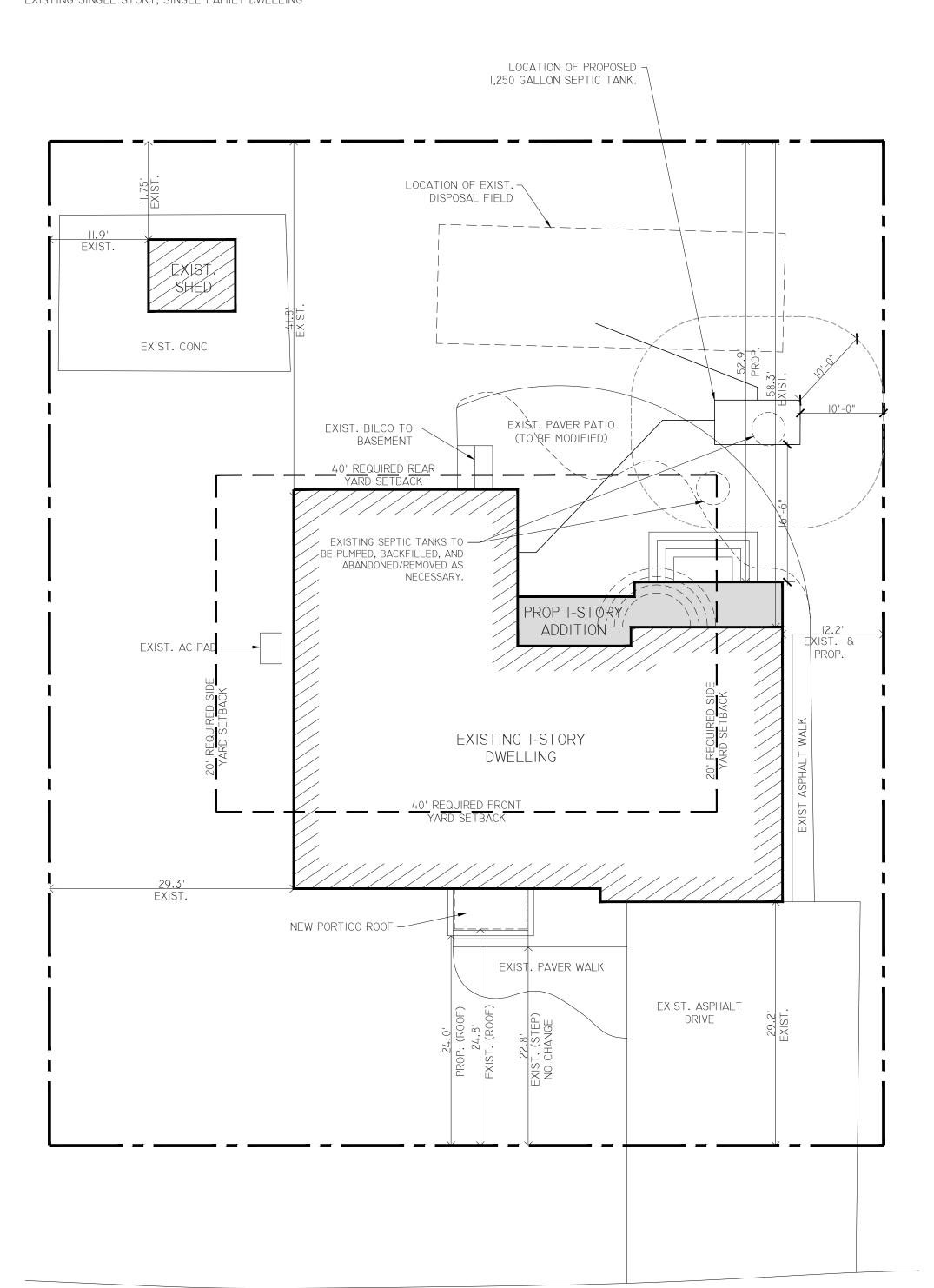
# PROPOSED ADDITION/ALTERATION CARINI RESIDENCE

347 VOORHIS AVENUE TOWNSHIP OF WYCKOFF, NEW JERSEY

LOT 3; BLOCK 316

PROJECT DESCRIPTION

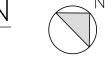
SINGLE STORY ADDITION IN THE REAR YARD TO AN EXISTING SINGLE STORY, SINGLE FAMILY DWELLING



PROPOSED PLOT PLAN

VOORHIS AVENUE

SCALE: I"=10'



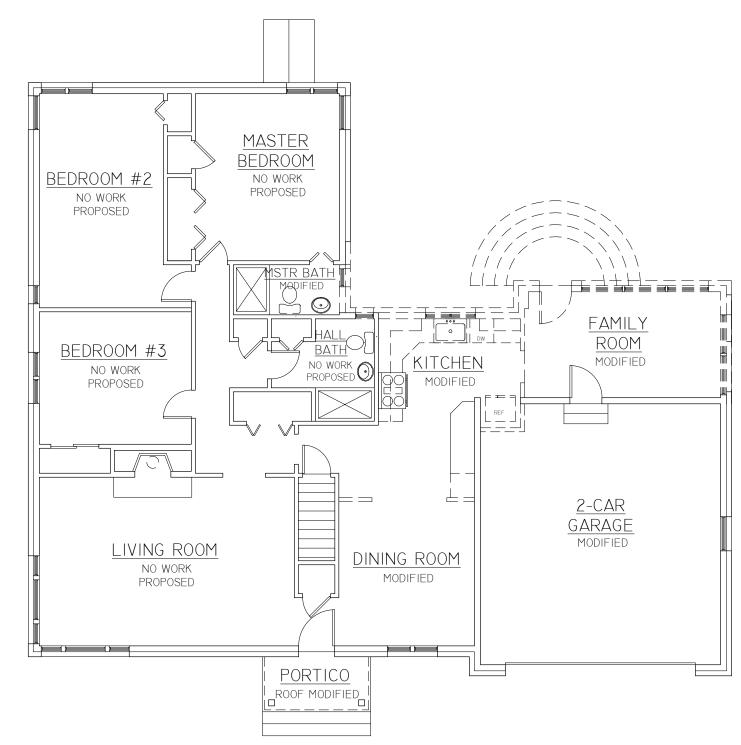


VIEW FROM VOORHIS AVENUE

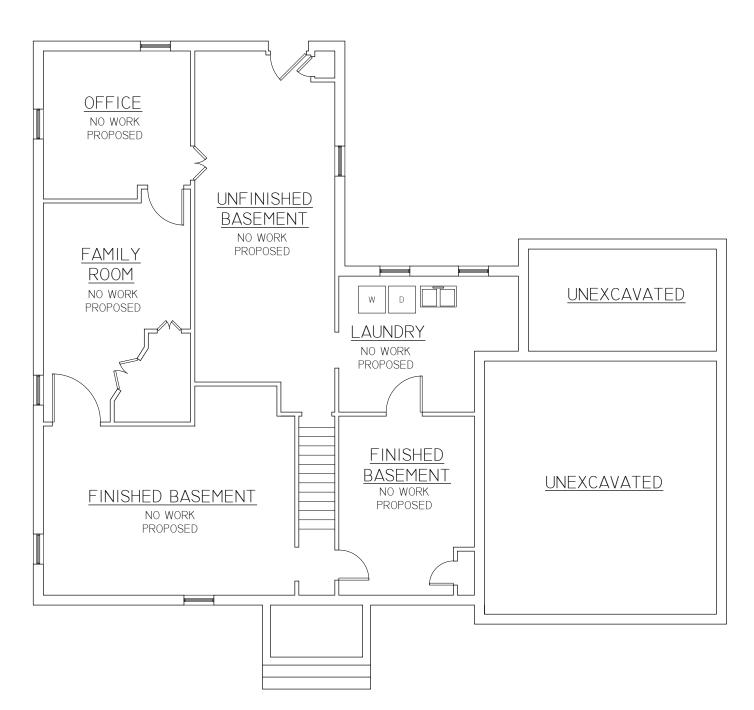


VIEW OF ADDITION LOCATION IN REAR YARD

# EXISTING CONDITIONS PHOTOS



#### EXISTING GROUND FLOOR PLAN SCALE -- 1/8"=1'-0" EXISTING LIVING AREA: 1,815 SF



EXISTING BASEMENT PLAN SCALE -- 1/8"=1'-0"

EXISTING LIVING AREA: 909 SF

### TOWNSHIP OF WYCKOFF BULK ZONING REQUIREMENTS - ZONE RA-25 "RURAL, RESIDENCE"

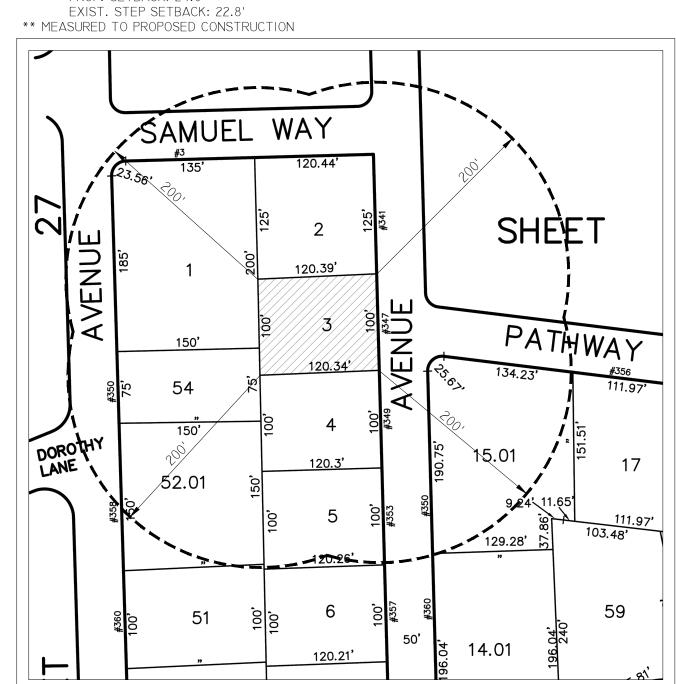
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT AREA (SF)	25,000	12,036	NO CHANGE	ENC
LOT WIDTH & FRONTAGE (FT)	125	100	NO CHANGE	ENC
PRINCIPAL BUILDING DEPTH (FT)	150	120.34	NO CHANGE	ENC
PRINCIPAL BUILDING FRONT (FT)	40	22.8	NO CHANGE	Υ*
PRINCIPAL BUILDING EACH SIDE (FT)	20	12.2 , 29.3	NO CHANGE	Υ
PRINCIPAL BUILDING REAR (FT)	40	41.8	52.9**	-
ACCESSORY BUILDING EACH SIDE (FT)	15	11.9	NO CHANGE	-
ACCESSORY BUILDING REAR (FT)	20	11.75	NO CHANGE	-
MAX HEIGHT (STORIES / FT)	2.5 / 35	l / ±16.7	NO CHANGE	-
MIN. HABITABLE FLOOR AREA PER DWELLIING UNIT (SF)	1,200	1,815	1,986	-
MAX. LOT COVERAGE- PRINCIPAL BLDG. (%)	5 (1,805.4 sq/ft)	19.31 (2,323.7 sq/ft)	20.79 (2,502.4 sq/ft)	Υ
MAX. LOT COVERAGE- + ACCESSORY BLDG. (%)	20 (2,407.2 sq/FT)	19.97 (2,403.7 sq/ft)	21.45 (2,582.4 sq/ft)	Υ
MAX. IMPERVIOUS COVERAGE (%)	4  (4,934.8 SQ/FT)	37.6 (4,524.7sq/ft)	40.  (4,826.3 SQ/FT)	-

MAX. IMPERVIOUS COVERAGE CALCULATION:

 $45/(\sqrt{12,036}) = 45/109.7 = 41.02$ 

ENC = EXISTING NON-CONFORMING \* EXPANDING EXISTING PORCH ROOF OVERHANG: EXIST. SETBACK: 24.8'

PROP. SETBACK: 24.0' EXIST. STEP SETBACK: 22.8'



CONTEXT MAP

SCALE: I"=100'

TAX MAP INFORMATION FROM: TOWNSHIP OF WYCKOFF TAX MAP SHEETS 15 & 16

# FENCE COR N45 \*52 '10 "E 100.00 ' TAX BLOCK 316 (FM LOT 12) (FM LOT 12) 12,036 SQ FT 0.276 ACRES CONC BILCO FENCE COR PATIO BRICK & FRAME DWELLING (SETBACK ILINE PER FM) SA S45 \*53 '40 "W 100.00' VOORHIS AVENUE

EXISTING CONDITIONS SURVEY

SURVEY PROVIDED BY: SURTECH SURVEYING TECHNOLOGIES, INC. 43 SPRING STREET RAMSEY, NJ 07446 DATED 3-20-20

#### ZONING NOTES

SCALE: I"=20'

FENCE COR 0.7'NW

GROSS BUILDING AREA (GBA)

DEFINITION PER SECTION 186-65	
5W07W0	
EXISTING:	
TOTAL FIRST FLOOR AREA:	2,282.4 SF
TOTAL SHED AREA:	80.0 SF
TOTAL SECOND FLOOR AREA:	N/A
TOTAL AREA:	2,362.4 SF
PROPOSED:	
TOTAL FIRST FLOOR AREA:	2,461.1 SF
TOTAL SHED AREA:	80.0 SF
TOTAL SECOND FLOOR AREA:	N/A
TOTAL AREA:	2,541.1 SF

PER DEFINITION OF "LOT COVERAGE" AND "BUILDING" SECTION 186-6

EXISTING:	
HOUSE	2,282.4 SF
FRONT PORCH	41.3 SF
TOTAL AREA:	2,323.7 SF (19.31%
PROPOSED:	
HOUSE	2,461.1 SF

41.3 SF

2,502.4 SF (20.79%)

#### COMBINED BUILDING AREA COVERAGE DEFINITION PER SECTION 186-6

HOUSE FRONT PORCH

TOTAL AREA:

DEL IIII TOTT LICE GEOTTOTT TOO G	
EXISTING:	
HOUSE	2,282.4 SF
FRONT PORCH	41.3 SF
SHED	80.0 SF
TOTAL AREA:	2,403.7 SF (19.97%)
PROPOSED:	
HOUSE	2,461.1 SF
FRONT PORCH	41.3 SF
SHED	80.0 SF
TOTAL AREA:	2,582.4 SF (21.45%)

## IMPERVIOUS COVERAGE CALCULATION DEFINITION PER SECTION 186-6

	DEFINITION FER SECTION 100-0			
	STRUCTURES/BUILDING/SHED		2,582.4 SF	
l	BUILDING W/O FRNT PORCH 2	2,461.1 SF		
l	FRONT PORCH	41.3 SF		
l	SHED	80.0 SF		
l	DRIVEWAYS		799.9 SF	
l	WALKWAYS AND STAIRS		338.I SF	
	REAR PATIO		671.1 SF	
۱	CONC. PADS (AC & SHED)		434.8 SF	
l	TENNIS COURT		N/A	
l	SWIMMING POOL WATER SURFACE		N/A	
l	DECKS W/O FREE DRAINAGE		N/A	
1	TOTAL IMPERVIOUS COVERAGE	·	4,826.3 SF (4	40.
ı				

#### LIST OF DRAWINGS COVER SHEET $\bigvee - |$ PLANS & ELEVATIONS V-2

REVISION	DATE
ISSUE FOR REVIEW	10-18-21
ISSUE FOR COORD.	12-22-21
ISSUE FOR ZONING REVIEW	I-5-22
ISSUE FOR ZONING	2-3-22
RE-ISSUE FOR ZONING	3-23-22



#### J. CESTARO ARCHITECTURE, LLC 257 EVERETT AVENUE WYCKOFF, NEW JERSEY 07481

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# ADDITION/ALTERATION

JOSEPH M. CESTARO, AIA NJ LIC # AI02022400

LOT 3; BLOCK 316 347 VOORHIS AVENUE WYCKOFF, NEW JERSEY COVER SHEET

PROJECT NUMBER: DRAWN BY:



