ZONING REGULATIONS			
R-1 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT) - CORNER LOT			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA (INTERIOR)	5,000 SF	9,360 SF	NO CHANGE
MIN. LOT WIDTH (CENTRAL AVE.)	50 FT	85 FT	NO CHANGE
MIN. LOT DEPTH	100 FT	100.12 FT	NO CHANGE
MIN. FRONT YARD SETBACK (CENTRAL) (NORTH-SOUTH)	15 FT	42.11 FT	20.1 FT
FRONT PORCH	15 FT	34.85 FT	NO CHANGE
MIN. FRONT YARD SETBACK (3RD) (EAST-WEST)	25 FT	29.61 FT	NO CHANGE
FRONT PORCH	25 FT	19.82 FT	NO CHANGE
MIN. REAR YARD SETBACK (OPPOSITE CENTRAL)	25 FT	18.32 FT	NO CHANGE
MIN. SIDE YARD SETBACK / COMBINED	5 FT / 10 FT	8.78 FT / N/A	5.1 FT / N/A
MAX. BUILDING COVERAGE	35% / 3,276 SF	25.2% / 2,362 SF	34.7% / 3,251 SF
MAX. IMPERVIOUS COVERAGE	60% / 5,616 SF	46.3% / 4,332 SF	51.6% / 4,830 SF
MAX. NUMBER OF STORIES	2½	2 <u>1</u>	NO CHANGE
MAX. BLDG. HT.	35 FT	±38'	NO CHANGE
OFF-STREET PARKING	3 SPACES (6 BED)	3 SPACES	3 SPACES
MAX. GARAGE AREA	800 SF	-	407 SF

**ZONING NOTES:** § 40-7.4

Corner Lots. [Ord. No. 1992-32 § 7.4]

On all corner lots, the depth of all yards abutting on streets, shall not be less than the minimum front yard depth required.

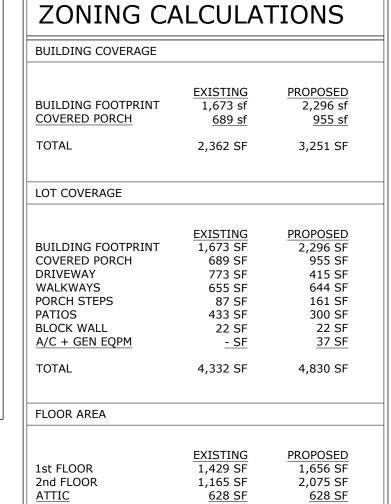
Lot lines of corner lots, that are coexistent with side lines of abutting lots, shall be considered side lines. Lot lines of corner lots, that are coexistent with rear lines of adjoining lots, shall be considered rear lines.

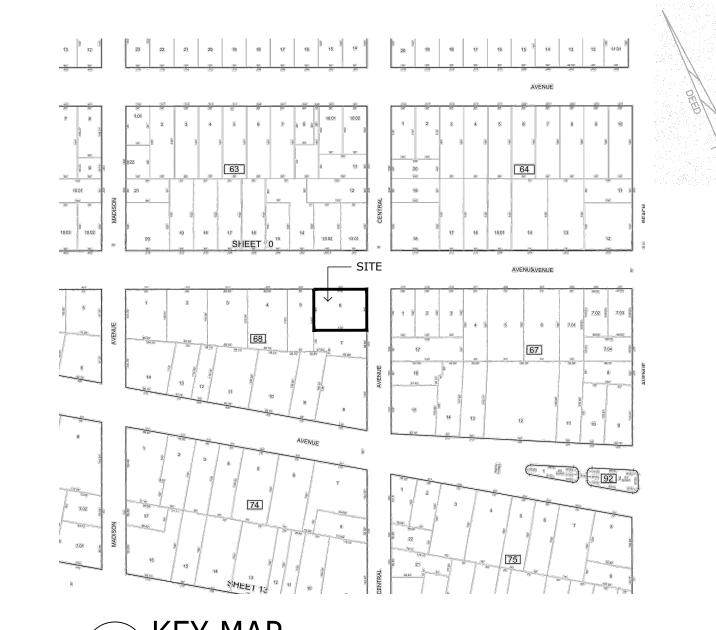
Lot lines of corner lots that are coexistent with lot lines of adjoining corner lots, shall be considered side lines.

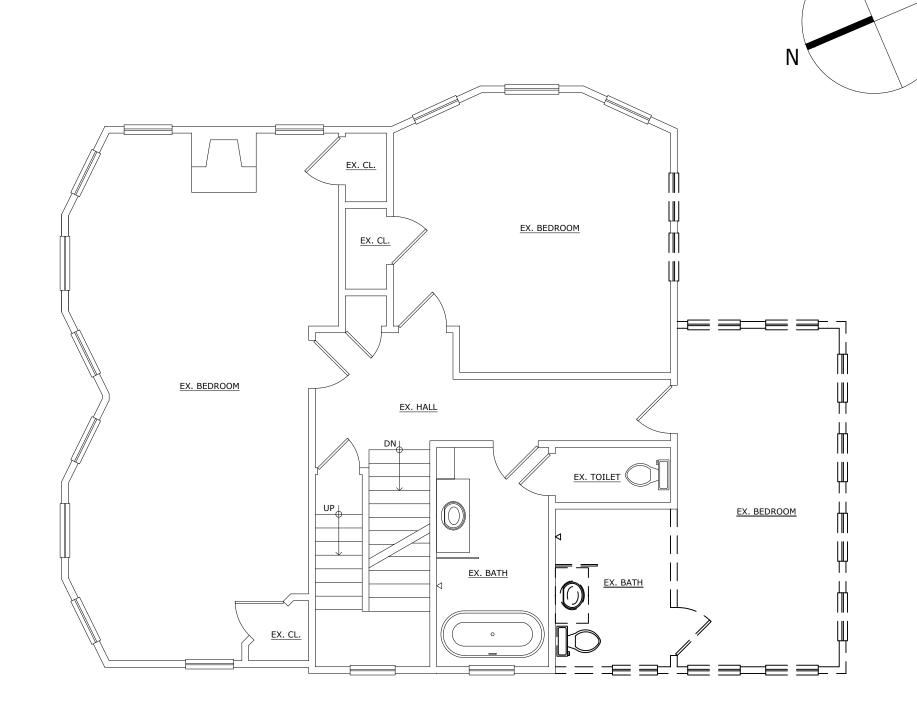
Subsections b, c, and d, notwithstanding, each corner lot must maintain a rear yard setback for at least one yard area other

than a front yard. Each street frontage of a corner lot shall conform to the minimum required frontage for a corner lot in the applicable zone

district as specified in the schedule of yard, area, and building requirements.







(80' WIDE RIGHT OF WAY)

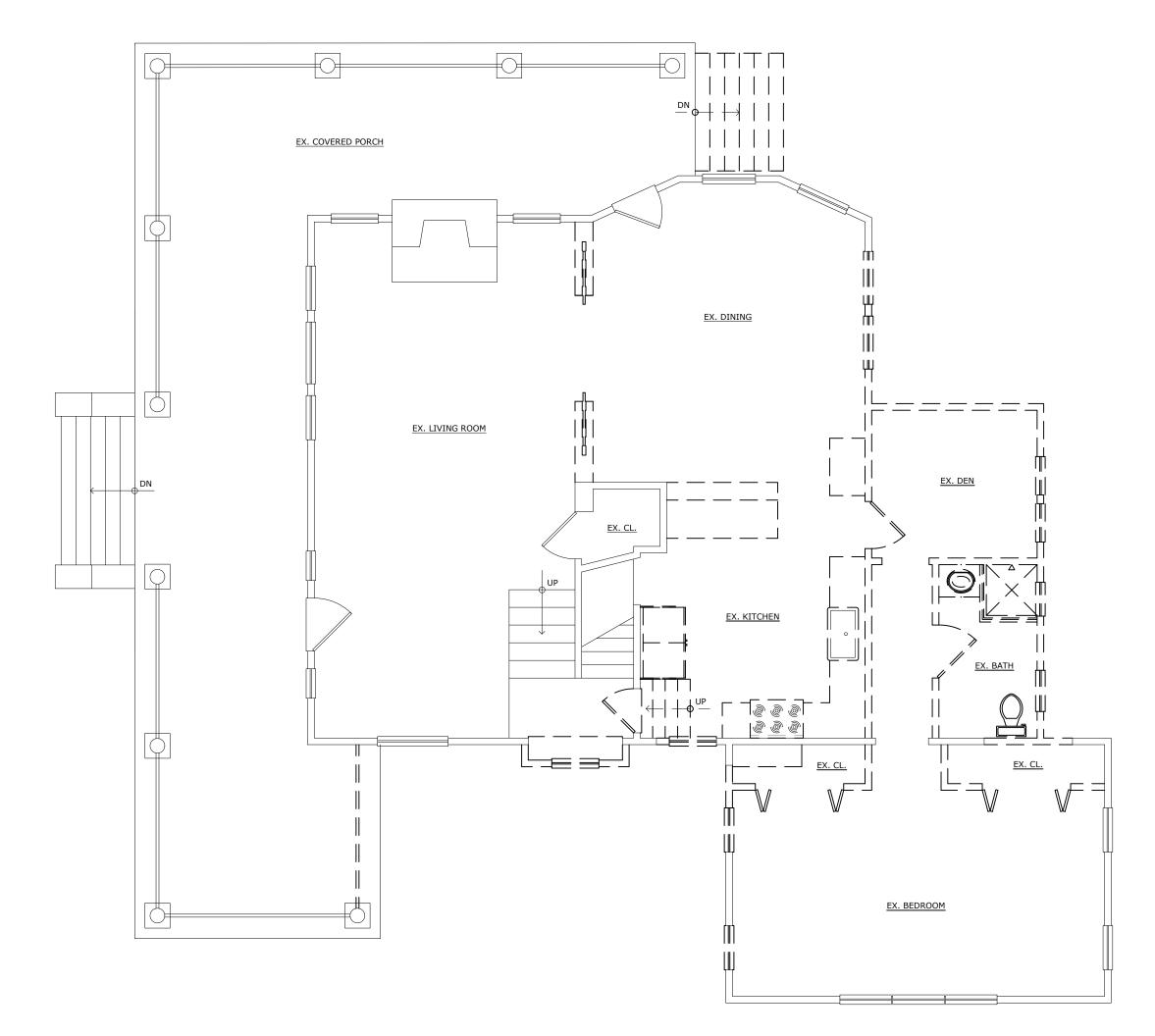
3,222 SF

TOTAL

GARAGE

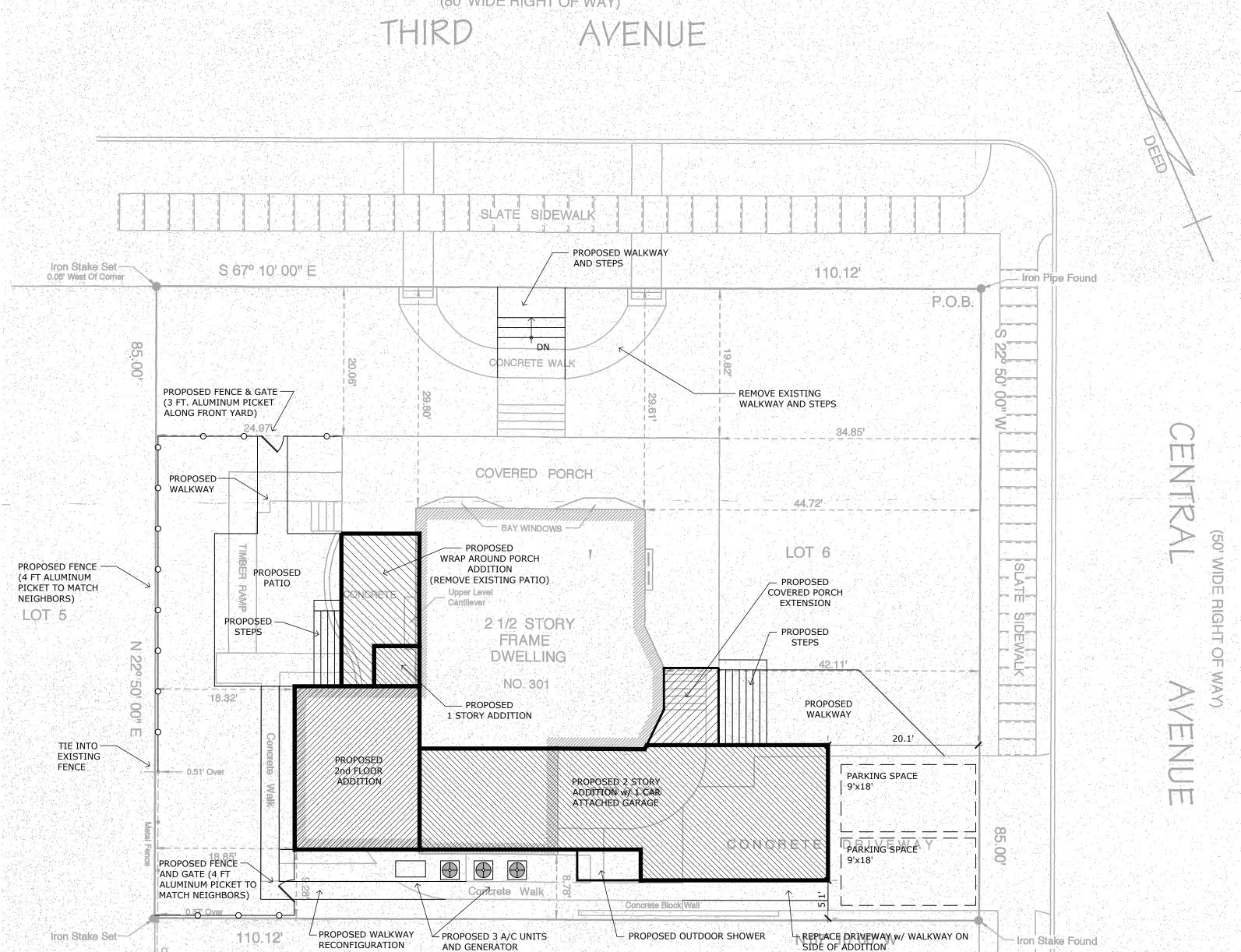
4,359 SF

EXISTING / DEMOLITION - 2nd FLOOR PLAN
3/16" = 1'-0"



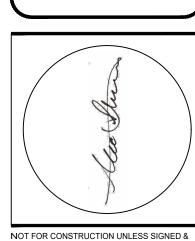
EXISTING / DEMOLITION - 2nd FLOOR PLAN

3/16" = 1'-0"



SITE PLAN

INFORMATION ON THIS SITE PLAN IS TAKEN FROM SURVEY PREPARED BY: PREPARED BY: MICHAEL J. WILLIAMS, P.L.S. / NJILS LIC NO. 25800 PREPARED FOR: KALENA GROUP, LLC. DATED: 12 / 12 / 2019



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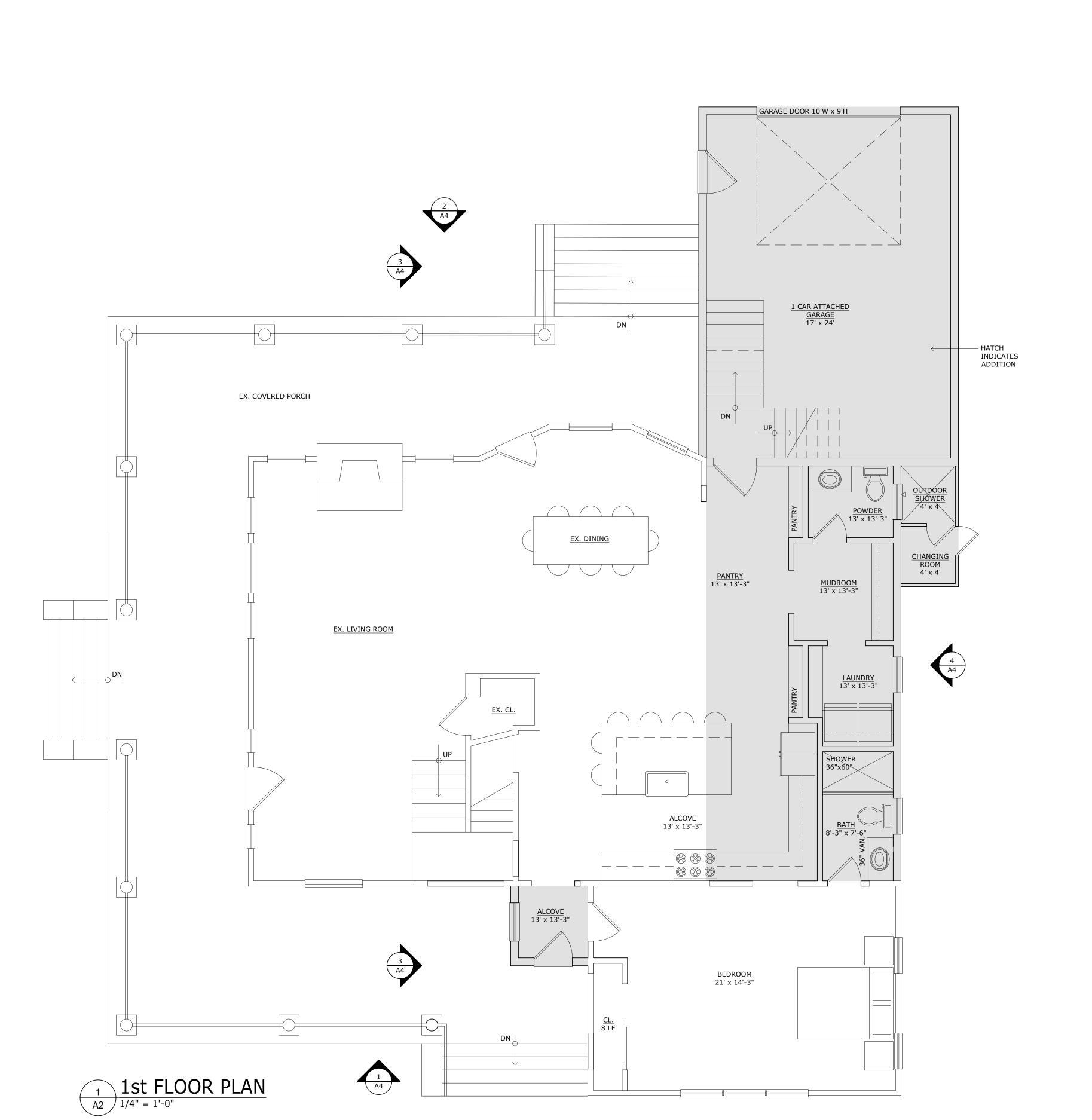
Additions amily

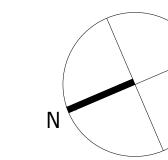
Proj. No: 2023.37 Issued For: Land Use Board Application Type: Bulk Variance Date: 06 / 04 / 2024

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ZONING / SITE PLAN / **EXISTING** 

1 of 4





## Residence Additions & oke Single Family Cro

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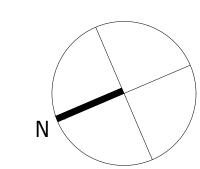
ISSUE

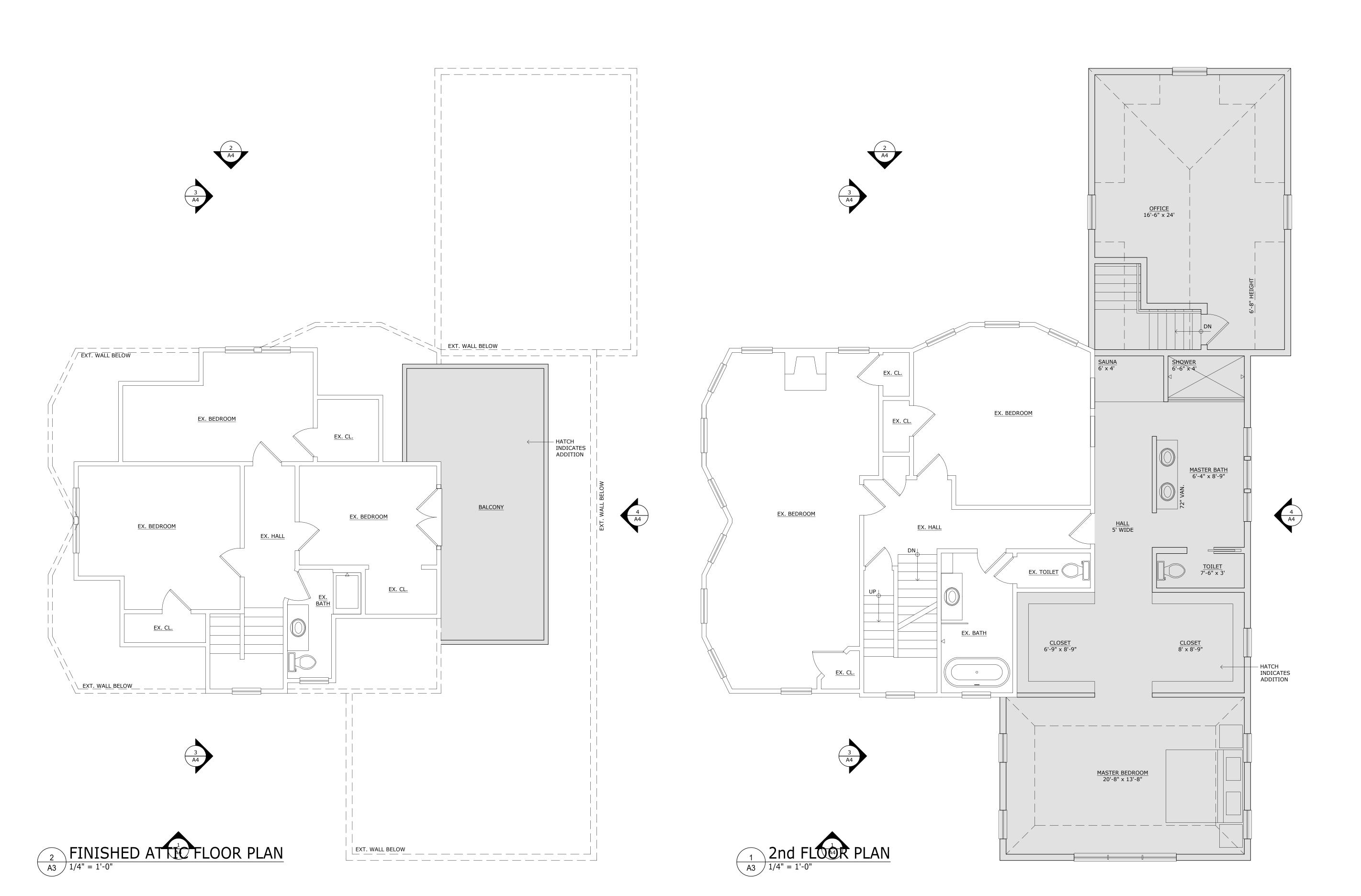
Proj. No: 2023.37 Issued For: Land Use Board Application Type: Bulk Variance Date: 06 / 04 / 2024

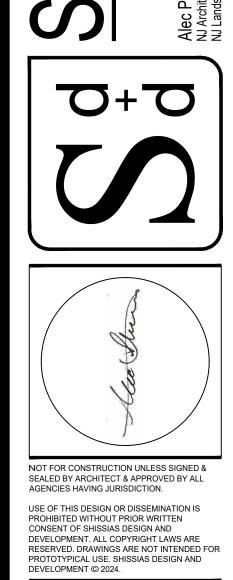
> PROPOSED PLANS



2 of 4





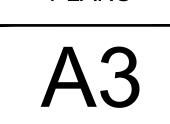


<u>ISSUE</u> <u>REVISIONS</u>

Crooker Residence Single Family Additions & Renovations

Proj. No: 2023.37
Issued For: Land Use Board
Application Type: Bulk Variance
Date: 06 / 04 / 2024

PROPOSED PLANS



3 of 4

SOUTH ELEVATION

A4 3/16" = 1'-0"





FRONT ELEVATION (CENTRAL)

A4 3/16" = 1'-0"

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Renovations Additions Family

**O**+**O** 

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ISSUE

Single

Proj. No: 2023.37 Issued For: Land Use Board Application Type: Bulk Variance Date: 06 / 04 / 2024

> EXTERIOR **ELEVATIONS**



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NORTH ELEVATION

3
3/16" = 1'-0"