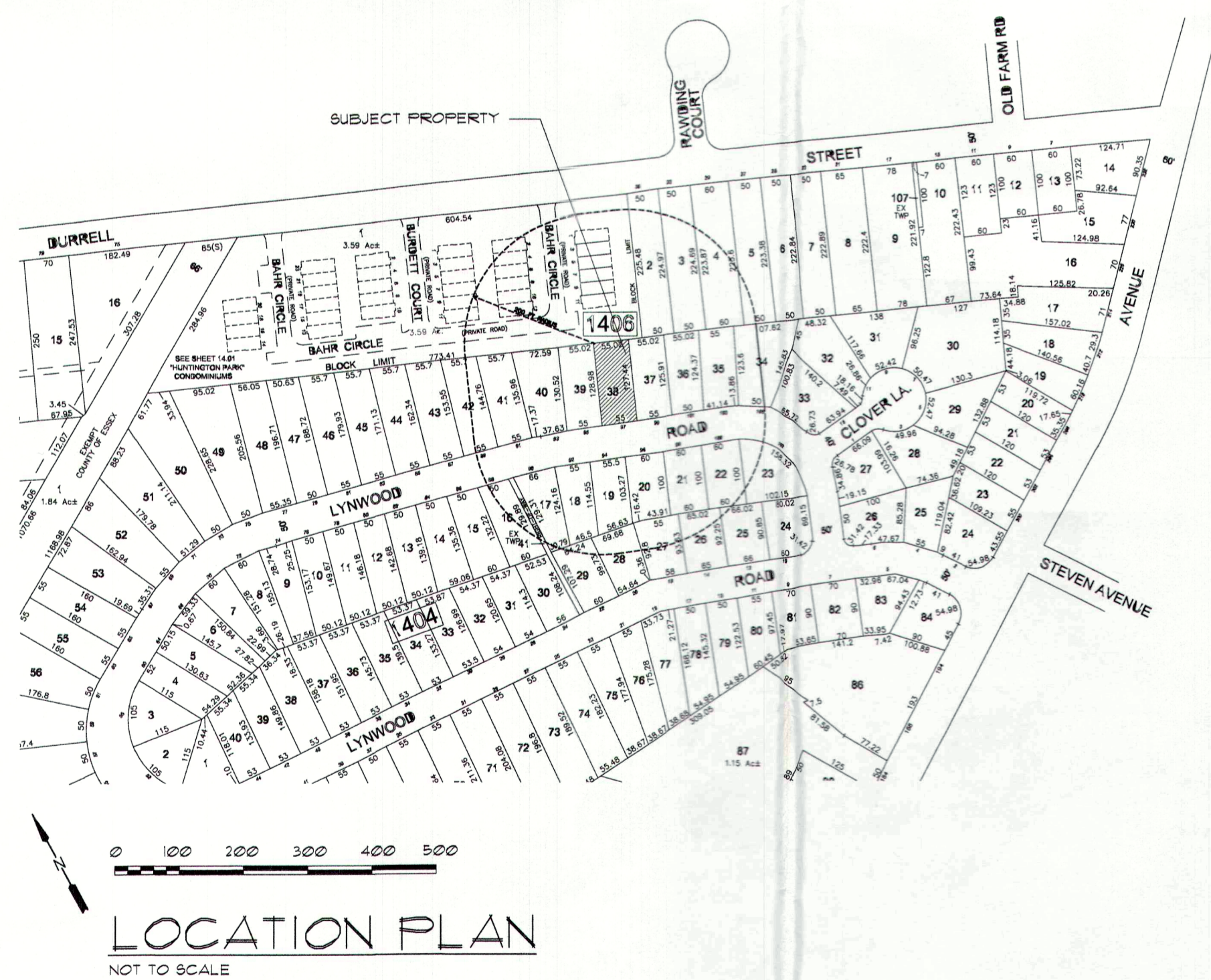


| SITE AND BUILDING DATA | | | | |
|---|---|---|--|--|
| ZONE: R50-B, SINGLE FAMILY MEDIUM DENSITY | | BLOCK: 1406, LOT 38 | | |
| USE: 1-FAMILY RESIDENCE EXISTING, UNCHANGED | | | | |
| ZONING CRITERIA: | REQUIREMENT: | EXISTING: | PROPOSED: | COMMENT: |
| MINIMUM LOT AREA: | 7,500 SF. | 7,091.5 SF. (0.162 ACRE) | 7,091.5 SF. (0.162 ACRE) | EXISTING NON-COMFORMING CONDITION. NO CHANGE PROPOSED. |
| MINIMUM LOT WIDTH: (AS TAKEN AT REQUIRED SETBACK LINE): | 50 FEET | 55.00 FEET | 55.00 FEET | COMPLIES |
| SETBACKS OF PRINCIPAL BUILDING: | | | | |
| FRONT YARD: | 30 FEET | 4'-24.94 FEET AT HOUSE 4'-19.93 FEET AT PORCH | 4'-24.94 FEET AT HOUSE 4'-19.93 FEET AT PORCH | EXISTING NON-COMFORMING CONDITION. NO CHANGE PROPOSED. |
| REAR YARD: | 30 FEET | 4'-64.75 FEET | 4'-47.15 FEET | COMPLIES |
| SIDE YARD (ONE): | 0 FEET | 4'-7.11 FEET WEST SIDE 4'-15.21 FEET EAST SIDE | 4'-7.11 FEET WEST SIDE 5.00 FEET EAST SIDE | EXISTING NON-COMFORMING CONDITION WEST SIDE. PROPOSED NON-COMFORMING CONDITION EAST SIDE. VARIANCE REQUIRED |
| SIDE YARD (BOTH): (NOT LESS THAN 25% OF LOT WIDTH): | 10 FEET BOTH 25% OF WIDTH = 13.75 FEET | 22.38 FEET FOR BOTH EQUALS 40.63% OF WIDTH | 12.11 FEET FOR BOTH EQUALS 22.13% OF WIDTH | NON-COMFORMING PROPOSED CONDITION. VARIANCE REQUIRED |
| SETBACKS OF ACCESSORY BUILDING: SIDE OR REAR YARDS: | 5 FEET BOTH SIDE AND REAR | 4'-5 FEET BOTH SIDE AND REAR | NOT APPLICABLE. GARAGE TO BE REMOVED. | COMPLIES (EXISTING GARAGE TO BE REMOVED) |
| PRINCIPAL BUILDING HEIGHT: | 2.5 STORIES / 30 FEET | 1 STORY / 4'-29'-3" | ADD N 2 STORY / 4'-24'-8" | COMPLIES |
| ACCESSORY BUILDING HEIGHT: | 15 STORIES / 15 FEET | 1 STORY / 4'-15'-0" | NOT APPLICABLE. GARAGE TO BE REMOVED. | COMPLIES (EXISTING GARAGE TO BE REMOVED) |
| GROSS BUILDING AREA (LARGEST FOOTPRINT AREAS OF ALL BUILDINGS): | | | | |
| PRIMARY BUILDING - HOUSE & PORCH: | NO REQUIREMENT | 4'-1,222 SF. HOUSE 4'-1,020 SF. FRONT PORCH 4'-1,382 SF. SUBTOTAL | 4'-1,222 SF. HOUSE 4'-1,600 SF. FRONT PORCH 4'-830 SF. ADDITION 4'-2,212 SF. SUBTOTAL | NO REQUIREMENT |
| ACCESSORY BUILDING - GARAGE: | NO REQUIREMENT | 4'-352 SF. | 0 SF. (REMOVED) | NO REQUIREMENT |
| ALL BUILDING TOTALS: | | 4'-1,734 SF. | 4'-2,212 SF. | VARIANCE REQUIRED |
| TOTAL BUILDING AREA & COVERAGE: | 25% (17,628.00 SF. PERMITTED) | 4'-1,734 SF. = 24.59% | 4'-2,212 SF. / 31.37% | VARIANCE REQUIRED |
| GROSS IMPROVED LOT COVERAGE (ALL BUILDINGS AND PAVEMENTS): | | | | |
| ALL IMPERVIOUS AREAS: | | 4'-1,734 SF. BUILDINGS 4'-2,220 SF. PAVEMENTS 4'-3,954 SF. | 4'-2,212 SF. BUILDINGS 4'-3,024 SF. NET PAVEMENTS 4'-3,116 SF. | PROPOSED IS LESS THAN EXISTING BUT STILL DOES NOT COMPLY - VARIANCE REQUIRED |
| TOTAL IMPERVIOUS AREA & COVERAGE: | 40% (7,820.00 SF. PERMITTED) | 4'-3,954 SF. = 56.07% | 4'-3,116 SF. / 44.13% | VARIANCE REQUIRED |



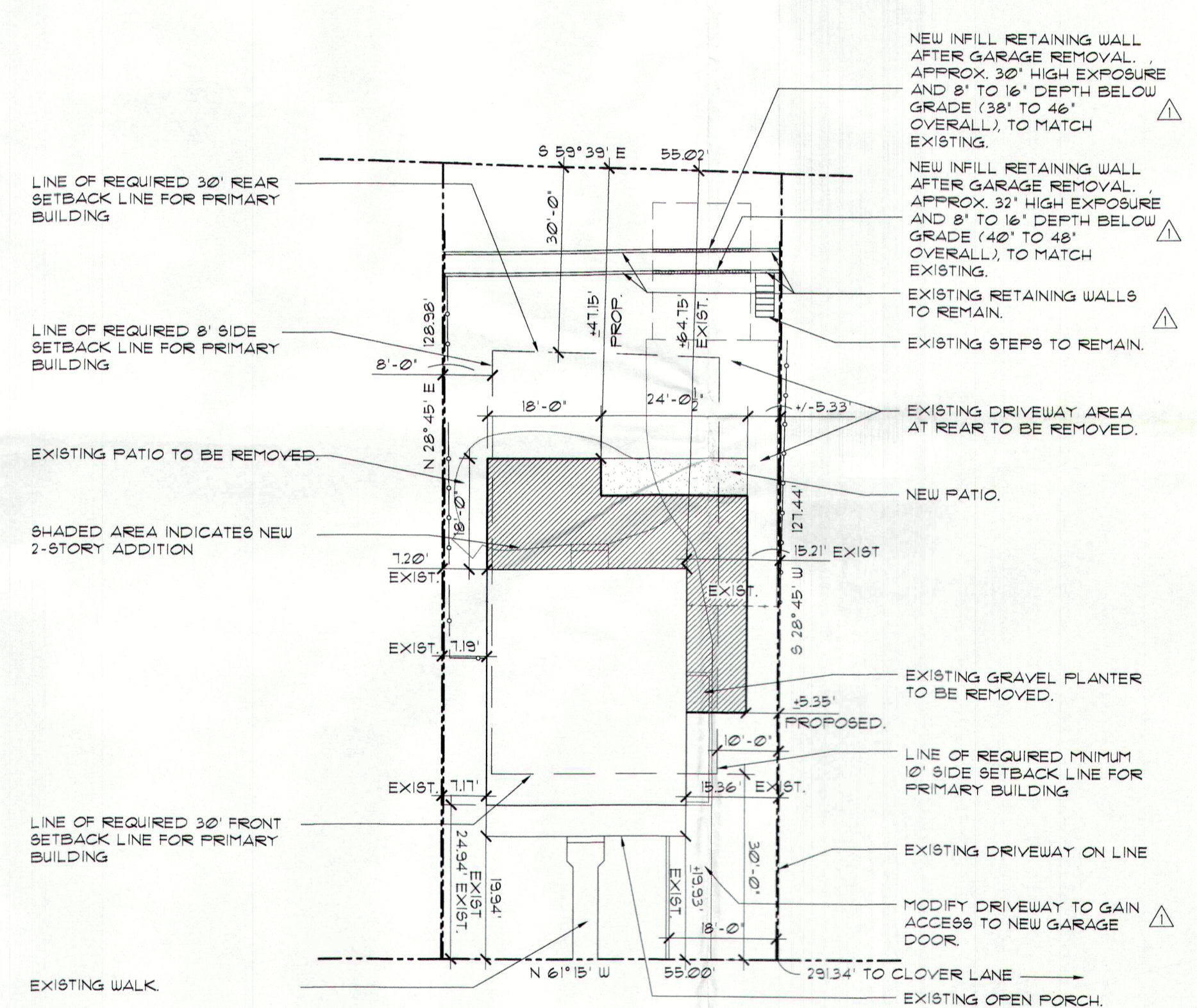
APPLICANT:

GERALD J. DeLUISE AND FRANI DePALO
97 LYNWOOD ROAD
VERONA, NJ 07044

APPROVALS

BOARD CHAIR _____ DATE _____

BOARD SECRETARY _____ DATE _____



LYNWOOD ROAD
(50' ROW)

SCALE: 1" = 20'-0"

SITE PLAN INFORMATION TAKEN FROM A SURVEY PREPARED BY MR. DIMARZO & SON, ASSOC. INC. SURVEYORS & PLANNERS, 2204 MORRIS AVENUE, SUITE 103, UNION, NEW JERSEY 07083, BY WILLIAM P. SWIFT, N.J.P.L.S. #20180, SURVEY DATED JULY 24, 2009 AND DRAWINGS PREVIOUSLY PREPARED BY KURT H. SCHMITT ARCHITECT, DATED JAN 21, 2010 AND CURRENT FIELD OBSERVATIONS.

SITE PLAN, SITE & BUILDING DATA, LOCATION MAP

KURT H. SCHMITT ARCHITECT

7 SHAWNEE TRAIL, DENVER, NJ 07834

TELEPHONE: 962-432-9895
EMAIL: kurt@schmittarchitect.com

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT

ALTERATIONS AND ADDITION TO THE DELUIGI RESIDENCE

97 LYNWOOD ROAD
VERONA, NJ

REVISIONS:
DEC 21, 2023

DATE: NOV 29, 2023
DRAWN BY: K-H
CHECKED BY: K-H
PROJECT NUMBER: 22336

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SHEET: 1 OF: 3

DO NOT SCALE DRAWINGS. ACTUAL FIELD CONDITIONS SHALL BE MEASURED AND VERIFIED PRIOR TO PERFORMING ANY WORK.