

FRONT ELEVATION
SCALE 1/4" = 1'-0"

IMPERVIOUS LOT COVERAGE

AREAS	EXISTING	PROPOSED
PORCH	115 SF	120 SF
PATIO	450 SF	450 SF
WALKWAYS	132 SF	57 SF
DRIVEWAY	470 SF	700 SF
DECK	228 SF	531 SF
SHED	120 SF	120 SF
HOUSE	944 SF	1944 SF
TOTAL	2459 SF	3922 SF

IMPERVIOUS: 3922 SF, DIFFERENCE: 1463 SF
AREA OF DISTURBANCE: 6400 SQ FT

BUILDING COVERAGE

AREAS	EXISTING	PROPOSED
PORCH	115 SF	120 SF
DECK	228 SF	531 SF
SHED	120 SF	120 SF
HOUSE	944 SF	1944 SF
TOTAL	1407 SF	2715 SF

AVERAGE HEIGHT: 32.3'
30'4"
32'7"
31'8"
34'8"
12'9"

ZONING TABLE

R-500B ZONE

	REQUIRED	EXISTING	PROPOSED\LOT
SIZE	7500 SF	13040 SF	13040 SF
LOT WIDTH	50'	78.28'	78.28'
FRONT YARD	30'	30.8'	24.67' *
REAR YARD	30'	100.6'	98.6'
LEFT SIDE YARD	8'	39.1'	8.5'
RIGHT SIDE YARD	8'	7.4' **	6.67' *
SIDE YARD COMBINED	25%/19.5'	46.5'	15.25' *
HEIGHT	30'	25'-6"	32.25' *
MAX. BUILDING COV.	3260 SF/25%	1407 SF/10.7%	2715 SF/20.8%
MAX. LOT COV.	5204 SF/40%	2459 SF/18.8%	3922 SF/30%
DECK SIZE	20% OF P.B.	24.1% **	3.6%
DECK HEIGHT	4'	6' **	6'
DRIVEWAY WIDTH	16'	9'	22'-6"

** EXISTING NON CONFORMING
* VARIANCE REQUIRED



39 & 41 MONTROSE AVE



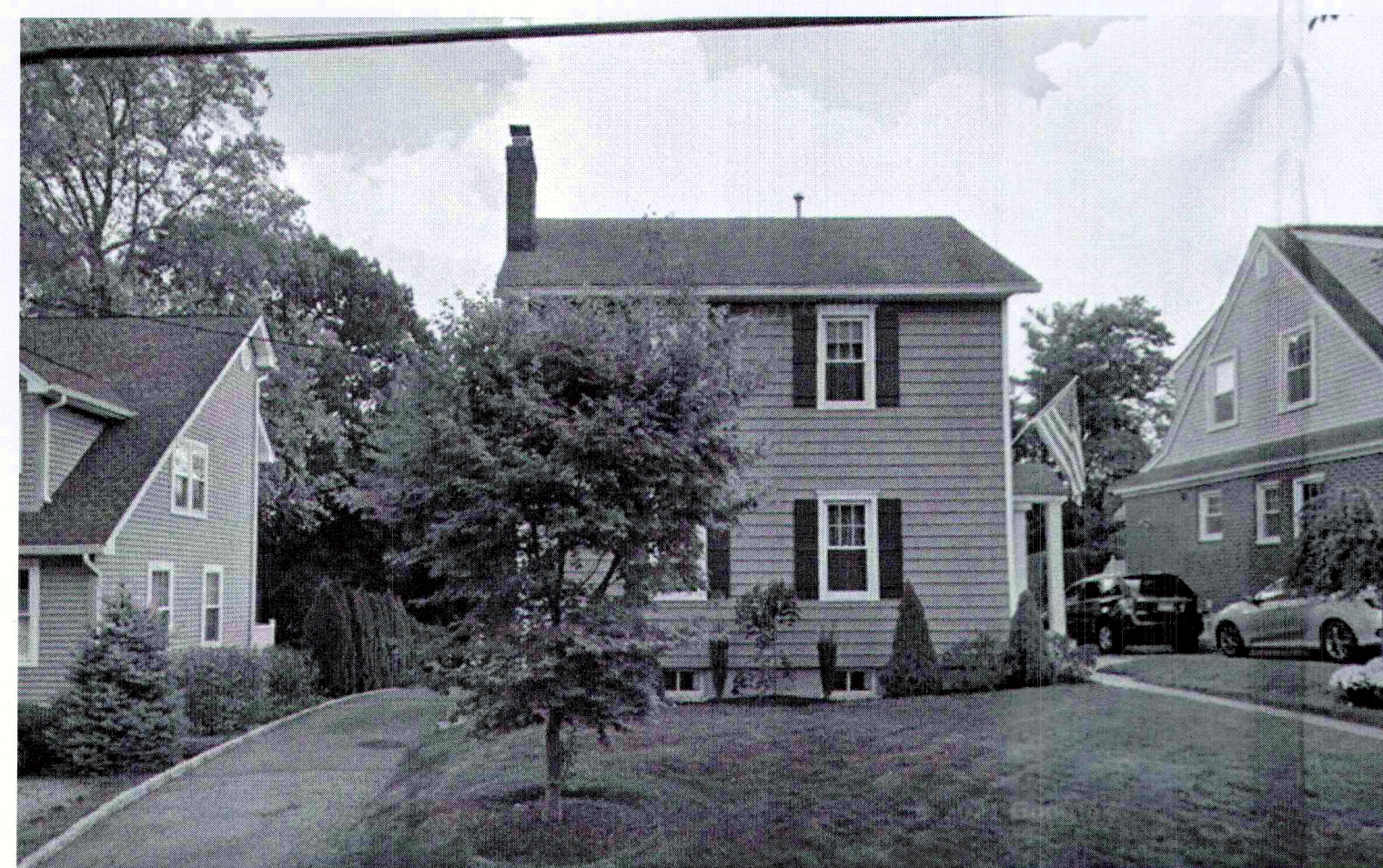
43 MONTROSE AVE



45 MONTROSE AVE - SIDE YARD



45 MONTROSE AVE
SUBJECT PROPERTY



47 MONTROSE AVE



49 MONTROSE AVE



51 MONTROSE AVE



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N.J.	PA	RA	RA	RA
N.Y.	PP	PA	PA	PA
CT	PA	PA	PA	PA
MD	PA	PA	PA	PA
NCARB	37,079			

N.J.	PA	PA	PA	PA
N.Y.	PP	PA	PA	PA
CT	PA	PA	PA	PA
MD	PA	PA	PA	PA
NCARB	40,025			

PROPOSED ADDITION AND ALTERATION FOR:
MR. AND MRS. S. MARSCOVERTA
45 MONTROSE AVE
VERONA, NJ

DATE 6-01-21
JOB NUMBER 15-41
DRAWN CM CHECK

SHEET A-1
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