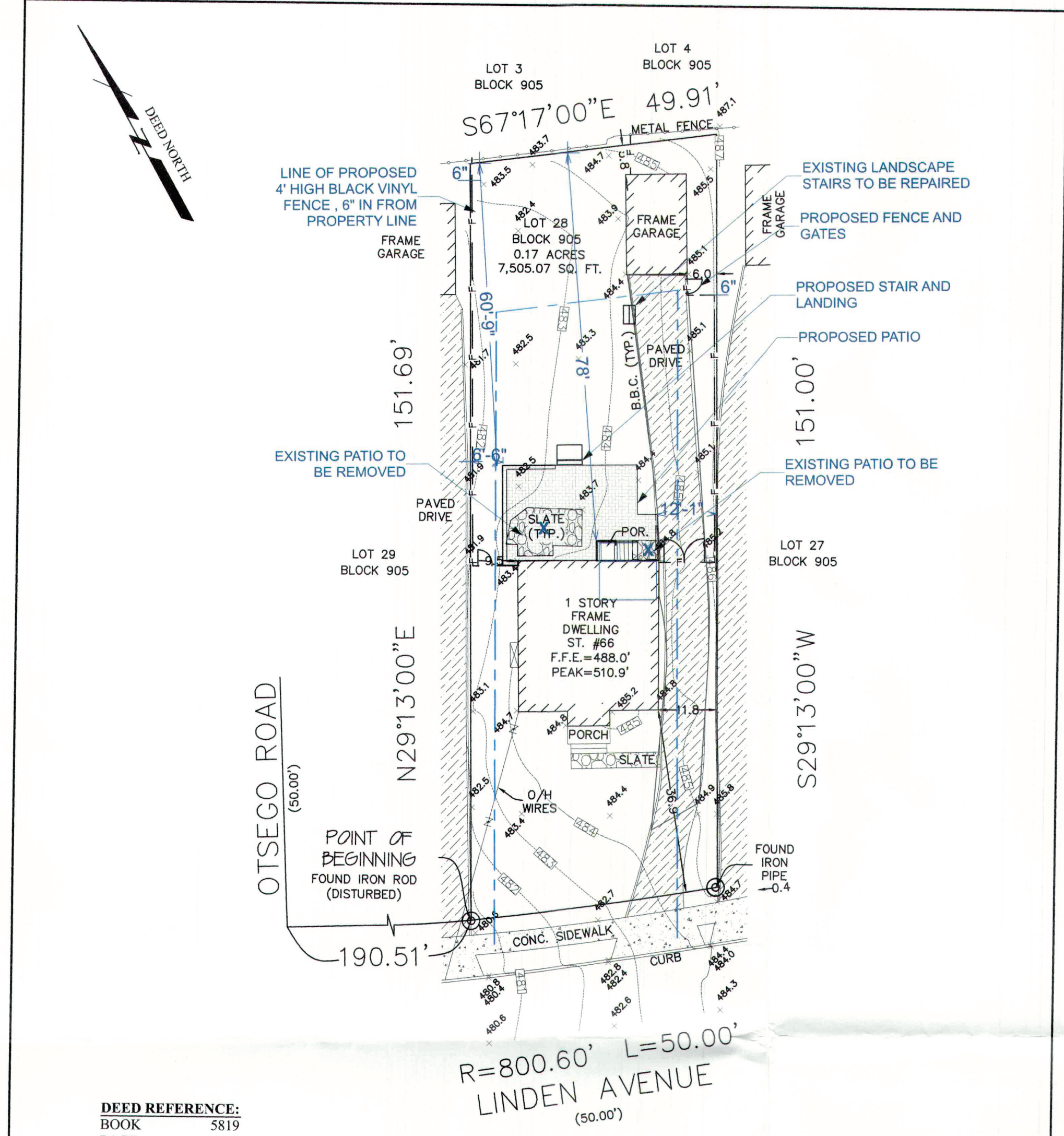
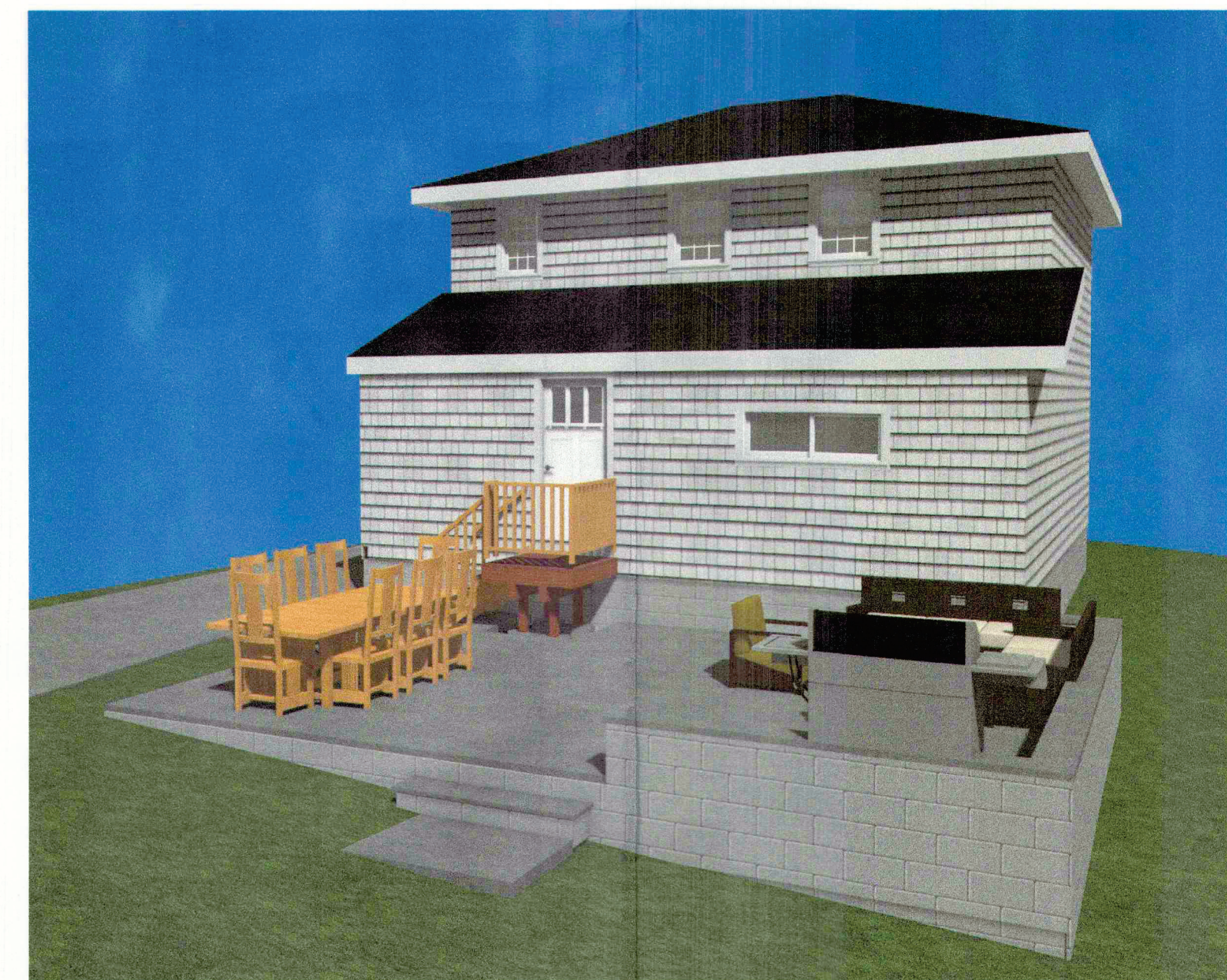
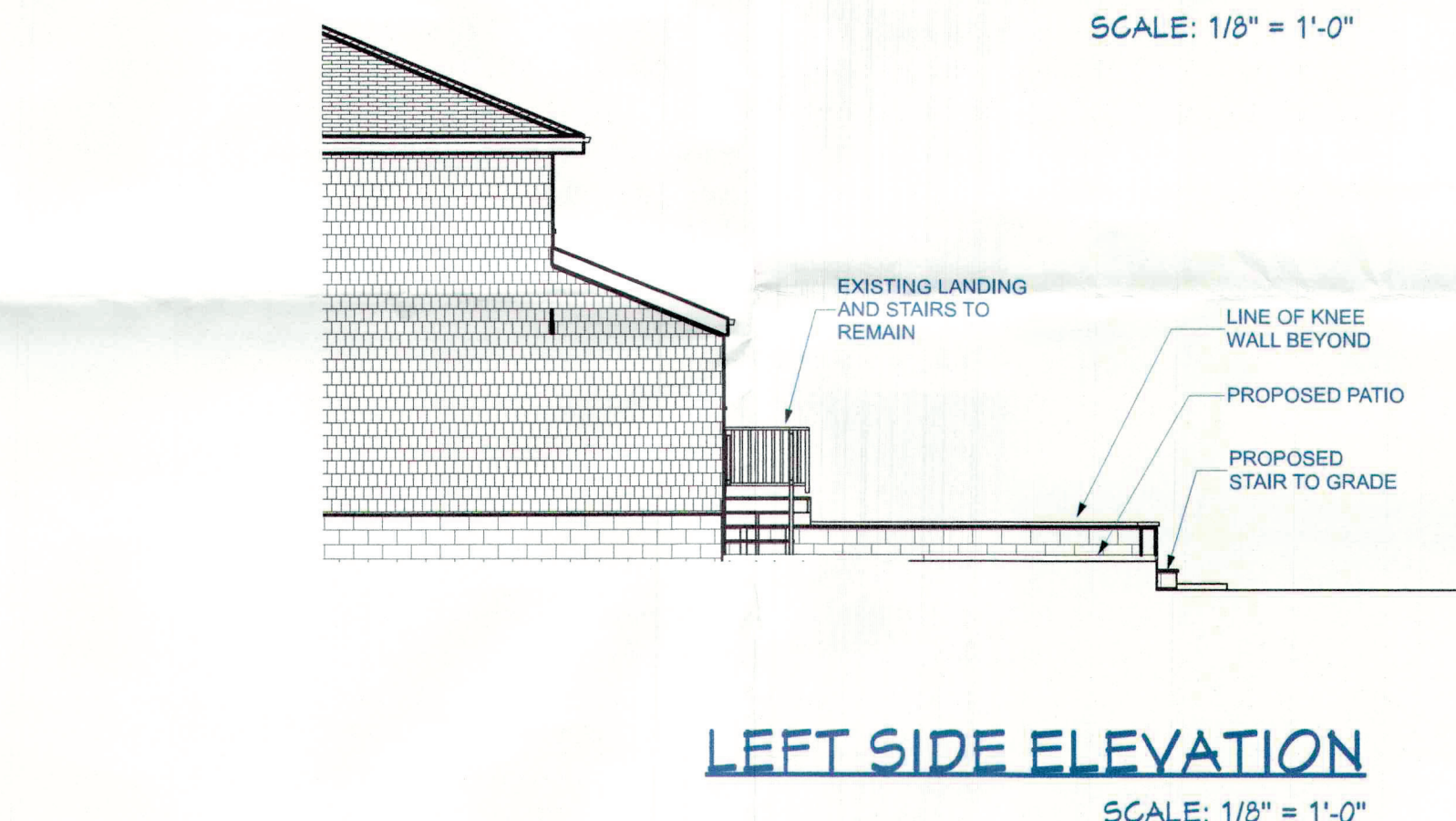
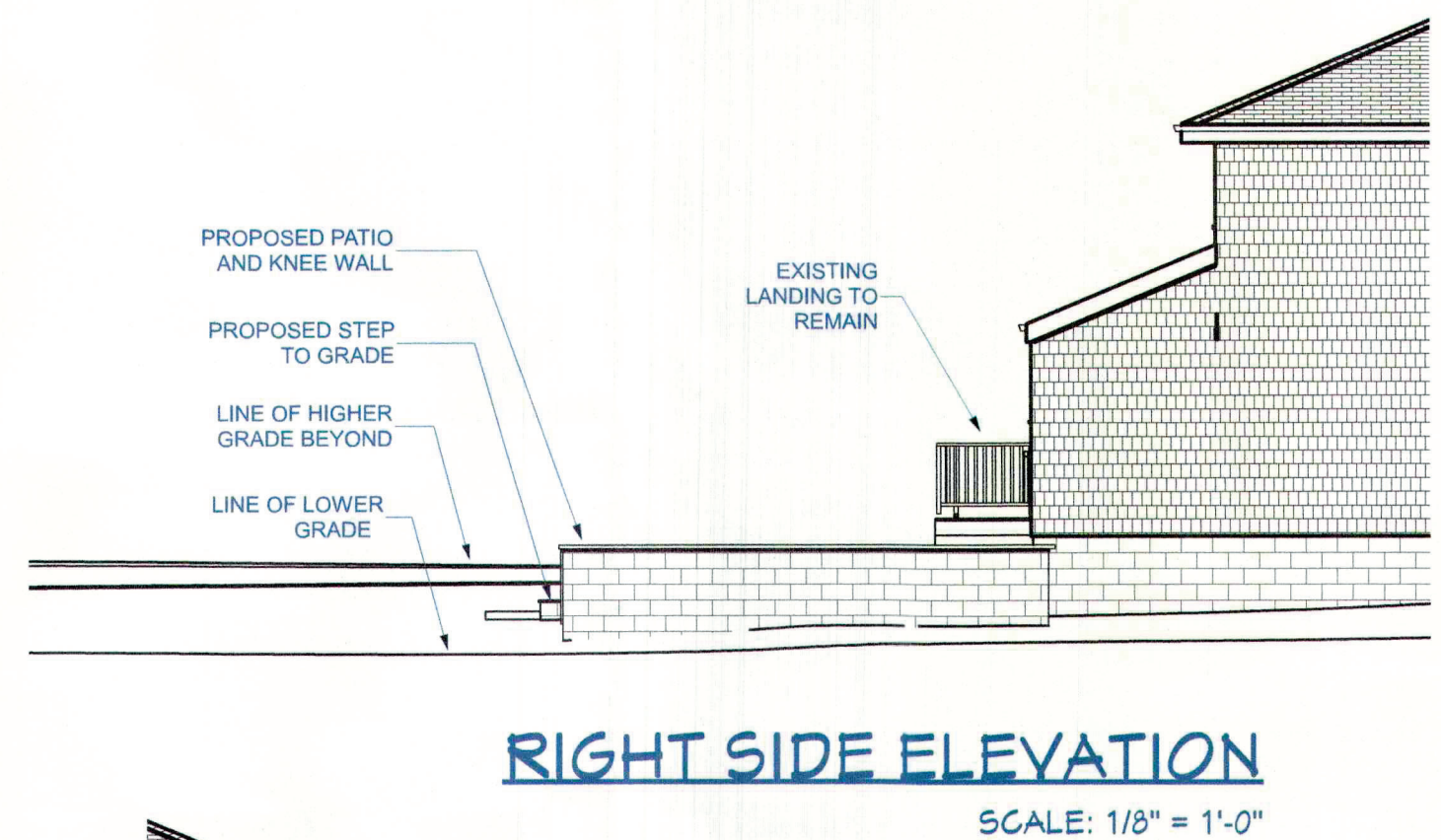
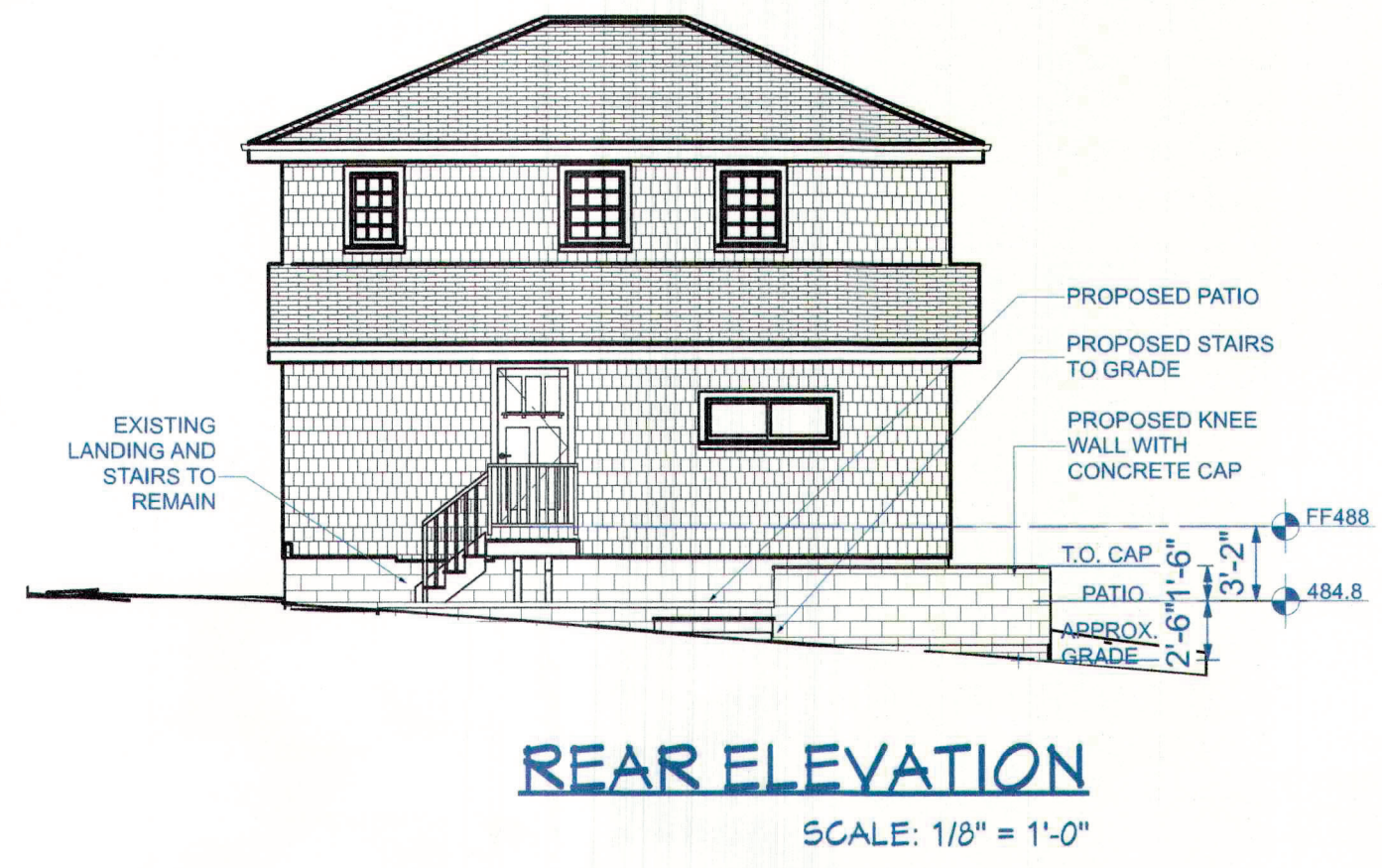
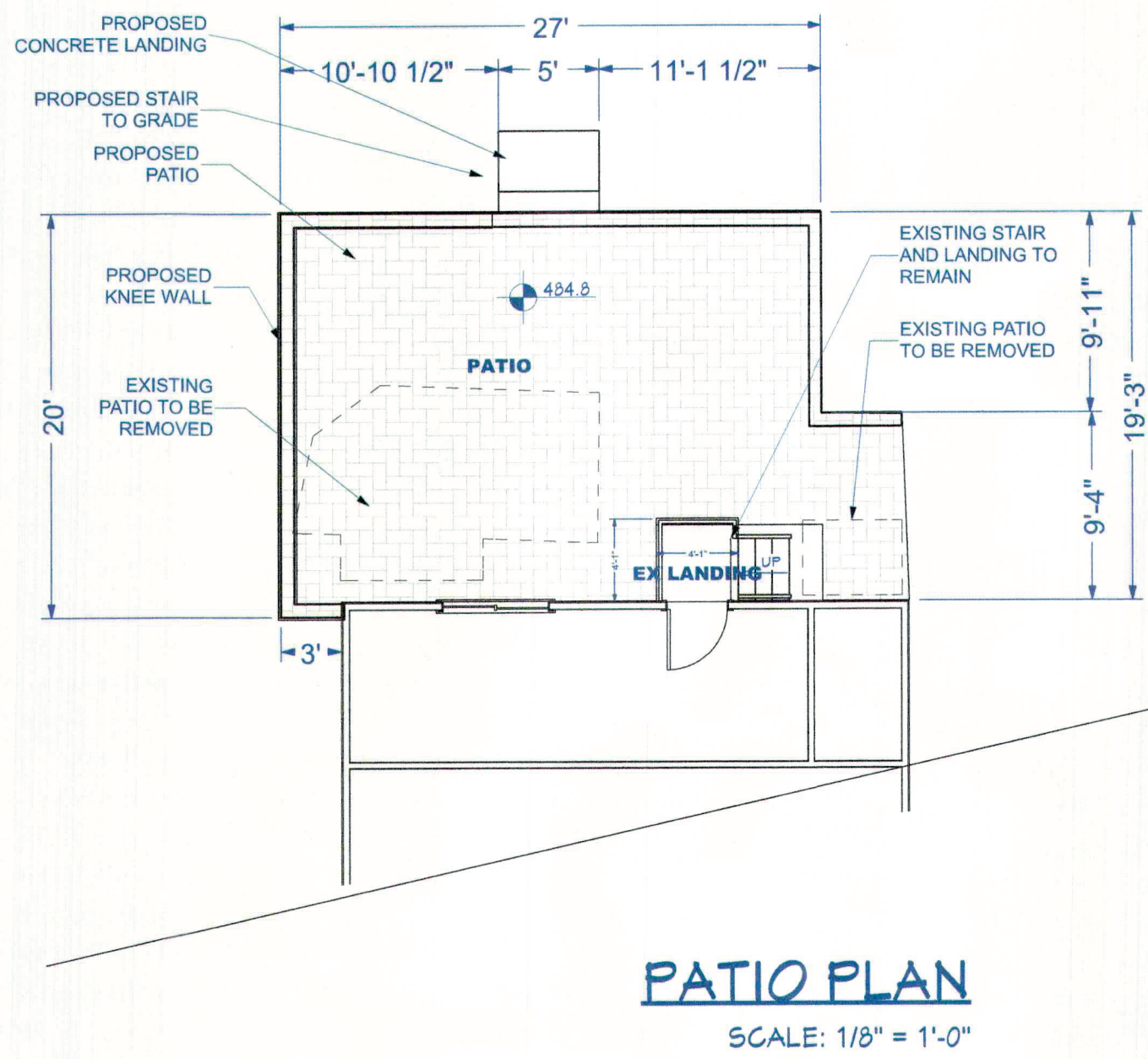




SITE PLAN
SCALE: 1" = 20'-0"



ZONING ANALYSIS				
	BLOCK 905 LOT 28			
	REQUIRED	EXISTING	PROPOSED	VAR REQ'D
R-50 ZONE				
Min. lot size	5,000	7,505		
Backyard size		4,092		
Min lot width	50'	50'	N/C	
Front Yard	30'	36.9'	N/C	
Side Yard (left)	8'	9.5'	N/C	
Side Yard (right)	8'	11.8'	N/C	
Combined Side Yards	18'	21.3'		
Combined Side Yards (25 % width)	(12.5')25%	42.60%		
50' x .25 = 12.5'				
Rear Yard	30'	78'	60'-9"	
Bldg Height	30' 2.5 st		N/C	
Max Lot coverage	30%	15.0%	15.0%	
Improved Lot Coverage	40%	34.5%	39.7%	
Max aggregate accessory structure in rear yard	15%	9.3%	18.9%	X
Patio Side Yard (Left)	5'		6'-6"	
Patio Side Yard (Right)	5'		12'-1"	
PRINCIPAL BUILDING	EXISTING	PROPOSED	TOTAL	
First floor	881	0	881	
Detached Garage	243	0	243	
		0	0	
Total	1124	0	1124	
	15.0%	0.0%	15.0%	
ACCESSORY STRUCTURE AGGREGATE				
Detached garage	243		243	
Ex Slate Patios	138	-138	0	
New Patio		529	529	
Total	381	391	772	
	0.09		18.9%	
LOT	EXISTING	PROPOSED	TOTAL	
First floor	881	0	881	
Front landing/stairs	45		45	
Rear landing/stairs	31		31	
Driveway	1187	0	1187	
Front slate walk	55	0	55	
Detached garage	243	0	243	
Ex slate patios	138	-138	0	
Landscape stairs at garage	9		9	
New patio, stair, landing		529	529	
Total	2589	391	2980	





REAR VIEW OF HOUSE



RIGHT SIDE VIEW (FROM REAR)



LEFT SIDE VIEW (FROM REAR)



VIEW OF BACKYARD (FROM PATIO)



VIEW OF NEIGHBOR TO THE LEFT (FROM PATIO)



VIEW OF NEIGHBOR TO THE RIGHT (FROM PATIO)



VIEW OF RIGHT SIDE OF HOUSE



VIEW OF LEFT SIDE OF HOUSE



FRONT VIEW OF HOUSE AND NEIGHBOR TO THE LEFT (FROM STREET)



FRONT VIEW OF HOUSE



FRONT VIEW OF HOUSE AND NEIGHBOR TO THE RIGHT (FROM STREET)



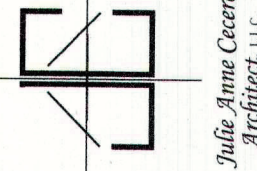
PROPERTY IN QUESTION

GOOGLE EARTH IMAGE NTS

11 PHOTOGRAPHS AND
GOOGLE EARTH IMAGE

Kevin Witting and
Melissa Mercado Witting
66 Linden Ave
Verona, NJ

7/9/2026 ISSUED FOR VARIANCE APPLICATION
6/8/2026 ISSUED FOR LETTER OF DENIAL



Julie Anne Cecere
NJ Lic No AI 14736
Julie Anne Cecere
Architect
177 66 Linden Ave
Verona, NJ 07096
Certificate of Authorization #21AC06042000

DATE:
7/10/2026
PROJECT #:
2026-19
SHEET:
A-2