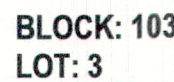


USE VARIANCE APPLICATION



INFO@SWITZERPC.COM

SUITE 3, 3 CLARIDGE DRIVE,
VERONA NJ 07044



ZONING INFORMATION		*EXISTING NON-CONFORMING CONDITION TO REMAIN (VARIANCE REQUIRED)		
BLOCK:	103			
LOT:	3			
ZONE:	A-3 RESIDENTIAL TOWNHOUSE ZONING DISTRICT			
FEMA:	ZONE X - FEMA PANEL 34013C0104G EFF 4/3/2020			
	REQUIRED	EXISTING	PROPOSED	CONFORM
PRINCIPLE PERMITTED USES:	SINGLE FAMILY DWELLINGS	OFFICES (SUITE 3)	WELLNESS CENTER	NO*
PERMITTED ACCESSORY USES:	(1) SATELLITE DISHDISH ANTENNA AS AN ACCESSORY USE (2) TOWNHOUSES	OFFICES	WELLNESS CENTER	N/A
150-17.10 A-3 (RESIDENTIAL TOWNHOUSE) ZONE DISTRICT				
C.(1) MIN. LOT SIZE:	8,400 SQ. FT.	33,418.52 SQ. FT.	33,418.52 SQ. FT.	YES
C.(2) MIN. LOT WIDTH:	70 FEET	346.47 FEET	346.47 FEET	YES
C.(11) MAX LOT COVER:	20%	23.2 %	23.2 %	NO*
C. (12) MAX IMPROVED LOT COVER	35%	71.9%	71.9 %	NO*
D. (3) MIN. FRONT YARD SETBACK :	30 FEET	19.68 FEET	19.68 FEET	NO*
D. (4) MIN. SIDEYARD SETBACK(ONE):	8 FEET	19.68 FEET	19.68 FEET	YES
D. MIN. SIDEYARD SETBACK(BOTH):	18 FEET	60.1 FEET	60.1 FEET	YES
D. MIN. SIDEYARD SETBACK(BOTH) % OF LOT WIDTH :	25%	17.3%	17.3%	YES
D. (7) MIN. REAR YARD SETBACK	30 FEET	29.90 FEET	29.90 FEET	NO*
D. (10) MAX HEIGHT	2.5 STORIES/30 FT	1 STORY < 30 FT	1 STORY < 30 FT	YES

THIS APPLICATION IS FOR CHANGE OF USE
FROM PROFESSIONAL OFFICES TO A
WELLNESS CENTER WITHIN SUITE 3.

- N.J. UNIFORM CONSTRUCTION BUILDING SUBCODE (NJUCC) - 2021
- N.J. U.C.C. ENERGY SUBCODE - 2021
- NJ STATE FIRE PREVENTION CODE - 2015
- N.J.A.C. 5:23-6 REHABILITATION SUBCODE
- STATE OF NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS DIVISION OF CODES AND STANDARDS
- LIFE SAFETY CODE OF CMS, NFPA 101, 2012
- N.J. ACCESSIBILITY CODE 2017
- NFPA 2021

PARKING REQUIREMENTS

EXISTING:
OFFICE (NON-MEDICAL) BUILDING UNDER 10,000 SQ. FT.
7,561 SQ. FT. EXISTING USES FLOOR AREA.
REQUIRED 6 SPACES PER 1,000 G.F.A
 $7,561 \times 6 = 45$ SPACES REQUIRED EXISTING USE
27 EXISTING PARKING SPACES

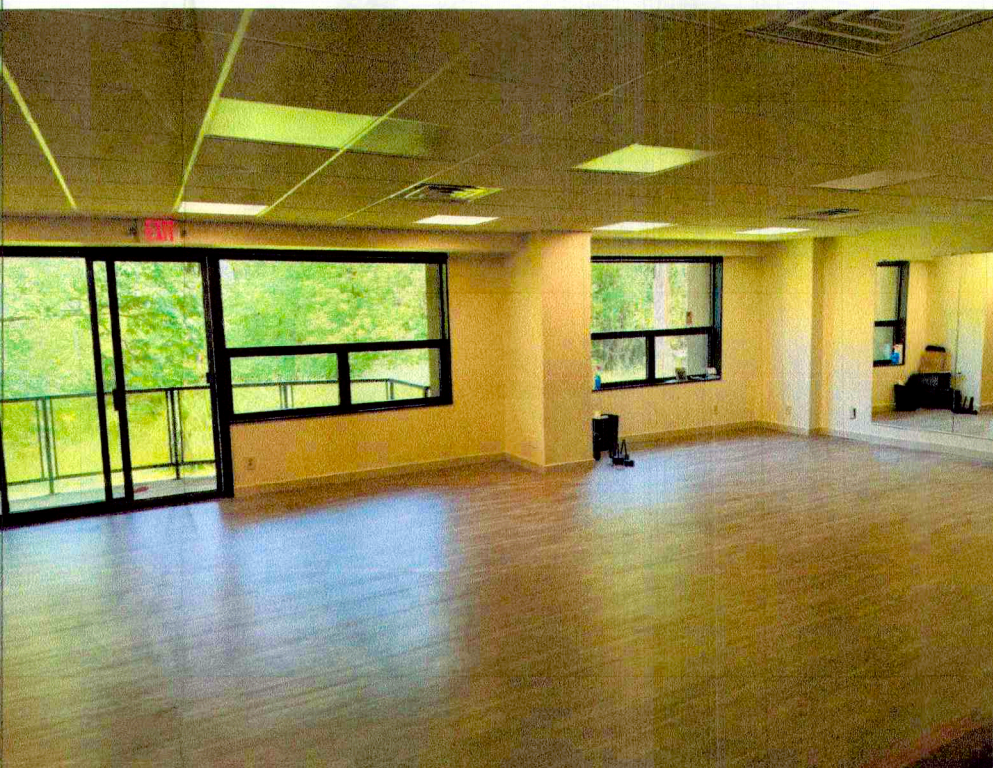
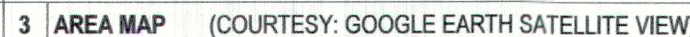
NO PHYSICAL CHANGES ARE PROPOSED TO THE BUILDING OR THE SITE.

ANYWORK UNDERTAKEN MUST BE IN ACCORDANCE WITH THE STATE OF NEW JERSEY
UNIFORM CONSTRUCTION CODE N.J.A.C 5:23 –LATEST EDITION. IT IS THE CLIENT'S
RESPONSIBILITY TO INSURE THAT ALL LOCAL MUNICIPALITIES' LAWS, ORDINANCES, AND
REGULATIONS ARE COMPLIED WITH.

GREGORY SWITZER ARCHITECTURE, PC
OAK PLACE, SUITE 180
MONTCLAIR, NJ
212-391-1519 OFFICE
EMAIL: INFO@SWITZERPC.COM

DRAWING #

SHEET 1 OF 4



INTERIOR PHOTO (COURTESY: GSAPC 06/20/2025)

WE ARE PLEASED TO ANNOUNCE THAT
SIONAS ARCHITECTURE PC IS NOW PART OF:

GSAPC

GREGORY SWITZER ARCHITECTURE, P.C.

7 OAK PLACE - SUITE 180 -
MONTCLAIR, NEW JERSEY 07042

212-391-1519

INFO@SWITZERPC.COM

ELEVATED WELLNESS AT THE CLARIDGES

SUITE 3, 3 CLARIDGE DRIVE,
VERONA NJ 07044

RELEASE HISTORY
DATE: REMARK:

REVISION HISTORY
DATE: REMARK:

THE ABOVE DESIGN PLAN AND SPECIFICATIONS ARE THE PROPERTY OF G.
SWITZER ARCHITECTURE, P.C. CONTRACTOR IS RESPONSIBLE FOR CHECKING
ALL DIMENSIONS AND CONDITIONS AS WELL AS BUILDING RULES AND
REGULATIONS BEFORE BUILDING. CONTRACTOR SHALL CORRECT ALL OTHER
CLEARANCES SHOULD BE CHECKED WITH GSAPC PRIOR TO FABRICATION OF
WORK. CONTRACTOR IS RESPONSIBLE FOR CORRECTING SAME AT HIS OWN
EXPENSE. USE OF THESE DRAWINGS FOR ANY OTHER PURPOSE IS
UNAUTHORIZED. ALL INTELLECTUAL PROPERTY RIGHTS RESERVED. 02/2024

STAMP:

GSW

DOB STICKER:

PROJECT
**ELEVATED WELLNESS
AT THE CLARIDGES**

LOCATION
SUITE 3, 3 CLARIDGE DRIVE,
VERONA NJ 07044

SHEET TITLE:
MAIN FLOOR PLAN

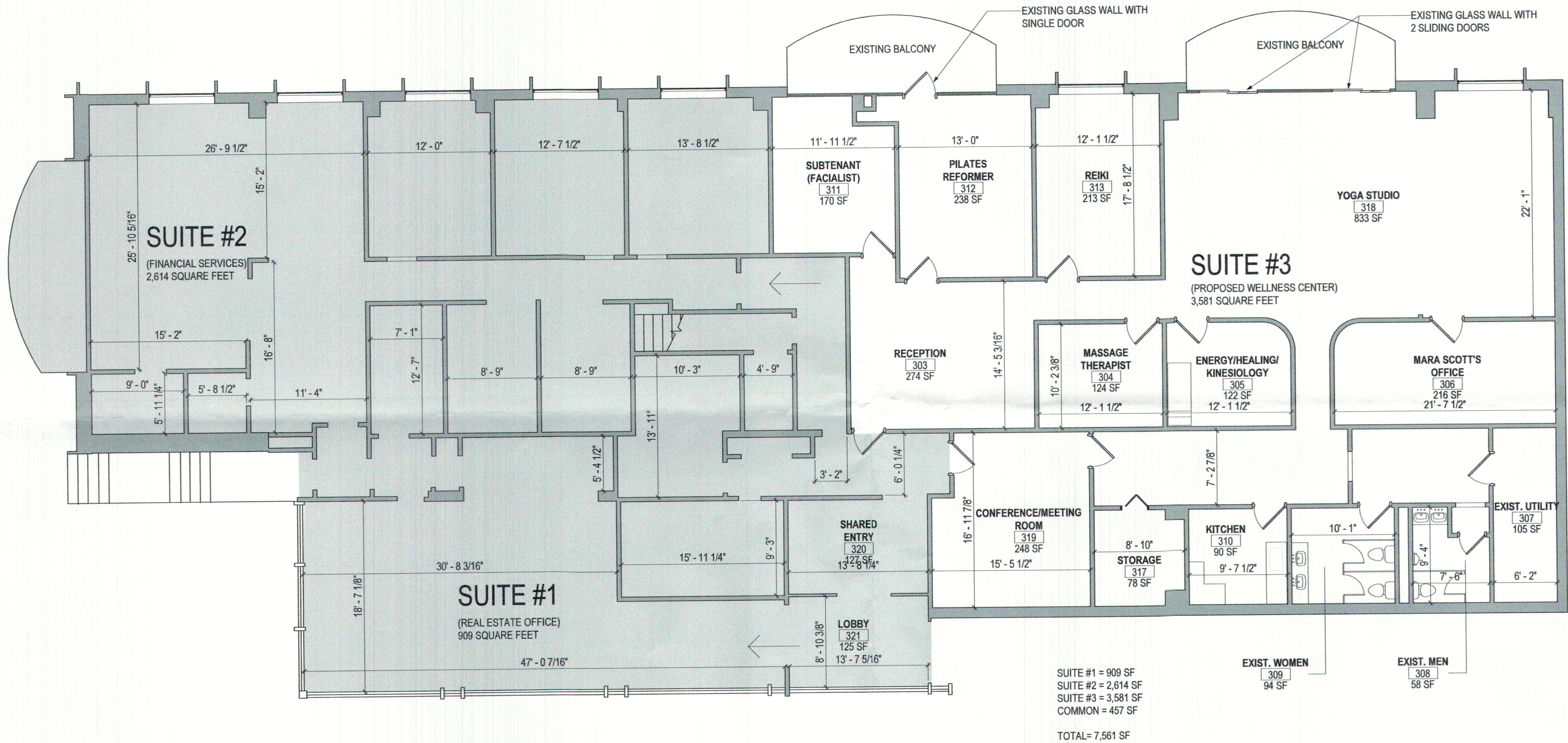
DATE: 07/09/2025

DRAWN BY: NP CHECKED BY: GS

DRAWING #:

A-202.00

SHEET 4 OF 4



1 MAIN FLOOR PLAN

N.T.S. AREA NOT IN SUITE 3

EXISTING WALL TO REMAIN

OFFICE ROOM OR AREA DESIGNATION

FLOOR AREA NUMBER

INDICATES AREA SQUARE FOOTAGE

EXISTING DOOR TO REMAIN

CONSTRUCTION LEGEND

- NO WORK IS PROPOSED TO SUITE 3
- THESE DRAWINGS INDICATE EXISTING CONDITIONS.
- ALL DIMENSIONS SHOWN ARE BASED ON EXISTING CONDITIONS DRAWINGS PROVIDED BY BUILDING OWNER

SUITE 3, 3 CLARIDGE DRIVE,
VERONA NJ 07044

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STAMP:

Birth

DOB STICKER:

PROJECT ELEVATED WELLNESS AT THE CLARIDGES

LOCATION
SUITE 3, 3 CLARIDGE DRIVE,
VERONA NJ 07044

SHEET TITLE:

SITE PLAN

DATE: 07/09/2025

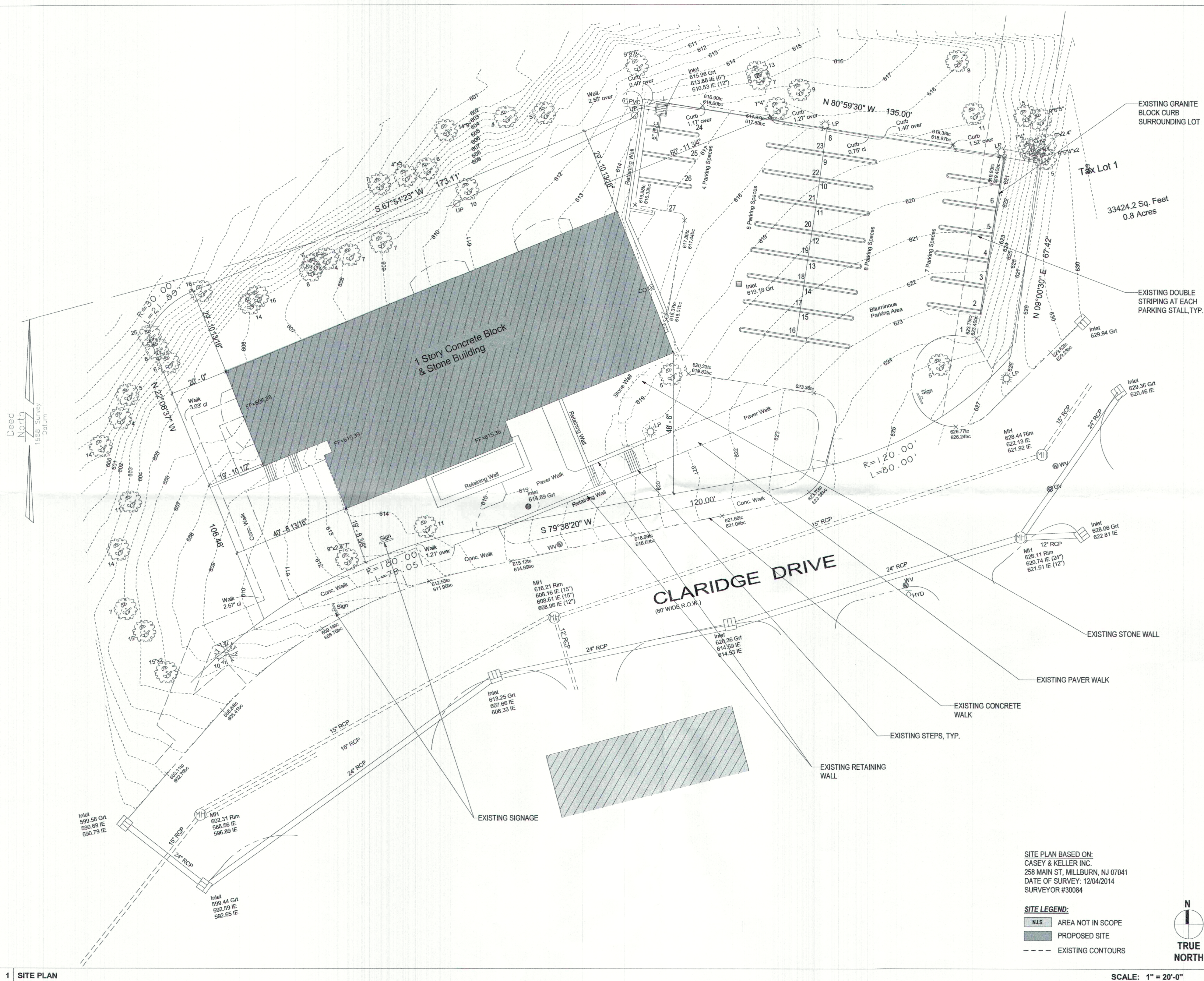
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Author	GS
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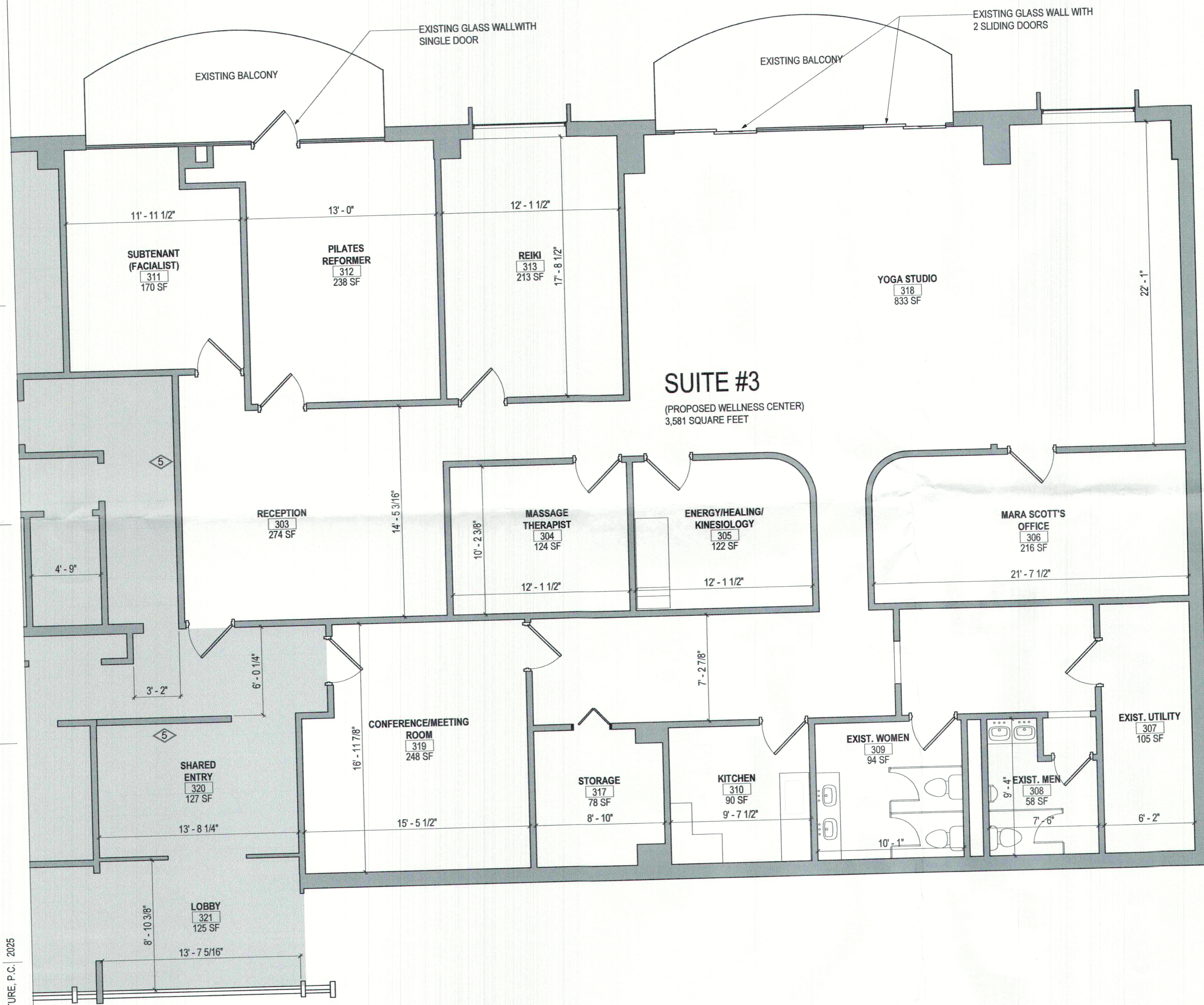
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SHEET 2 OF 4



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1 CONSTRUCTION PLAN - FIRST FLOOR



SCALE: 3/16" = 1'-0"

CONSTRUCTION KEYNOTES

- N.I.S. AREA NOT IN SUITE 3
- EXISTING WALL TO REMAIN
- OFFICE ROOM OR AREA DESIGNATION
- FLOOR AREA NUMBER
- INDICATES AREA SQUARE FOOTAGE
- EXISTING DOOR TO REMAIN

CONSTRUCTION LEGEND

- NO WORK IS PROPOSED TO SUITE 3
- THESE DRAWINGS INDICATE EXISTING CONDITIONS.
- ALL DIMENSIONS SHOWN ARE BASED ON EXISTING CONDITIONS DRAWINGS PROVIDED BY BUILDING OWNER

GENERAL CONSTRUCTION NOTES

ELEVATED WELLNESS AT THE CLARIDGES

SUITE 3, 3 CLARIDGE DRIVE,
VERONA NJ 07044

RELEASE HISTORY

DATE	REMARK
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REVISION HISTORY

#	DATE	REMARK
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STAMP:

[Handwritten signature]

DOB STICKER:

PROJECT
ELEVATED WELLNESS
AT THE CLARIDGES

LOCATION
SUITE 3, 3 CLARIDGE DRIVE,
VERONA NJ 07044
SHEET TITLE:
CONSTRUCTION PLAN -
FIRST FLOOR

DATE: 07/09/2025
DRAWN BY: NP
CHECKED BY: GS
DRAWING #:

A-201.00

SHEET 3 OF 4