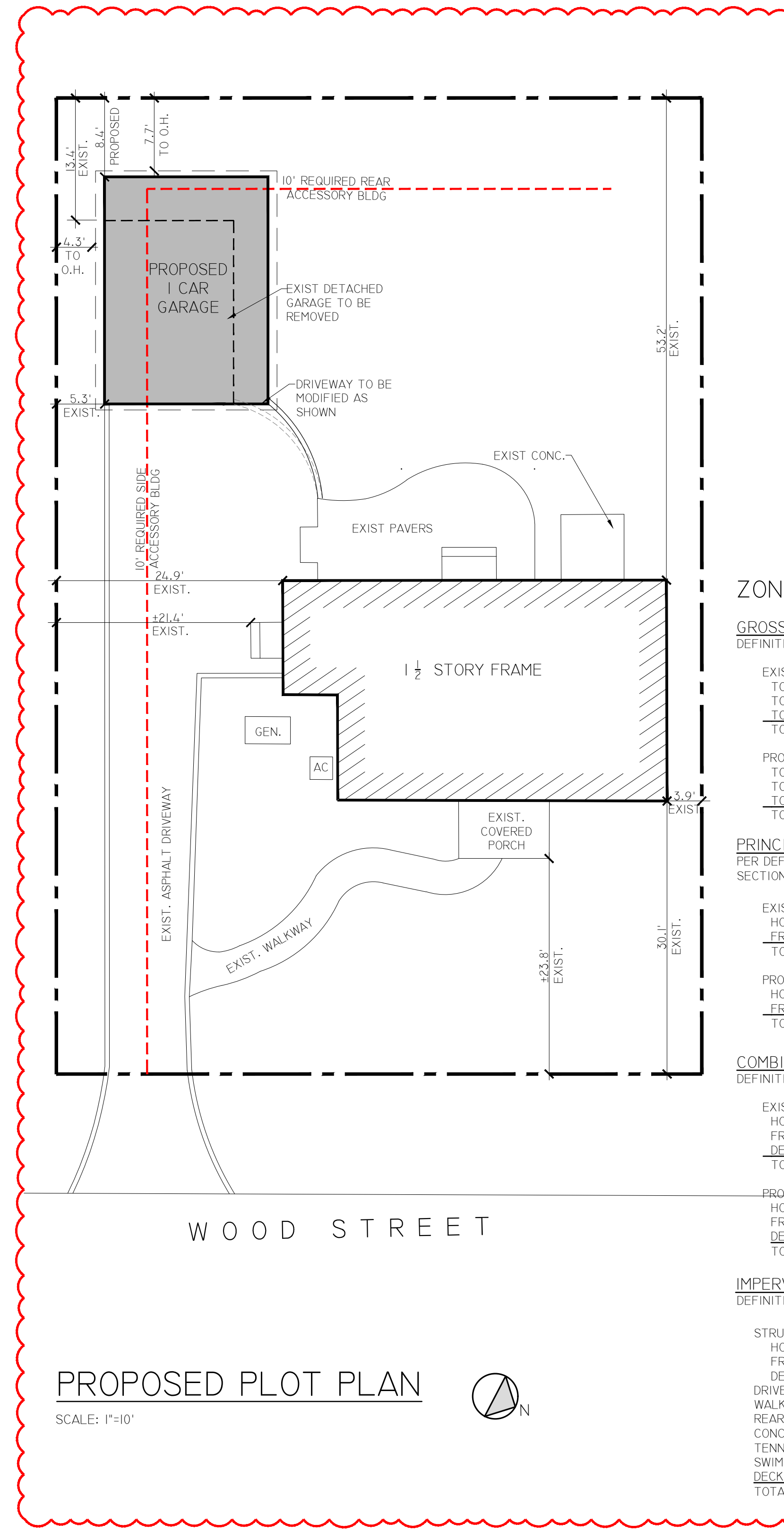
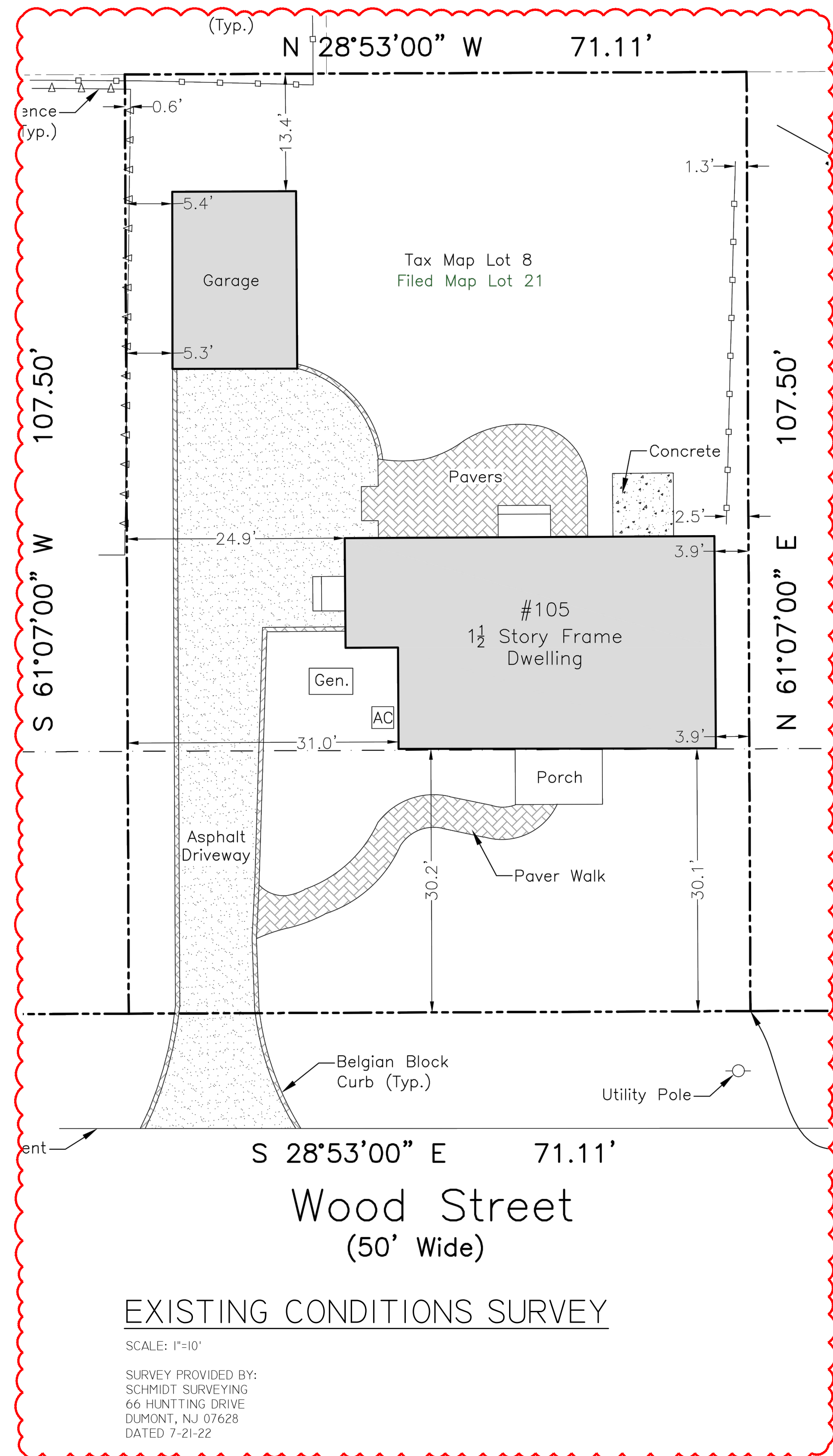


PROPOSED DETACHED GARAGE LEWIS RESIDENCE

105 WOOD STREET
TOWNSHIP OF WYCKOFF, NEW JERSEY
LOT 8 ; BLOCK 270

PROJECT DESCRIPTION

DEMOLITION AND CONSTRUCTION OF A NEW DETACHED GARAGE IN THE REAR YARD OF AN EXISTING SINGLE STORY, SINGLE-FAMILY DWELLING



ZONING NOTES

GROSS BUILDING AREA (GBA)
DEFINITION PER SECTION 186-65

EXISTING:	
TOTAL FIRST FLOOR AREA:	+956 SF
TOTAL SECOND FLOOR AREA:	+329 SF
TOTAL DETACHED GARAGE AREA:	279 SF
TOTAL AREA:	1,564 SF
PROPOSED:	
TOTAL FIRST FLOOR AREA:	+956 SF
TOTAL SECOND FLOOR AREA:	+329 SF
TOTAL DETACHED GARAGE AREA:	636 SF
TOTAL AREA:	1,921 SF

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

EXISTING:	
HOUSE	+956 SF
FRONT PORCH	+63 SF
TOTAL AREA:	1,019 SF (13.33%)
PROPOSED:	
HOUSE	+956 SF
FRONT PORCH	+63 SF
TOTAL AREA:	1,019 SF (13.33%)

COMBINED BUILDING AREA COVERAGE
DEFINITION PER SECTION 186-6

EXISTING:	
HOUSE	+956 SF
FRONT PORCH	+63 SF
DETACHED GARAGE AREA:	279 SF
TOTAL AREA:	1,298 SF (16.98%)
PROPOSED:	
HOUSE	+956 SF
FRONT PORCH	+63 SF
DETACHED GARAGE AREA:	450 SF
TOTAL AREA:	1,469 SF (19.22%)

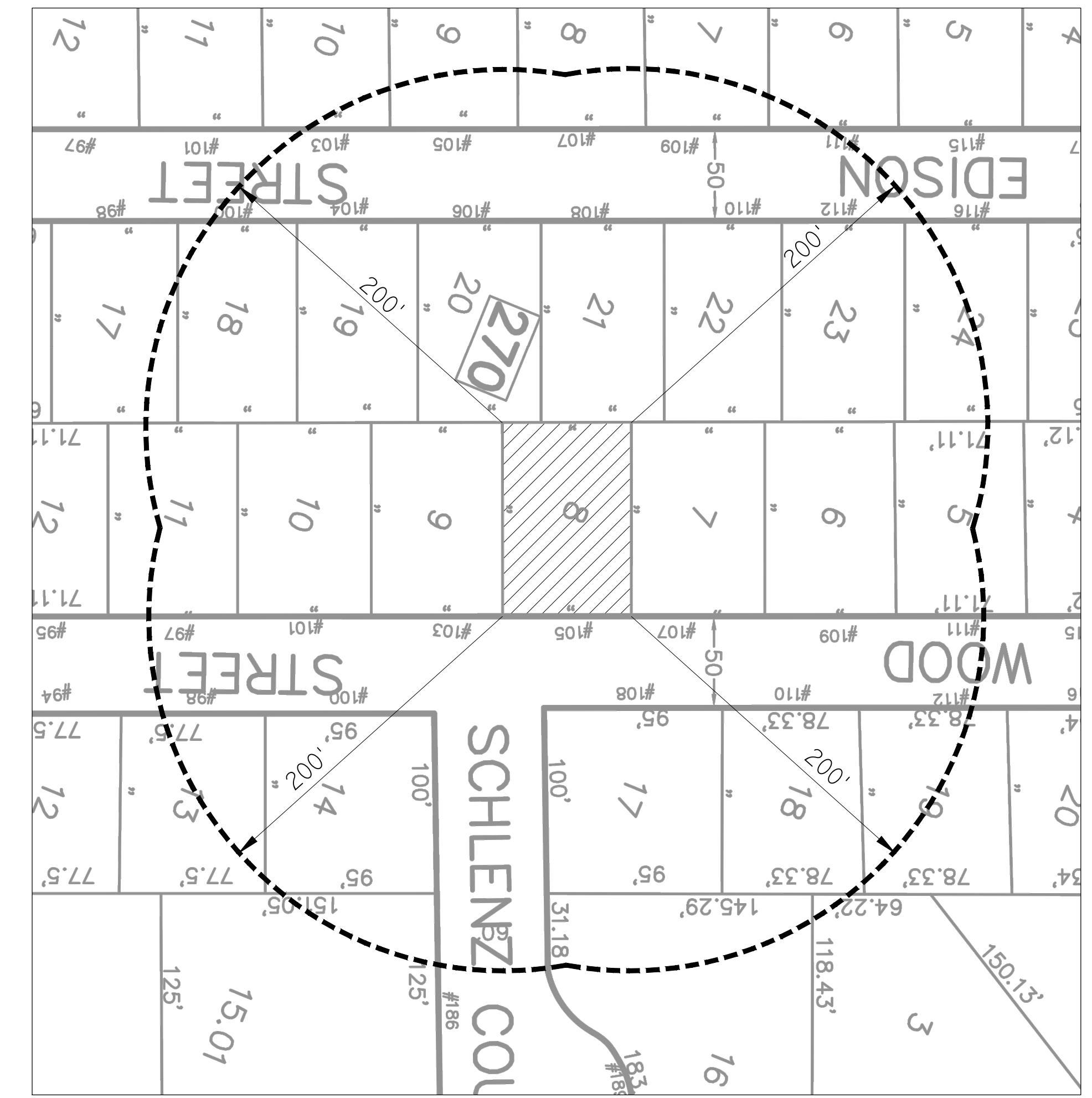
IMPERVIOUS COVERAGE CALCULATION
DEFINITION PER SECTION 186-6

STRUCTURES/BUILDING/GARAGE	1,469 SF
HOUSE	+956 SF
FRONT PORCH	+63 SF
DETACHED GARAGE	450 SF
DRIVEWAYS	1,065 SF
WALKWAYS AND STAIRS	176 SF
REAR PATIO	N/A
TENNIS COURT	21 SF
SWIMMING POOL WATER SURFACE	N/A
DECKS W/O FREE DRAINAGE	N/A
TOTAL IMPERVIOUS COVERAGE	2,731 SF (35.73%)

200' CONTEXT MAP

SCALE: 1"=100'

TAX MAP INFORMATION FROM:
TOWNSHIP OF WYCKOFF
TAX MAP SHEET 17



TOWNSHIP OF WYCKOFF BULK ZONING REQUIREMENTS - ZONE R-15 "RESIDENCE"

	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT AREA (SF)	15,000	7,644	NO CHANGE	ENC
LOT WIDTH (FT)	100	71.11	NO CHANGE	ENC
LOT FRONTAGE (FT)	100	71.11	NO CHANGE	ENC
LOT DEPTH (FT)	125	107.5	NO CHANGE	ENC
FRONT YARD SETBACK (FT)	4.0	30.1'	NO CHANGE	ENC
SIDE YARD SETBACKS EACH (FT)	15	3.9 / 24.9 ⁵	NO CHANGE	ENC
REAR YARD SETBACK (FT)	30	53.2	NO CHANGE	-
ACCESSORY BLDG EACH SIDE SETBACK (FT)	10	5.3	NO CHANGE ¹	ENC, Y
ACCESSORY BLDG REAR YARD SETBACK (FT)	10	13.4	8.4 ²	Y
MAX HEIGHT (STORES / FT)	2 1/2 / 35	1 1/2 / ±21.0	NO CHANGE	-
DETACHED GARAGE HEIGHT (FT)	20	11.7	19.8	-
MIN HABITABLE FLOOR AREA PER DWELLING (SF)	1,100	±1,285	NO CHANGE	-
MAX. LOT COVERAGE- PRINCIPAL BLDG (%)	15	13.33	NO CHANGE	-
MAX. LOT COVERAGE- ACCESSORY BLDG (%)	5	3.65	5.39	Y
MAX. IMPERVIOUS COVERAGE (%)	45	33.5	35.73	-

- 1: 4.3' SIDE YARD SETBACK TO ROOF OVERHANG
- 2: 7.7' REAR YARD SETBACK TO ROOF OVERHANG
- 3: LOTS >10,000 SF, MAX. IMPERVIOUS COVERAGE: 45%
LOTS <25,000 SF, MAX. IMPERVIOUS COVERAGE: 28.5%
LOTS BETWEEN 10,000-25,000 SF, MAX. IMPERVIOUS COVERAGE: 45% (LOT AREA)
- 4: ±23.8' TO EDGE OF FRONT PORCH STEP
- 5: ±21.4' TO EDGE OF SIDE PORCH STEP

LIST OF DRAWINGS

SHEET NO.	DRAWING TITLE	DATE OF LATEST ISSUE
V-1	COVER SHEET	8-8-22
V-2	PLANS & ELEVATIONS	5-20-22

REVISION	DATE
ISSUE FOR REVIEW	5-4-22
ISSUE FOR ZONING	5-20-22
RE-ISSUE FOR ZONING	8-8-22

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**LEWIS RESIDENCE
NEW DETACHED GARAGE**

LOT 8; BLOCK 270
105 WOOD STREET
TOWNSHIP OF WYCKOFF, NEW JERSEY

COVER SHEET

PROJECT NUMBER: 22-157

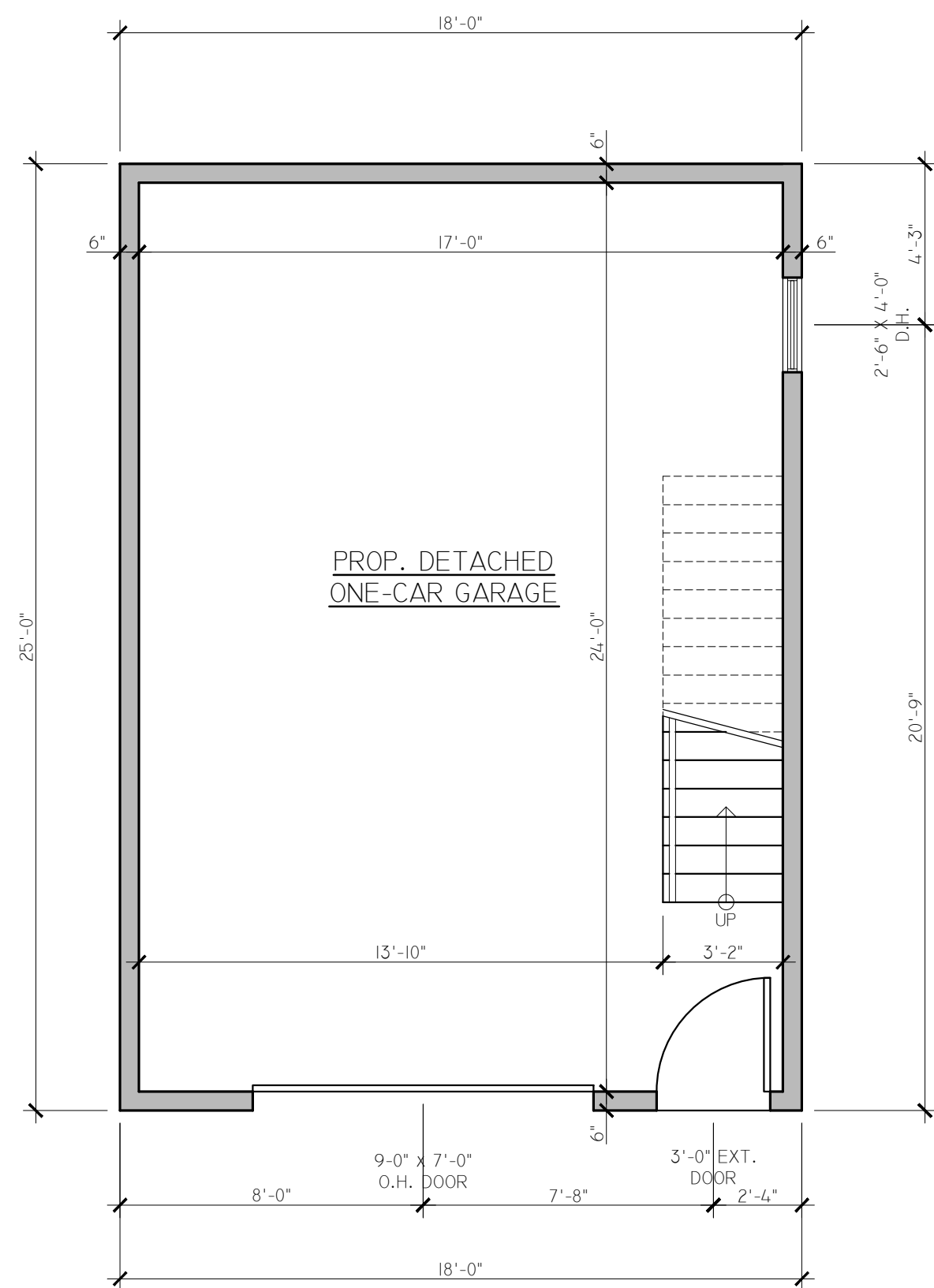
DRAWN BY: CM

CHECKED BY: JC

V-1

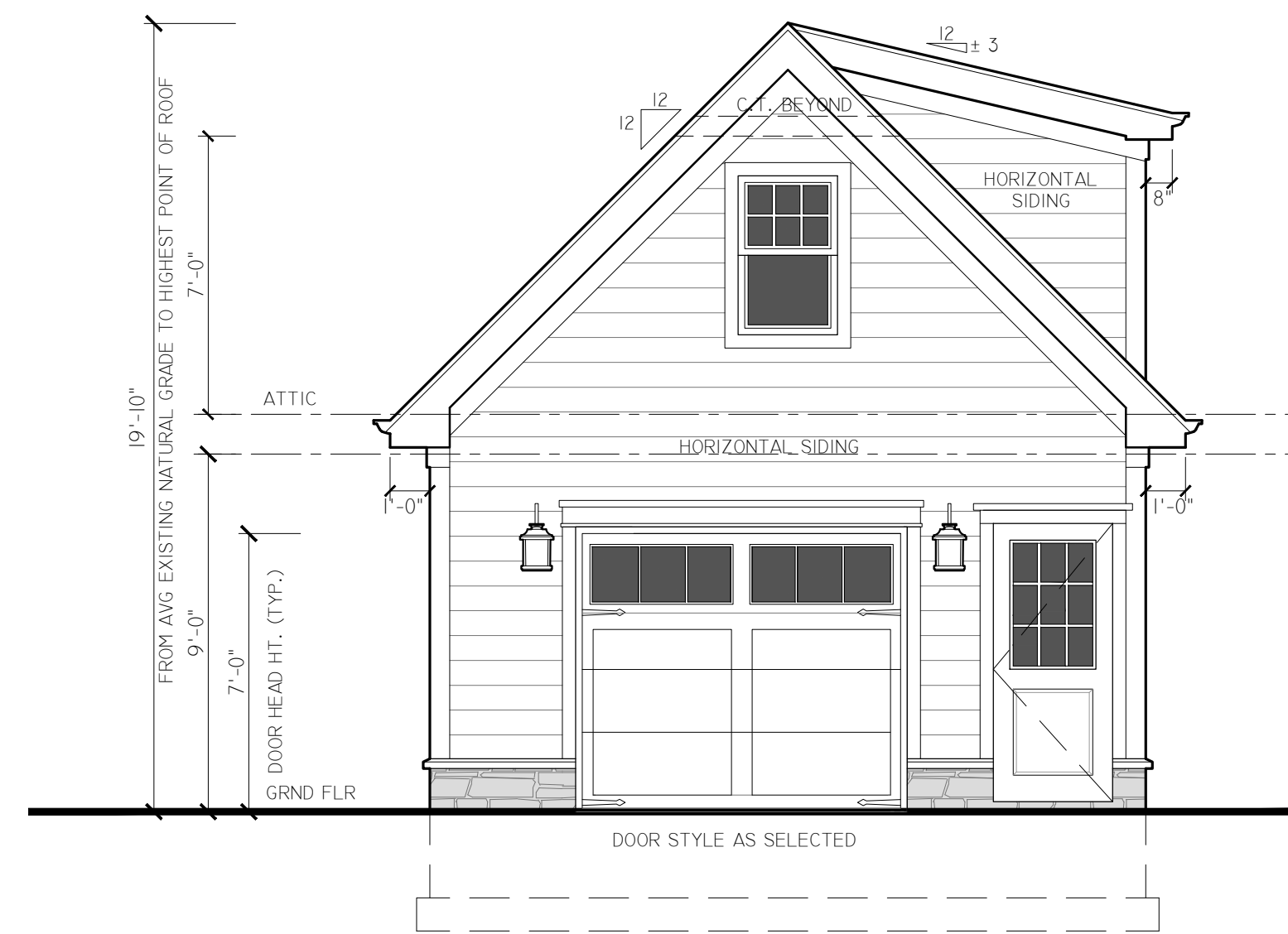
SHEET NUMBER: 01 OF 02

SCALE: AS NOTED



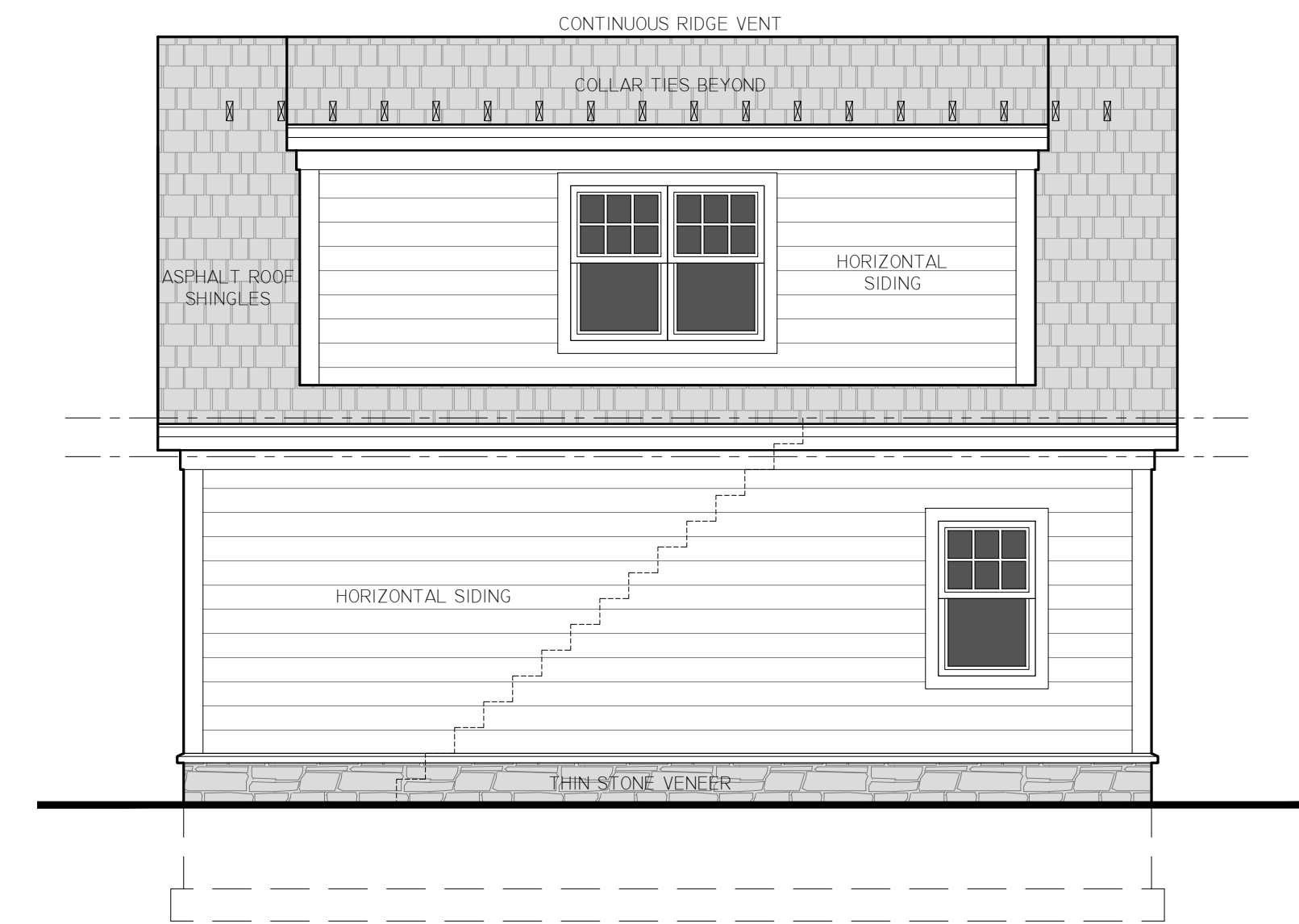
PROP. DETACHED GARAGE GROUND FLOOR

SCALE -- 1/4"=1'-0"
PROPOSED GARAGE AREA= 450 SF



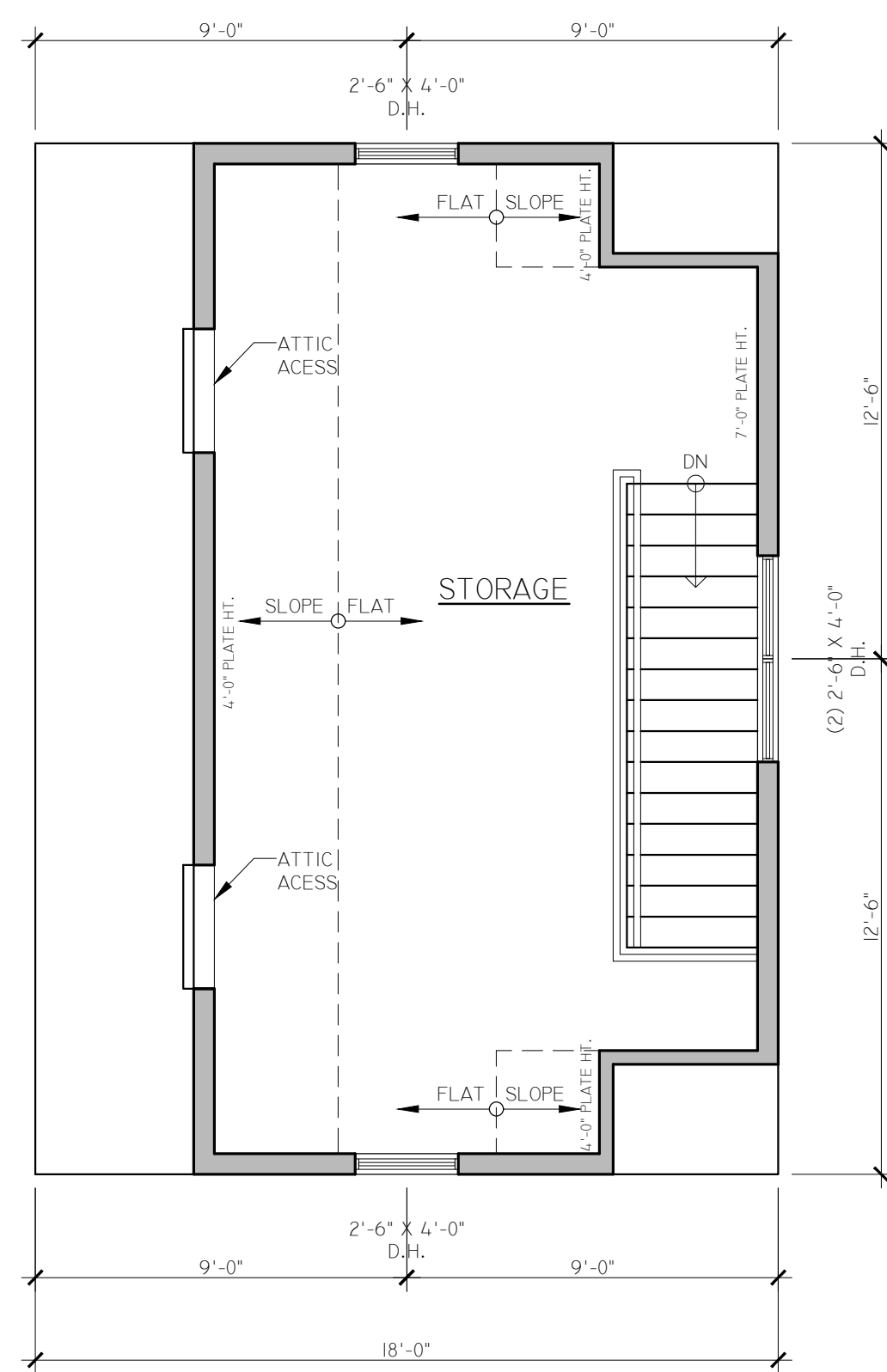
FRONT GARAGE ELEVATION

SCALE -- 1/4"=1'-0"



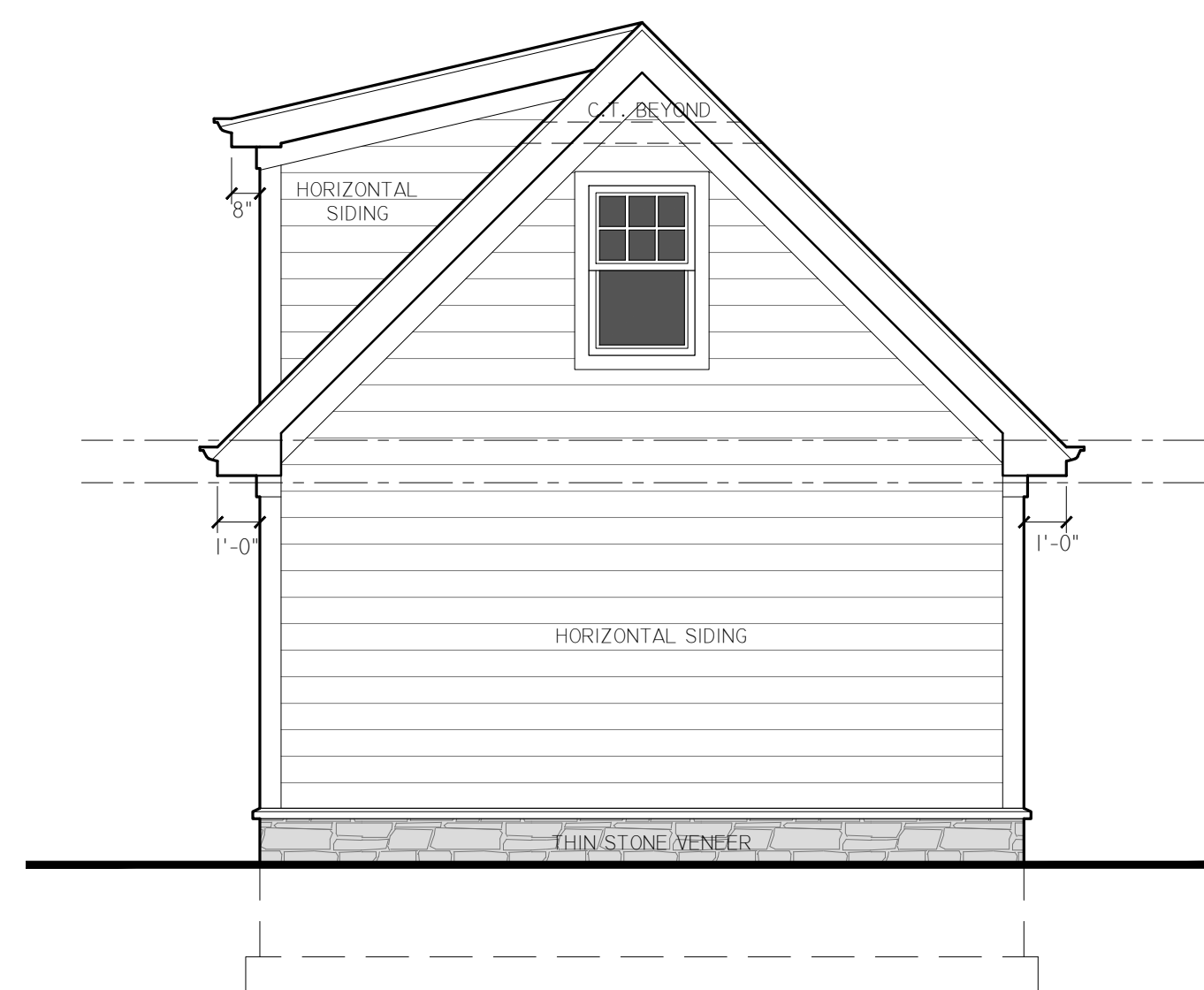
RIGHT SIDE GARAGE ELEVATION

SCALE -- 1/4"=1'-0"



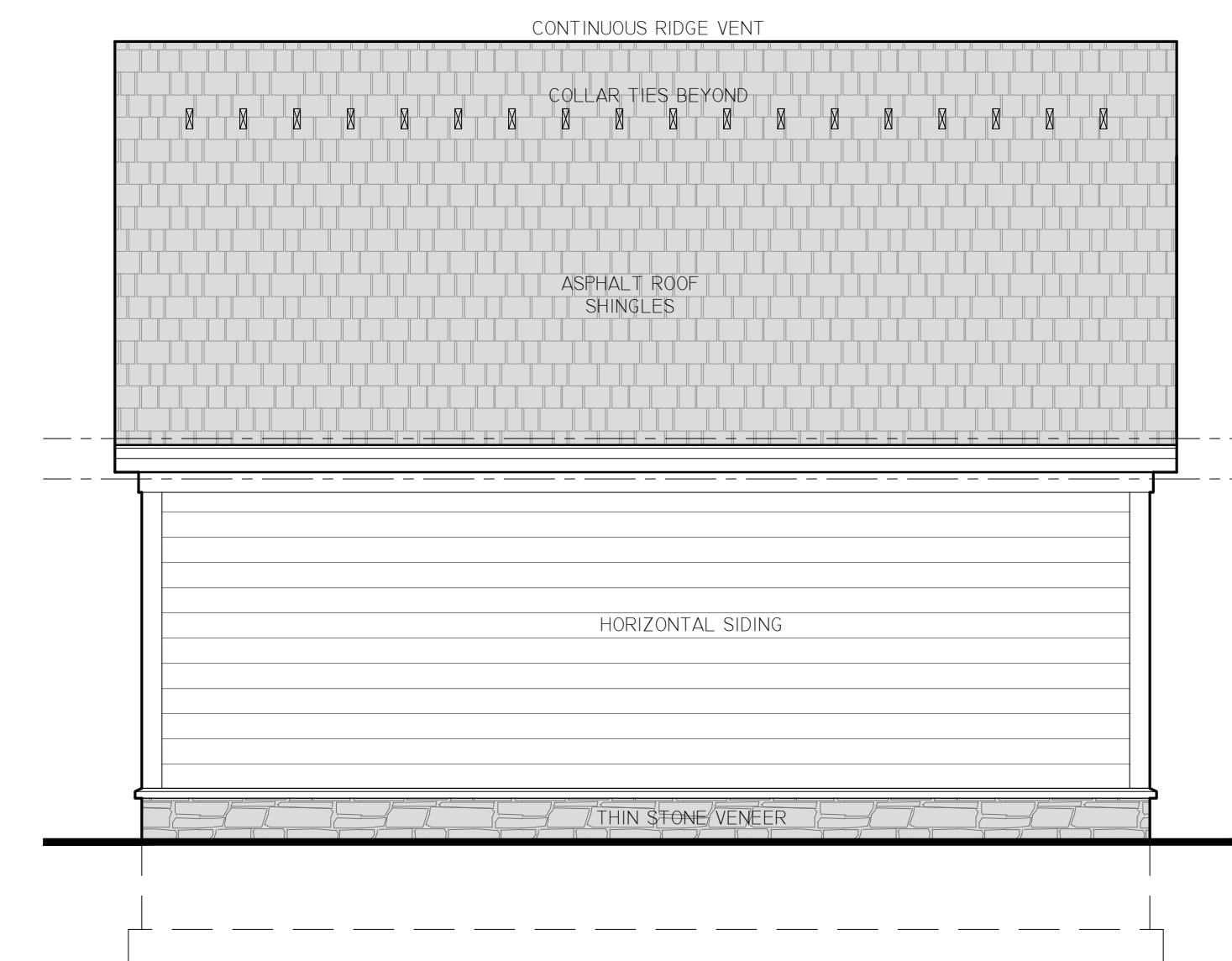
PROP. DETACHED GARAGE ATTIC FLOOR

SCALE -- 1/4"=1'-0"
PROPOSED AREA @ 7'-0"= 186 SF



REAR GARAGE ELEVATION

SCALE -- 1/4"=1'-0"



LEFT SIDE GARAGE ELEVATION

SCALE -- 1/4"=1'-0"

REVISION	DATE
ISSUE FOR REVIEW	5-4-22
ISSUE FOR ZONING	5-20-22

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LEWIS RESIDENCE
NEW DETACHED GARAGE

LOT 8; BLOCK 270
105 WOOD STREET
TOWNSHIP OF WYCKOFF, NEW JERSEY

**FLOOR PLANS
AND ELEVATIONS**

PROJECT NUMBER:	22.157
DRAWN BY:	CM
CHECKED BY:	JC

V-2

SHEET NUMBER: 02 OF 02
SCALE: AS NOTED