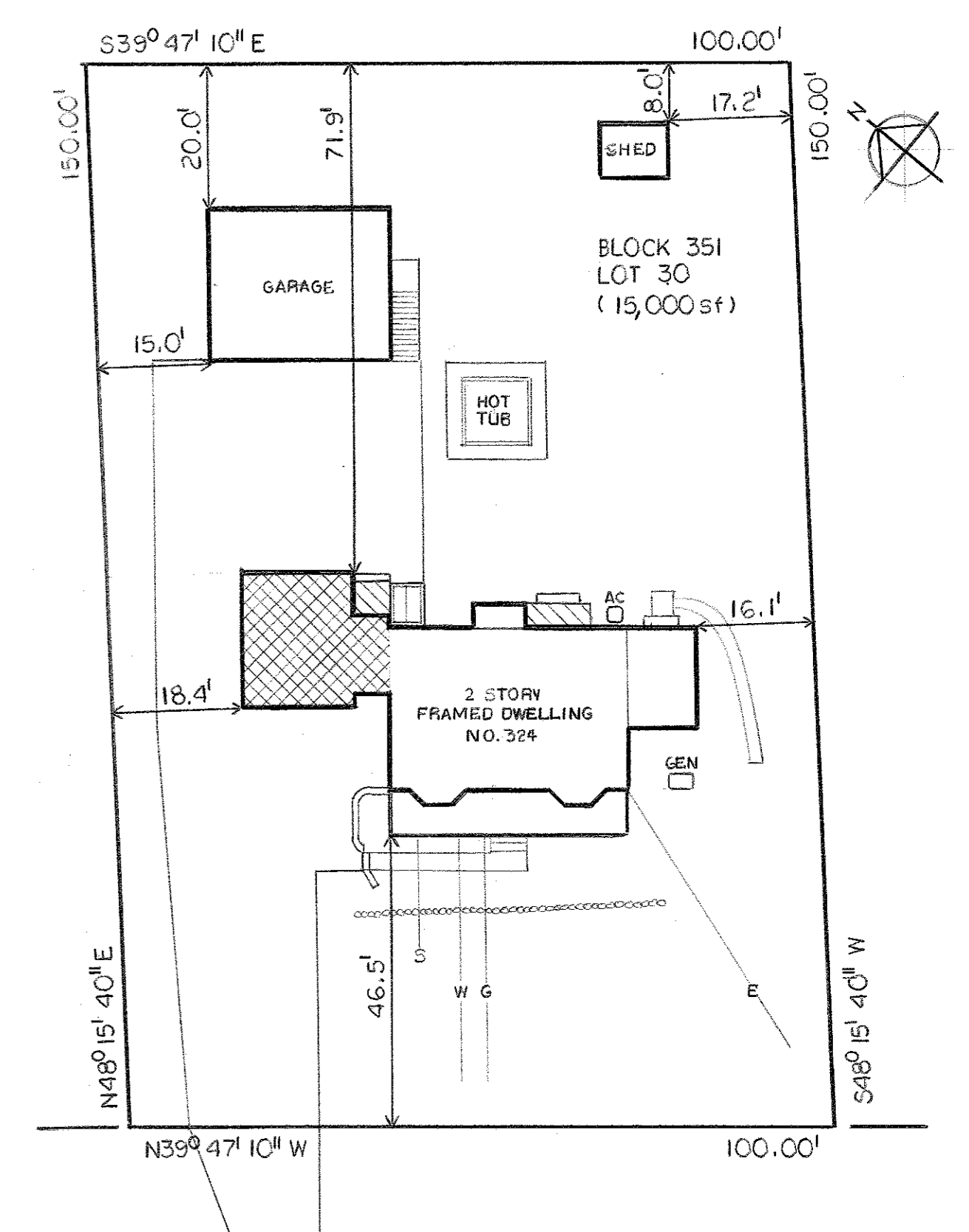


OWNER/APPLICANT: RON & DENISE CAUCHARD  
324 WYCKOFF AVENUE  
WYCKOFF, NEW JERSEY  
(201) 403-5417

SITE LOCATION: 324 WYCKOFF AVENUE  
BLOCK 351 - LOT 30  
TOWNSHIP OF WYCKOFF  
BERGEN COUNTY, NEW JERSEY

ZONE DISTRICT: RA-25  
SINGLE FAMILY RESIDENTIAL DISTRICT

ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED	EXISTING NON-CONFORMANCE
<b>LOT SIZE</b>				
AREA	25,000.00 S.F.	15,000.00 S.F.	15,000.00 S.F.	X
FRONTAGE	125.00 FT.	100.00 FT.	100.00 FT.	X
DEPTH	150.00 FT.	150.00 FT.	150.00 FT.	
<b>SETBACKS (min.)</b>				
<b>PRINCIPLE BUILDING</b>				
FRONT YARD	40.00 FT.	46.50 FT.	46.50 FT.	
REAR YARD	40.00 FT.	71.90 FT.	71.90 FT.	
SIDE YARD (LEFT)	20.00 FT.	18.40 FT.	18.40 FT.	X
SIDE YARD (RIGHT)	20.00 FT.	16.10 FT.	16.10 FT.	X
<b>ACCESSORY GARAGE</b>				
REAR YARD	20.00 FT.	20.00 FT.	20.00 FT.	
SIDE YARD	15.00 FT.	15.00 FT.	15.00 FT.	
<b>ACCESSORY SHED</b>				
REAR YARD	6.00 FT.	8.00 FT.	8.00 FT.	
SIDE YARD	6.00 FT.	17.20 FT.	17.20 FT.	
<b>BUILDING AREAS (footprint)</b>				
PRINCIPLE BUILDING		1,535.00 S.F.	1,584.00 S.F.	
ACCESSORY BUILDING		714.00 S.F.	714.00 S.F.	
<b>LOT COVERAGE (max.)</b>				
PRINCIPLE BUILDING	15.00%	10.24%	10.57%	
ACCESSORY BUILDINGS	5.00%	4.76%	4.76%	
<b>TOTAL</b>	20.00%	15.00%	15.33%	
<b>DWELLING AREA (total)</b>	1,200.00 S.F. (min.)	2,031.80 S.F.	2,395.28 S.F.	
<b>FIRST FLOOR</b>		1,089.80 S.F.	1,342.21 S.F.	
<b>SECOND FLOOR</b>		671.82 S.F.	1,053.07 S.F.	
<b>BUILDING HEIGHT (max.)</b>				
PRINCIPLE BUILDING	2-1/2 - 35 FT.	2 - 22.50 FT.	2 - 24.50 FT.	
ACCESSORY GARAGE	2 - 20 FT.	2 - 20.00 FT.	2 - 20.00 FT.	
ACCESSORY SHED	1 - 10 FT.	1 - 10.00 FT.	1 - 10.00 FT.	
<b>IMPERVIOUS COVERAGE (max.)</b>	36.74%	36.03%	36.25%	



**SITE PLAN**  
Scale: 1"=20'

SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY: ARTHUR F. MEAD, JR. PROFESSIONAL ENGINEER & LAND SURVEYOR 172 MONTCLAIR AVENUE MONTCLAIR, NJ 07042 DATED: MARCH 26, 1983

CONVERT EXISTING GARAGE AND BREZEWAY INTO LIVABLE SPACE ADD-A-LEVEL FOR NEW BEDROOM ADD NEW COVERED PLATFORMS (TYPICAL OF 2)

AND A SITE PLAN PREPARED BY: BLUELINE ARCHITECTURE, LLC. 397 FRANKLIN AVENUE - 2ND FLOOR WYCKOFF, NJ 07481 DATED: FEBRUARY 16, 2011

SITE PLAN WAS APPROVED AT A REGULAR MEETING OF THE TOWNSHIP OF WYCKOFF BOARD OF ADJUSTMENT

DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

I HAVE CAREFULLY EXAMINED THIS SITE PLAN AND FIND IT CONFORMS WITH THE PROVISIONS OF THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERE TO

BOROUGH ENGINEER \_\_\_\_\_ N.J. P.E. LICENSE NO. \_\_\_\_\_

**HOUSE ADDITION & ALTERATION  
CAUCHARD RESIDENCE  
324 WYCKOFF AVENUE  
WYCKOFF, NEW JERSEY**

**EDWIN P. SHERMAN, R.A., P.P.**

N.J. ARCHITECT 9995 NCARB N.J. PLANNER 4054 26 SMITHFIELD ROAD WALDWICK, N.J. 07483 (201) 612-0896

DATE: 10-14-20	PROJECT NO.: 20 116	<i>Edwin P. Sherman</i>
REVISIONS: ▲ 11-19-20 ▲ 11-30-20	DRAWING <b>A-3</b> OF FOUR	NOT VALID UNLESS SEALED