

SITE PLAN/ ZONING/ NOTES

| REVISION NO. | DATE OF REVISION | DESCRIPTION OF REVISION |
|--------------|------------------|--|
| 02/25/2024 | 02/25/2024 | REVISED IMPERVIOUS COVERAGE & MISCELLANEOUS INFORMATION AS PER ZONING REVIEW |

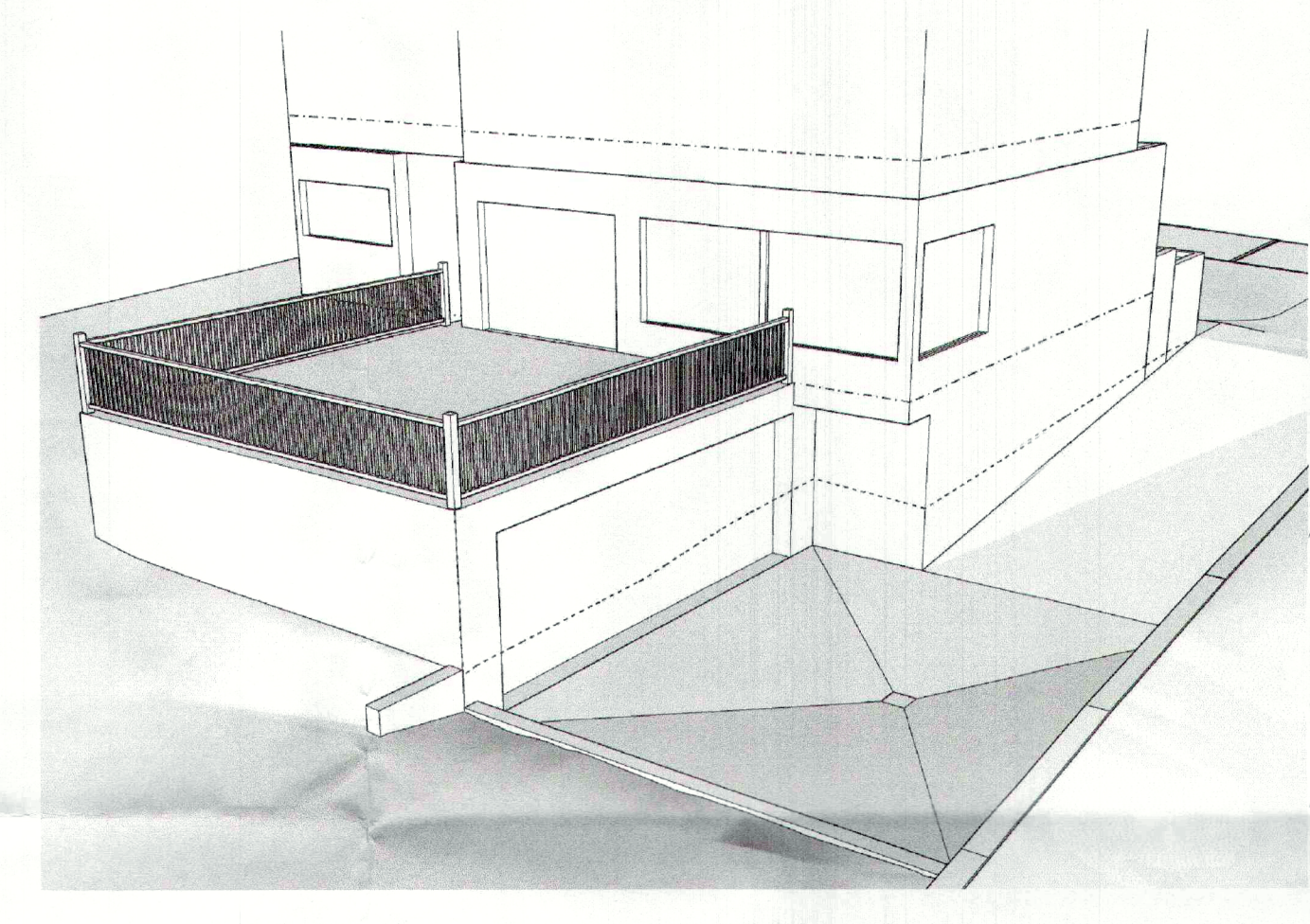
ZONE R-50B / LOT 1 / BLOCK 611/ VERONA, NEW JERSEY

| | REQUIRED | EXISTING | PROPOSED | VARIANCE |
|---------------------------------|-----------|------------|-----------|----------|
| MINIMUM LOT AREA | 7,500 SF | 7,936 SF | UNCHANGED | NO |
| MINIMUM LOT WIDTH | 50 FT | 65 FT | UNCHANGED | NO |
| MAXIMUM LOT BUILDING COVERAGE | 25 % | 25.7 % | 24.1 % | NO |
| MAXIMUM IMPERVIOUS LOT COVERAGE | 40 % | 42.2 % | 39.2 % | NO |
| YARDS - MINIMUM FRONT | 30 FT | * 26.37 FT | 30 FT | NO |
| MINIMUM REAR | 30 FT | * 38.58 FT | 36 FT | NO |
| MINIMUM ONE SIDE | 8 FT | 9.25 FT | 9.25 FT | NO |
| MINIMUM | 18 FT | 21.67 FT | 21.67 FT | NO |
| MAXIMUM HEIGHT | 30 FT | FT | 29.76 FT | NO |
| | 2 1/2 STY | 1 1/2 STY | 2 1/2 STY | NO |

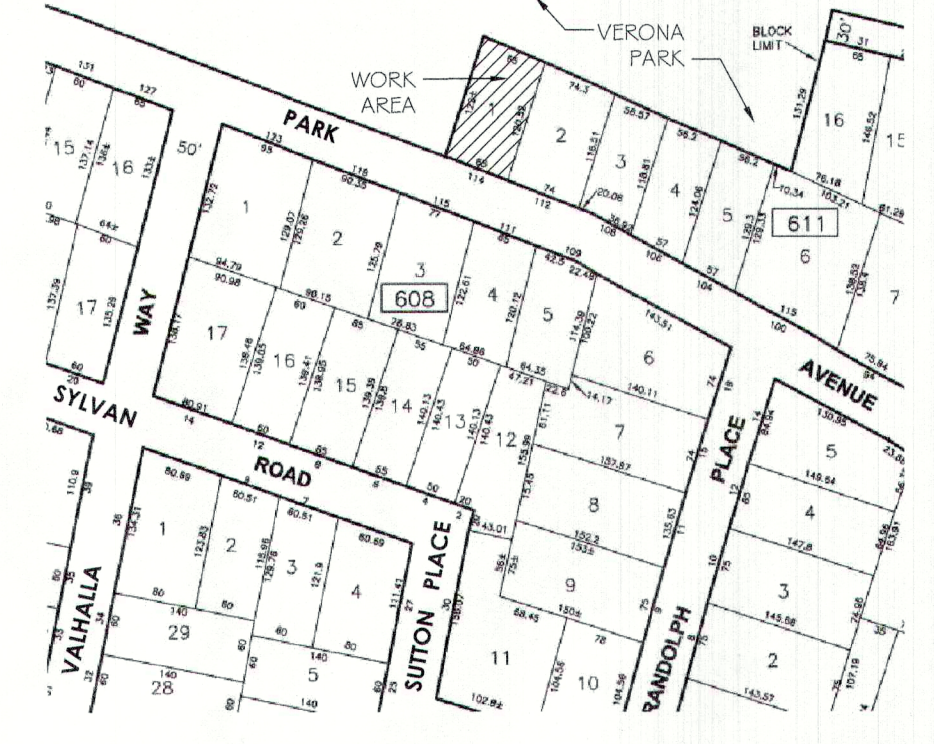
* PRIOR NON-CONFORMING UNNEFFECTED BY PROPOSED WORK

COVERAGE CALCULATIONS

| BUILDING COVERAGE | EXISTING | PROPOSED |
|----------------------------------|-----------------|-----------------|
| HOUSE | 1,518 SF | 1,478 SF |
| DECK | 276 SF | 0 SF |
| GARAGE | 251 SF | 0 SF |
| REAR TERRACE/ATTACHED GARAGE | 0 SF | 486 SF |
| TOTAL BUILDING COVERAGE | 2,045 SF | 1,911 SF |
| IMPERVIOUS COVERAGE | EXISTING | PROPOSED |
| DRIVEWAY | 815 SF | 1,082 SF |
| FRONT WALK/ STEPS | 105 SF | 62 SF |
| REAR WALK | 141 SF | 0 SF |
| SLATE PATIO | 161 SF | 0 SF |
| REAR CONC. STEPS & WALL | 77 SF | 0 SF |
| TOTAL IMPERVIOUS COVERAGE | 3,344 SF | 3,108 SF |

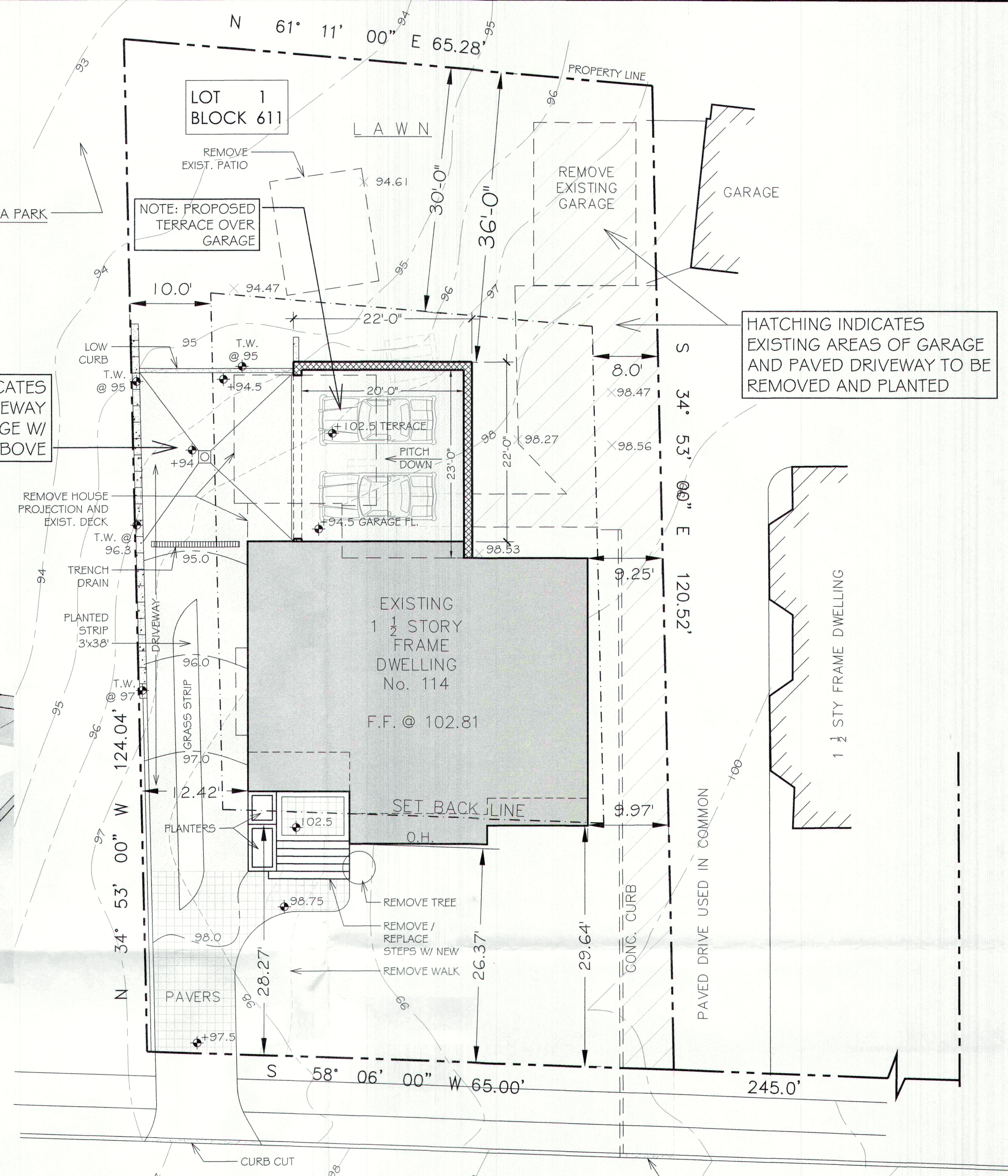


PERSPECTIVE VIEW OF PROPOSED GARAGE AND DRIVEWAY:

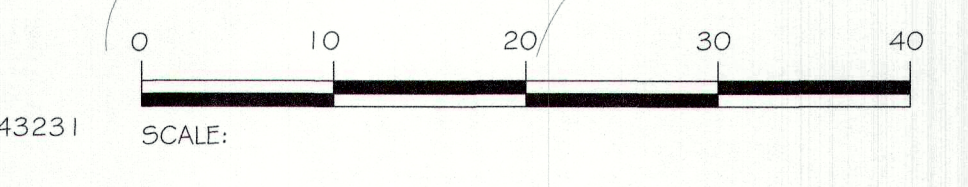


KEY PLAN:
N.T.S.

SHADED AREA INDICATES PROPOSED DRIVEWAY AND GARAGE W/ TERRACE AREA ABOVE



SITE PLAN:
1" = 10'-0"
NOTE:
INFORMATION ON SITE PLAN TAKEN FROM SURVEY
PREPARED BY: RICHARD J HINGOS JR NJ PL5 LIC No. 43231
539 VALLEY ROAD, UPPER MONTCLAIR, NJ.



| | |
|------------------------|------|
| ZONING BOARD CHAIR | DATE |
| ZONING BOARD SECRETARY | DATE |
| TOWNSHIP ENGINEER | DATE |
| MUNICIPAL CLERK | DATE |

JOHN GUADAGNOLI ARCHITECT PC
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NJ 11393

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PROJECT # 23-36 DATE: 09/27/2023
DRAWN BY: MP SCALE: AS NOTED

PROPOSED
2-STY ADDITION
114 PARK AVENUE, VERONA NEW JERSEY