:

EXISTING:

UNIT "A"	961 SF
UNIT "B"	971 SF
UNIT "C"	516 SF
GARAGES	1,204 SF
DRIVEWAY	8,597 SF
DECKS AND PORCHES	485 SF
WALKWAYS	580 SF
WALLS	108 SF
SHEDS	152 SF
TOTAL	13,574 SF

TOTAL LOT COVERAGE / LOT AREA = 13,574 SF / 48,196 SF = 28.2%

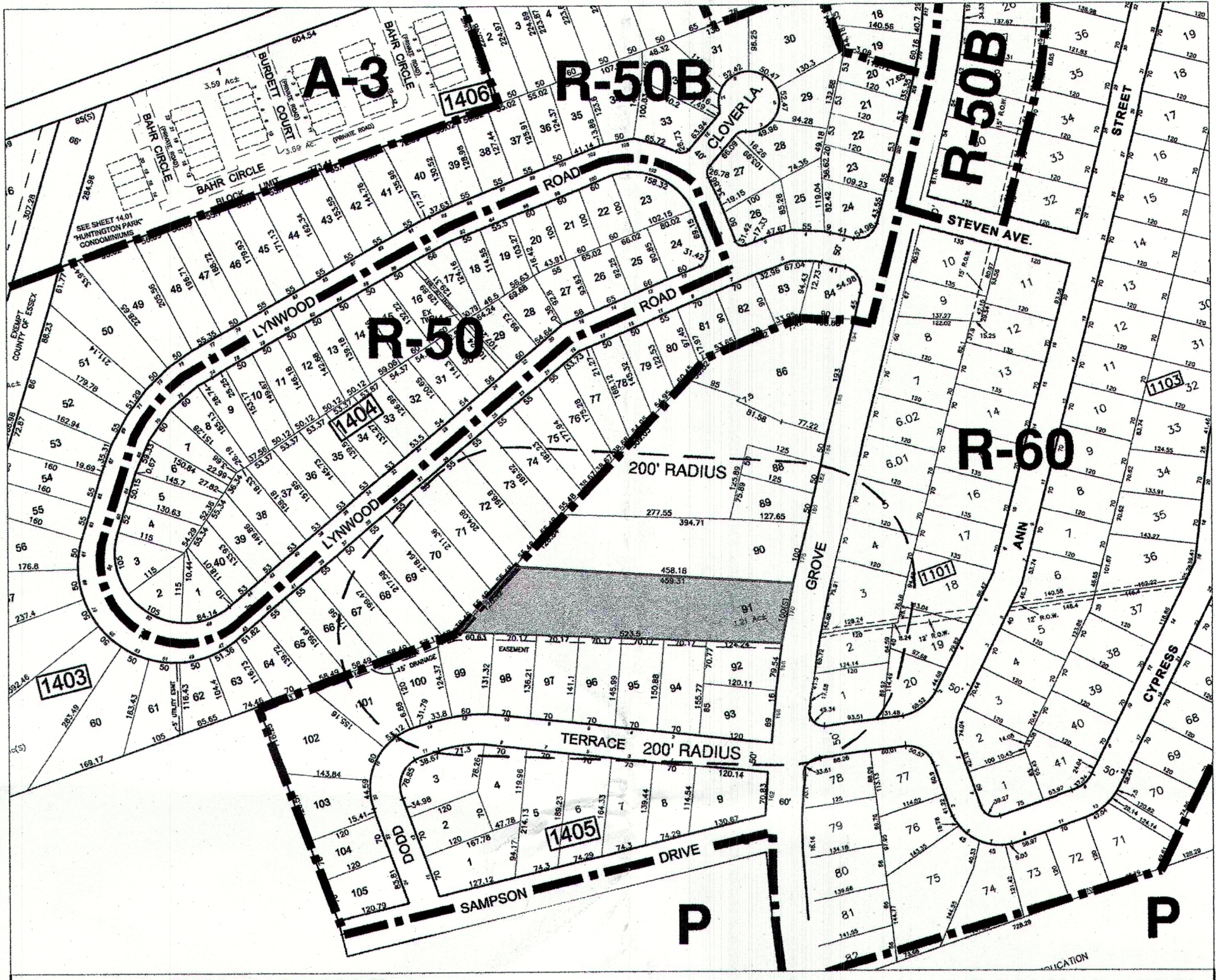
PROPOSED:

UNIT "A"	961 SF
UNIT "B"	1,953 SF
UNIT "C"	516 SF
GARAGES	1,204 SF
DRIVEWAY	7,720 SF
DECKS AND PORCHES	1,312 SF
WALKWAYS	285 SF
WALLS	9 SF
SHEDS	0 SF
TOTAL	13,960 SF

TOTAL LOT COVERAGE / LOT AREA = 13,960 SF / 48,196 SF = 28.9 %

NOTE: THE INCREASE IN IMPERVIOUS IS 386 SF. THEREFORE, THE PROPOSED IMPROVEMENTS DO NOT QUALIFY AS A MINOR OR MAJOR DEVELOPMENT, AS SUCH, NO STORMWATER MANAGEMENT MEASURES ARE BEING PROPOSED AS PART OF THESE IMPROVEMENTS.

LIST OF DRAWINGS		
SHEET NO.	NAME	PREPARED BY
SP-1	TITLE SHEET	PETRY ENGINEERING
SP-2	LAYOUT PLAN	PETRY ENGINEERING
SP-3	GRADING PLAN	PETRY ENGINEERING
SP-4	SOIL EROSION AND SEDIMENT CONTROL PLAN	PETRY ENGINEERING



TAX AND ZONING MAP

MAP REFERENCES:
TOWNSHIP OF VERONA TAX MAPS #11, 14, AND 15; ZONING INFORMATION OBTAINED FROM TOWNSHIP OF VERONA
ZONING MAP DATED JULY 11, 2011

SCALE 1" = 200'

BUILDING HEIGHT CALCULATIONS

UNIT A (EXISTING AND PROPOSED):

BUILDING HEIGHT = ROOF RIDGE ELEVATION - AVERAGE GRADE
BUILDING HEIGHT = 377.3' - 344.9'
BUILDING HEIGHT = 32.4'

UNIT B (EXISTING):

BUILDING HEIGHT = ROOF RIDGE ELEVATION - EXISTING AVERAGE GRADE
BUILDING HEIGHT = 377.4' - 355.8'
BUILDING HEIGHT = 21.6'

UNIT B (PROPOSED):

BUILDING HEIGHT = FIRST FLOOR ELEV. + HEIGHT ABOVE FIRST FLOOR - AVERAGE GRADE
BUILDING HEIGHT = 360.0' + 28.3' - 355.8'
BUILDING HEIGHT = 32.5'

UNIT C (EXISTING AND PROPOSED):

BUILDING HEIGHT = ROOF RIDGE ELEVATION - AVERAGE GRADE
BUILDING HEIGHT = 377.3' - 361.5'
BUILDING HEIGHT = 15.4'

UNIT D - GARAGE (EXISTING AND PROPOSED):

BUILDING HEIGHT = ROOF RIDGE ELEVATION - AVERAGE GRADE
BUILDING HEIGHT = 359.7' - 345.6'
BUILDING HEIGHT = 14.1'

UNIT E - GARAGE (EXISTING AND PROPOSED):

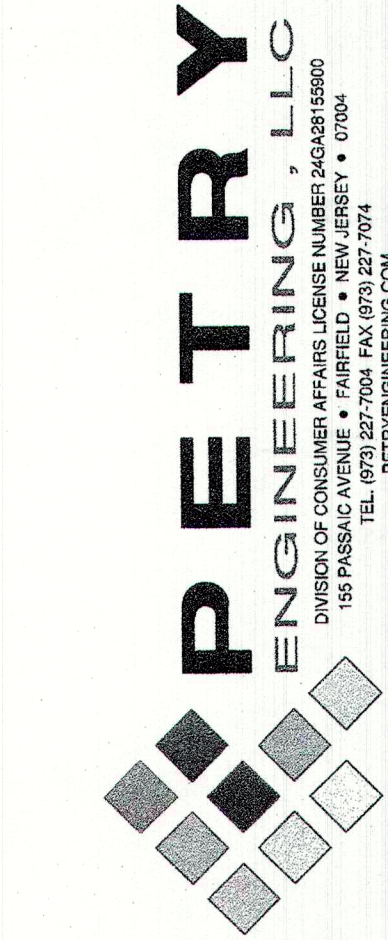
BUILDING HEIGHT = ROOF RIDGE ELEVATION - AVERAGE GRADE
BUILDING HEIGHT = 375.9' - 360.6'
BUILDING HEIGHT = 15.3'

APPROVALS
TOWNSHIP OF VERONA ZONING BOARD

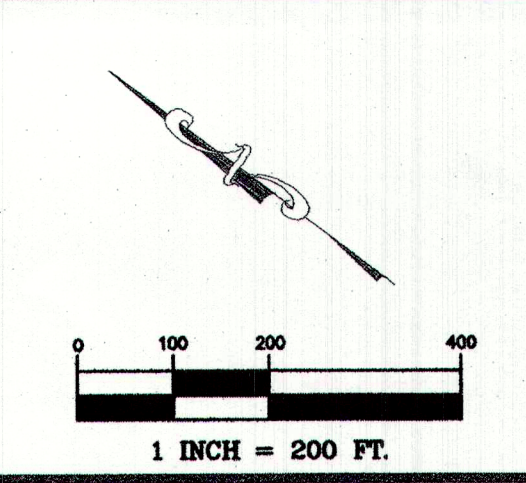
ZONING BOARD CHAIRPERSON _____ DATE _____

ZONING BOARD SECRETARY _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

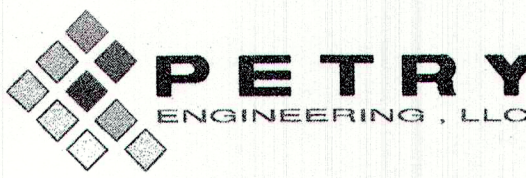


1	CLARIFICATION TO NEIGHBORS SHED	9/12/23
REV	DESCRIPTION	DATE



CHECKED BY: J.M.P.

DRAFTED BY: D.J.K.



J. MICHAEL PETRY, P.E., P.P.R.A.
NJ PROFESSIONAL ENGINEER LIC. No. 36962
DATE: 08/29/2023

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& MRS. JULIE PARKER
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TOWNSHIP OF VERONA
ESSEX COUNTY, NEW JERSEY

TITLE:
TITLE SHEET

PROJECT #:
23-181

SHEET:
SP-1