



1 Site Plan
1" = 20'-0"

ZONING DATA: BLOCK# 205 LOT# 1 ZONE: RS-16

| ITEM | ORDINANCE | EXISTING | PROPOSED | COMMENTS |
|------------------------|--|--|----------------------------|------------------------|
| LOT AREA | 16,000 SF | 14,535.03 SF | NO CHANGE | EXISTING NONCONFORMITY |
| LOT WIDTH | 95 FT | 231.09' | NO CHANGE | CONFORMS |
| LOT FRONTAGE | 95 FT | 167.27' | NO CHANGE | CONFORMS |
| LOT DEPTH | 140' | 124.00' AVG. | NO CHANGE | EXISTING NONCONFORMITY |
| FRONT YARD SETBACK | ESTABLISHED PATTERN = 34.7' | 34.7' | 30' - 7" TO PROPOSED STOOP | VARIANCE |
| FRONT STOOP | 35 SF | | 55 SF | |
| SIDE YARD MINIMUM | 15 FT | 25.5' LEFT SIDE 34.28' RIGHT SIDE | NO CHANGE | CONFORMS |
| REAR YARD SETBACK | 40 FT | | NO CHANGE | CONFORMS |
| BUILDING HEIGHT | 33.5 FT / 2.5 STY | 26.65' AVG. / 1.5 STY | NO CHANGE | |
| FLOOR AREA RATIO | 30% / NOT ABOVE 4,000 SF (4,360.51 SF) | 17.32% / 2,517 SF (INCLUDING SUNROOM AND 143 SF OF GARAGE) | 18.22 % / 2,649 SF | CONFORMS |
| BASEMENT - NOT A STORY | | 593 - 450 = 143 SF GARAGE | 593 - 450 = 143 SF GARAGE | |
| FIRST FLOOR | | 1,583 SF | 1,672 SF | |
| SECOND FLR ABOVE 5'-0" | | 791 SF | 834 SF | |
| ATTIC ABOVE 5'-0" | | N/A | NA | |
| BUILDING COVERAGE | 20% / 2,907.01 SF | 11.07 % / 1,610 SF | 11.44 % / 1,663 SF | CONFORMS |
| LOT COVERAGE | 50% / NOT ABOVE 6,400 SF (7,267.52 SF) | 24.05% / 3,496 SF | 25.00 % / 3,634 SF | CONFORMS |
| EAVE HEIGHT | 22' | 12.10' AVG. | NO CHANGE | CONFORMS |
| CONTINUOUS WALL LENGTH | 25' | 25.13' LEFT / 34.00' RIGHT | NO CHANGE | EXISTING NONCONFORMITY |
| GARAGE REQUIREMENT | 2 CAR | 2 CAR | 2 CAR | CONFORMS |

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FORD STOOP
PROPOSAL

LORA AND TIPTON FORD

40 SUNNYWOOD
DRIVE
WESTFIELD, NJ 07090

| No. | Description | Date |
|-----|--|-----------|
| | ADDENDUM TO BUILDING PERMIT FOR VARIANCE | 1-15-2020 |
| | | 1-23-2020 |
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Hildie Lazar, AIA
NJ LICENSE #21A101804800

THIS DRAWING IS INCOMPLETE UNLESS USED WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICTING OR LACKING DIMENSIONS.

ZONING DATA

| | |
|------------|---------|
| Date | 1-22-20 |
| Drawn by | Author |
| Checked by | Checker |

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Scale 1" = 20'-0"

3/7/2020 10:53:38 AM

