

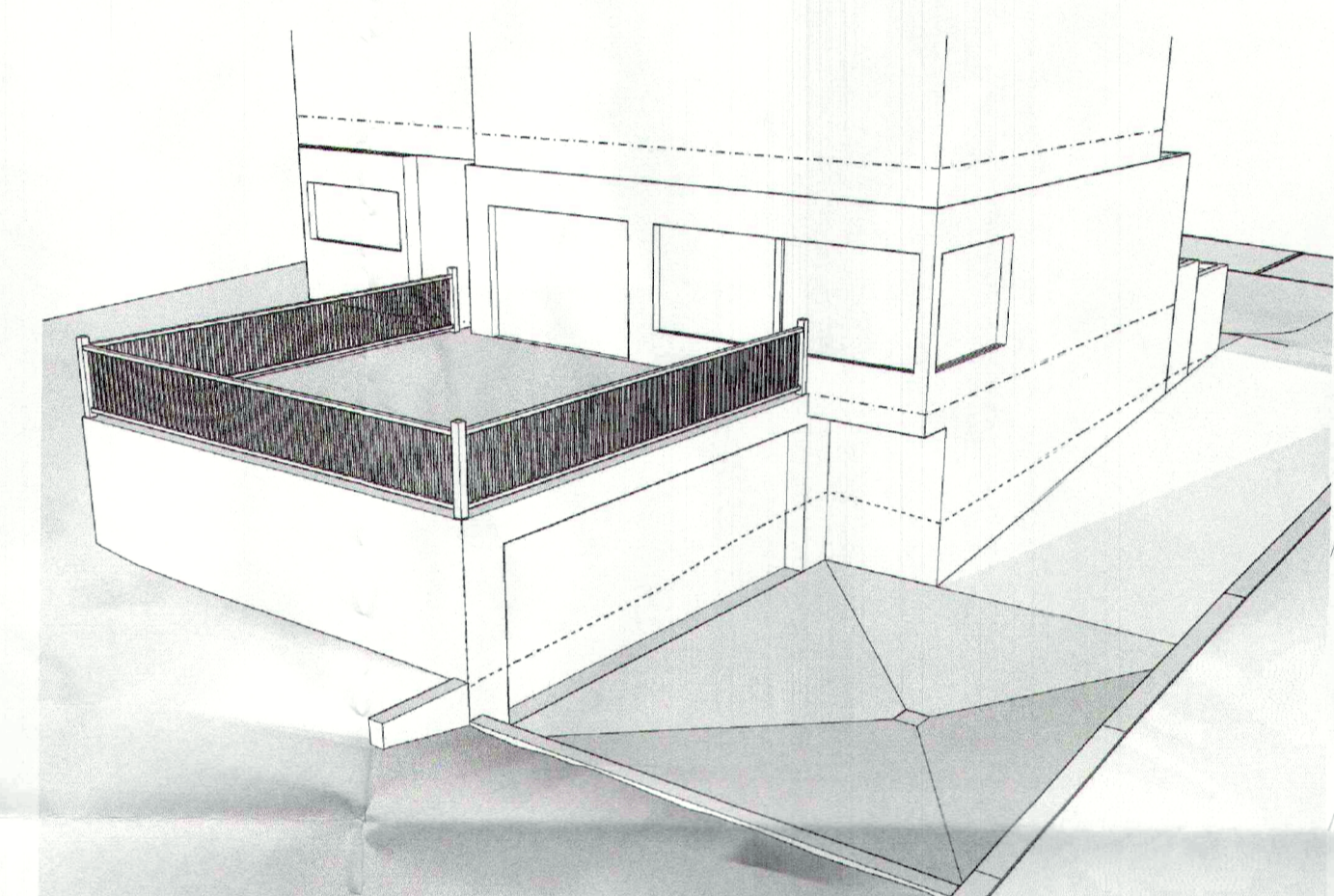
**ZONE R-50B / LOT 1 / BLOCK 611/ VERONA, NEW JERSEY**

BULK REQUIREMENTS/ CONFORMANCE				
	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	29.75 FT	NO
	2 1/2 STY	1 1/2 STY	2 1/2 STY	NO

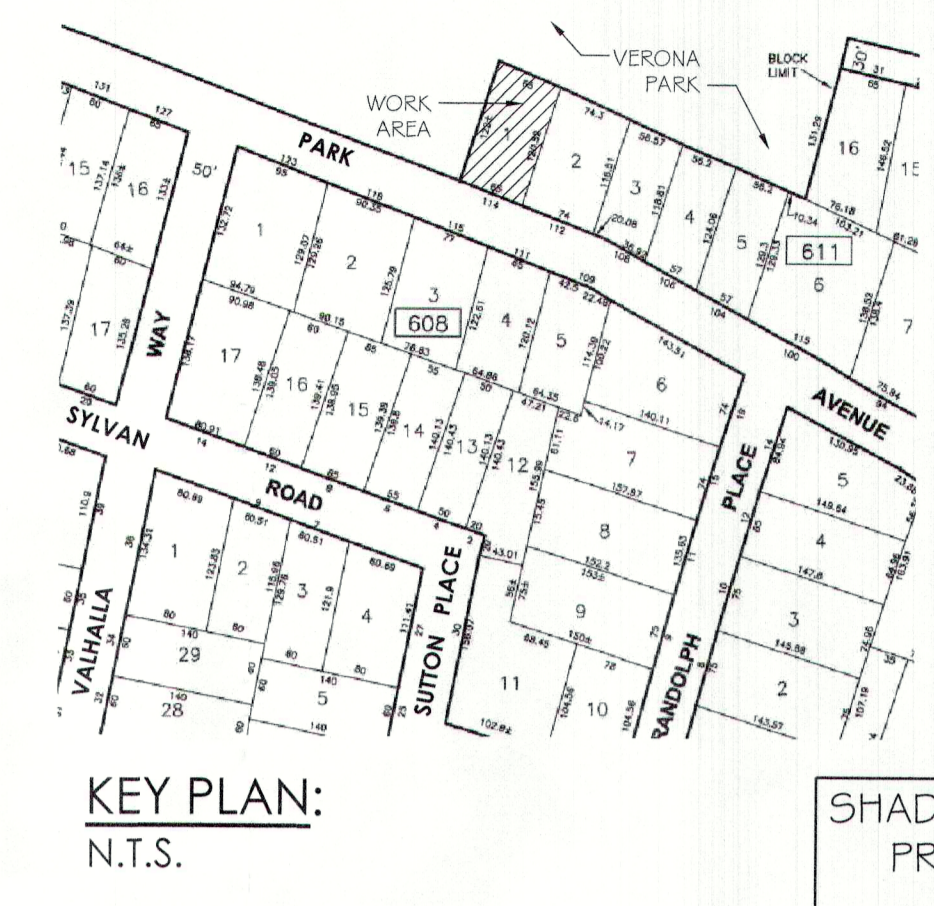
\* PRIOR NON-CONFORMING UNNEFFECTED BY PROPOSED WORK

**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

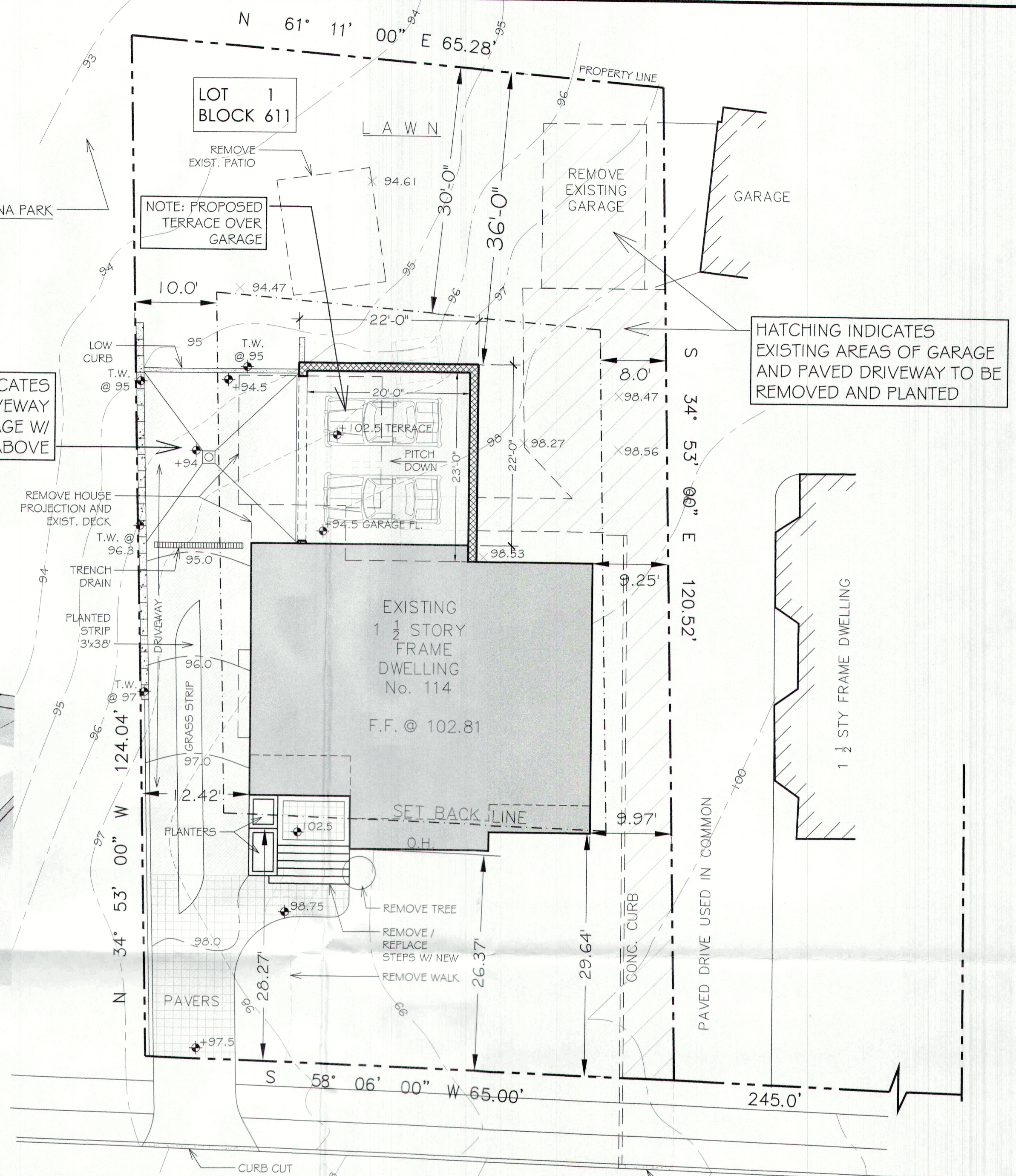


PERSPECTIVE VIEW OF PROPOSED GARAGE AND DRIVEWAY:



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 PLS 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**  
 224 LORRAINE AVE - REAR BUILDING, 1ST FLOOR  
 MONTCLAIR, NJ 07043  
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*Handwritten signature*  
 NJ 11393

**SITE PLAN/ ZONING/ NOTES**

REVISION NO.	DATE OF REVISION	DESCRIPTION OF REVISION
1	02/25/2024	REVISED IMPERVIOUS COVERAGE & MISCELLANEOUS INFORMATION AS PER ZONING REVIEW

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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

**A-1**