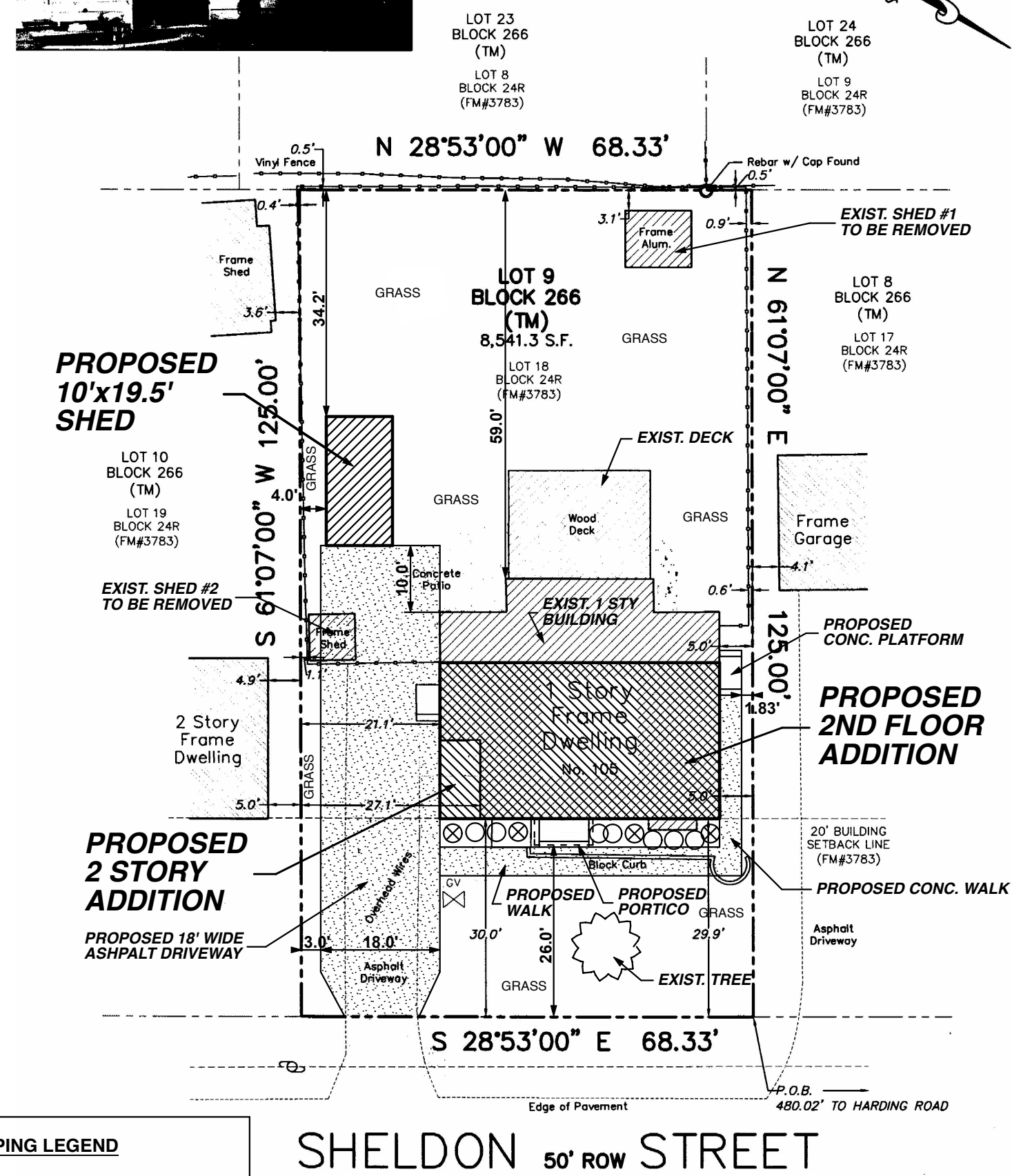


PROJECT DATA			
USE GROUP	R-5 RESIDENTIAL, 1-FAMILY		
CONSTRUCTION CLASSIF.	5B		
FLOOR AREA (S.F.)	EXISTING	NEW	TOTAL
1ST FLOOR	1,372	63	1,435
2NDFLOOR	0	971	971
BOTH FLOORS	1,372	1,034	2,406
VOLUME (C.F.)	EXISTING	NEW	TOTAL
	13,901	7,363	21,264

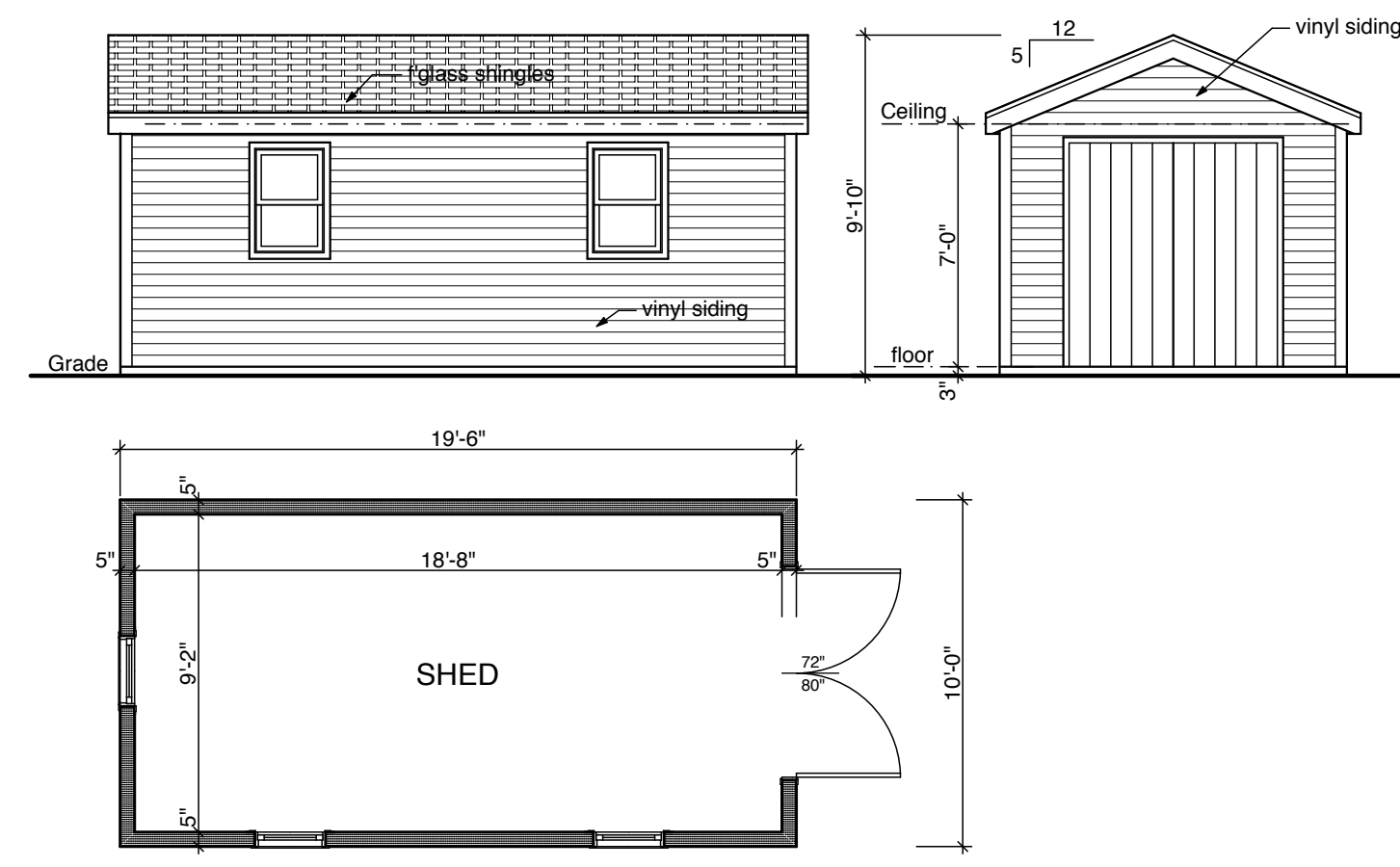
ZONING DATA				
BLOCK	266			
LOT	9			
ZONING DISTRICT	R-15			
NEW GARAGE AREA	195 S.F.			
NEW PORTICO AREA	26 SF			
EXIST. DECK AREA	357 SF			
EXIST. SHED #1 TO BE REMOVED	85 S.F.			
EXIST. SHED #2 TO BE REMOVED	49 S.F.			
	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN. LOT AREA	15,000 S.F.	8,541 S.F.	8,541 S.F.	EN*
MIN. LOT WIDTH	100'	68.33'	68.33'	OK
MIN. LOT DEPTH	125'	125'	125'	OK
MIN. SETBACKS:				
FRONT	40'	29.9'	29.9'	OK
REAR	30'	59.0'	59.0'	OK
LEFT SIDE	15'	21.1'	21.1'	OK
RIGHT SIDE	15'	5.0'	5.0'	EN*
ACCESS. BLDG SIDE	10'	N/A	4.0'	VARIANCE
ACCESS. BLDG REAR	10'	N/A	34.2'	OK
MAX. PRINC. BLDG LOT COVERAGE	15%	16.1%	16.8%	VARIANCE
MAX. PRINC.+ACCESS. BLDG LOT COVER.	20%	21.8%	23.6%	VARIANCE
MAX. ACCESS. BLDG LOT COVERAGE	5%	5.7%	6.8%	VARIANCE
MAX. IMPERVIOUS AREA	45%	29.8%	38.9%	OK
MIN. HABIT. FL. AREA/UNIT	1,100 S.F.	1,372 S.F.	2,406 S.F.	OK
MAX. BLDG HEIGHT	35'	21'-7"	26'-4"	OK
MAX. # OF STORIES	2 1/2	1	2	OK
OFF-STREET PARKING	2	3	7	OK

*EN- EXISTING NONCONFORMITY

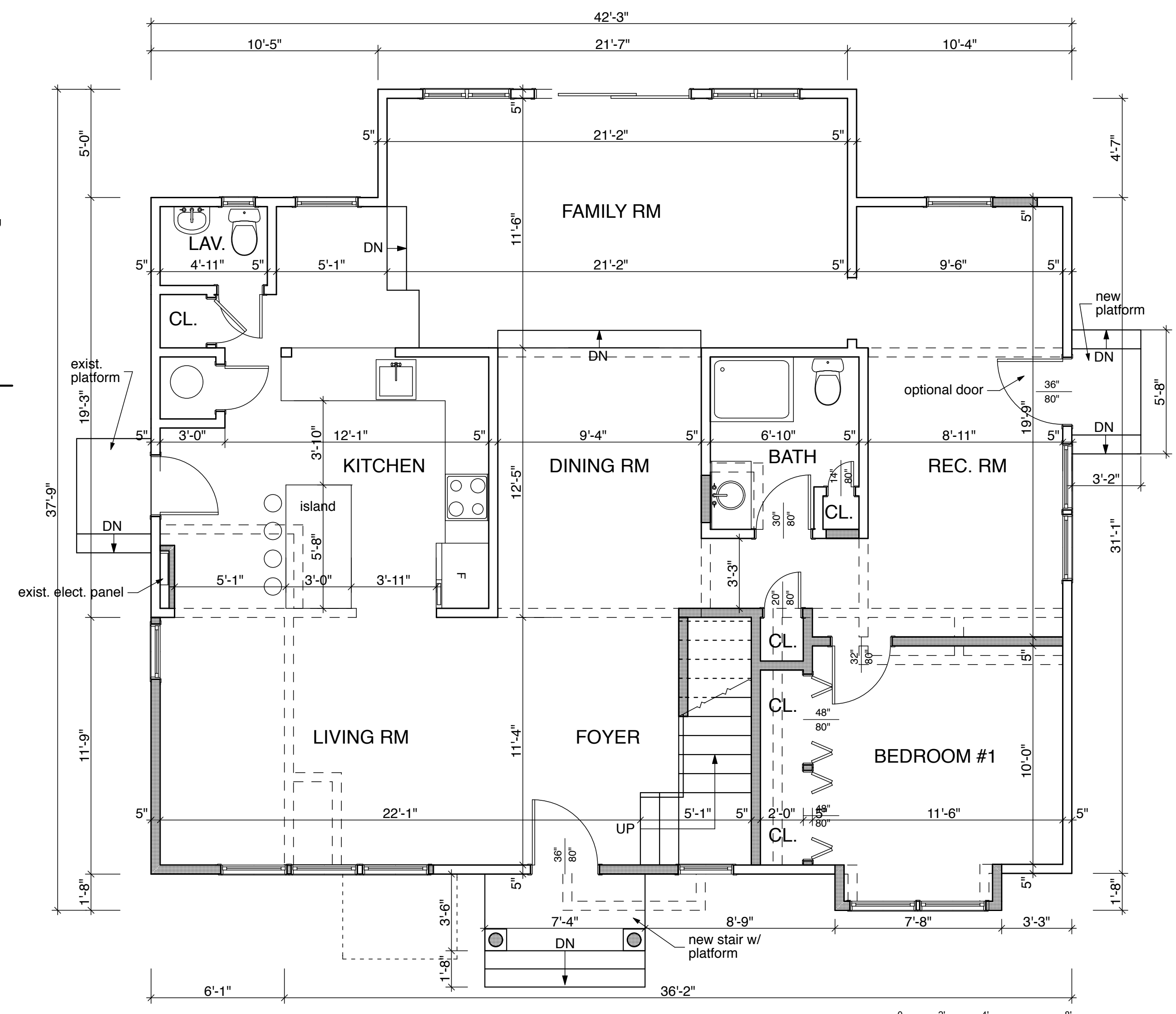
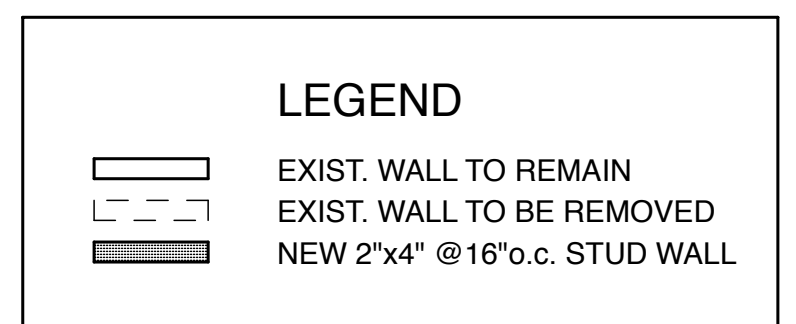


2 Site Plan/Landscape Plan
SCALE: 1"=20'

LANDSCAPING LEGEND	
	AMERICAN BOXWOOD SHRUB (QTY: 7), Size: 2' high, 2' wide, #3' O.C.
	EMERALD GREEN ARBORVITAE (QTY: 4), Size: 6' high, 3' wide, #10' O.C.
	AMERICAN RED MAPLE TREE (QTY: 1, EXISTING)



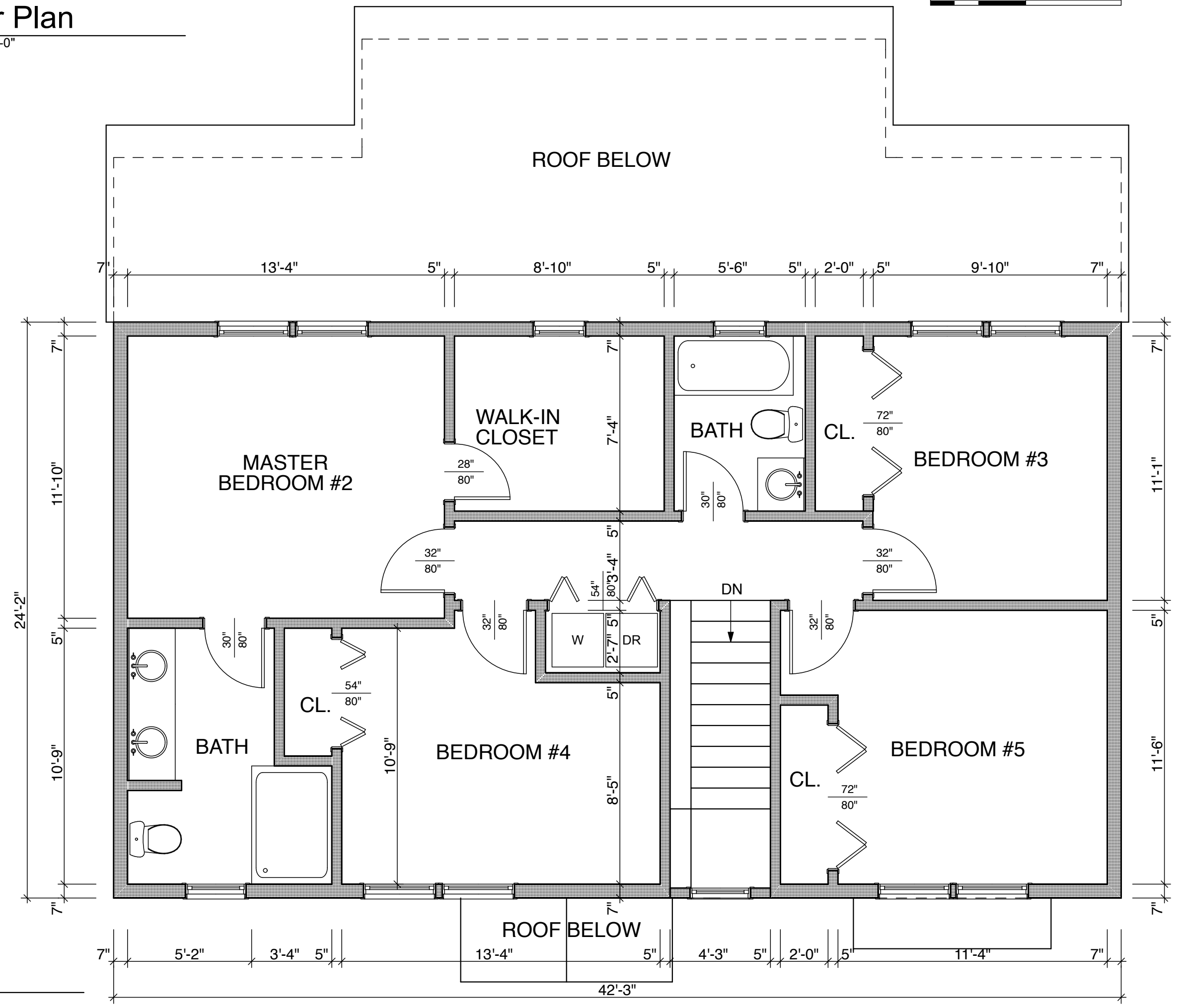
1 Proposed Shed Plan & Elevations
SCALE: 3/16" = 1'-0"



3 1st Floor Plan
SCALE: 1/4" = 1'-0"



VIEW OF EXISTING BUILDING



4 2nd Floor Plan
SCALE: 1/4" = 1'-0"

DATE	6-24-20
ISSUE FOR	VARIANCE APPLICATION
NO.	1
NO.	2
NO.	3
NO.	4
SEAL:	N.J. LIC. # 21A01744200 P.A. LIC. # RA405109
OWNER/APPLICANT:	Christopher Arzano 105 Sheldon St. Wyckoff NJ
PROJECT TITLE:	PROPOSED INTERIOR ALTERATION & ADDITIONS TO EXIST. 1 FAMILY RESIDENCE 105 SHELDON ST. WYCKOFF NJ 07481
DWG. TITLE:	Floor Plans, Site Plan, Data
BLOCK / LOT	266 / 9
PROJ. NO.	2033
DATE	6-24-20
SCALE	AS NOTED
PROJ. MGR.	ML
DRAWN BY	ML
DWG. NO.	

A-1