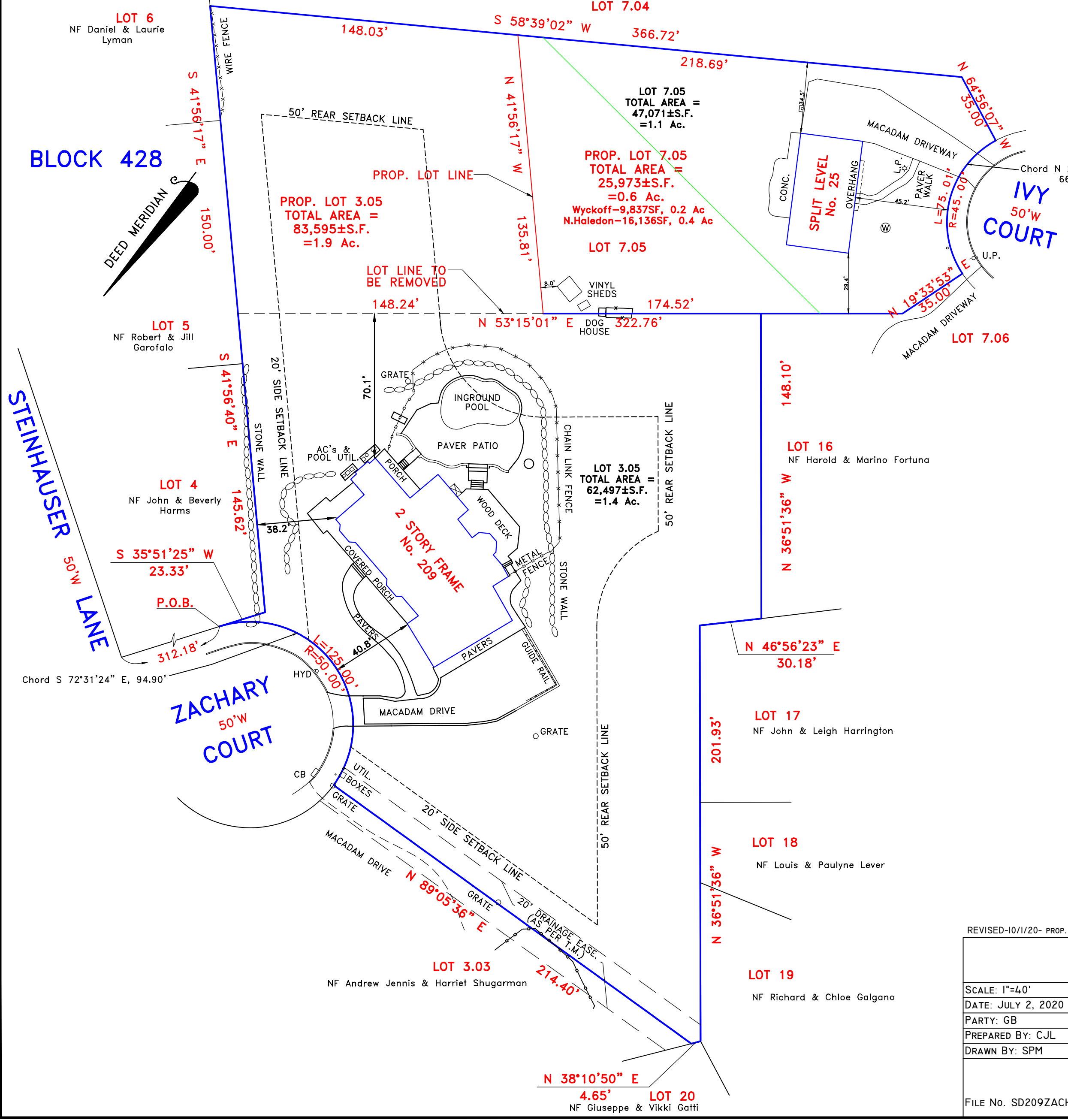


RA-2 District - NORTH HALEDON				
	Requirements	Existing	Proposed	Variance
Lot Area	20,000 sf	47,071 sf	25,973 sf	No
Lot Frontage	125 ft	131.28 ft	131.28 ft	No
Lot Depth	150 ft	352.98 ft	204.0 ft	No
Setbacks				
Front Yard	40 ft	45.2 ft	45.2 ft	No
Side Yard	20 ft	29.4 ft	29.4 ft	No
Side Yard	20 ft	34.5 ft	34.5 ft	No
Comb. Side Yard	45 ft	63.9 ft	63.9 ft	No
Rear Yard	50 ft	352.98 ft	120.7 ft	No
Bldg. Hgt.	35 ft	-	No Change	No
Bldg. Coverage	20%	1814 sf/3.9%	1814 sf/7.0%	No
Impervious Cov.	40%	4233 sf/9.0%	4233 sf/16.3%	No

RA-25 District - WYCKOFF				
	Requirements	Existing	Proposed	Variance
Lot Area	25,000 sf	62,497 sf	83,595 sf	No
Lot Frontage	125 ft	125.00 ft	125.00 ft	No
Lot Depth	150 ft	205.61 ft	205.61 ft	No
Setbacks				
Front Yard	40 ft	40.8 ft	40.8 ft	No
Side Yard	20 ft	38.2 ft	38.2 ft	No
Side Yard	20 ft	91.0 ft	91.0 ft	No
Rear Yard	40 ft	70.1 ft	92.3 ft	No
Bldg. Hgt.	2 1/2 sty/35 ft	-	No Change	No
Bldg. Coverage	15%	5072 sf/8.1%	5072 sf/6.1%	No
Impervious Cov.	28.5%	11,047 sf/17.7%	11,047 sf/13.2%	No



KEY MAP SCALE: 1"=100'

NOTES:

- Applicant: Ryan Merse
- Property address: 209 Zachary Court, Wyckoff, NJ.
- Property known as Block 3.05, Lot 428 in accordance with the Tax Assessment Map of the Township of Wyckoff.
- Property survey and topography prepared February 28, 2019 by Lantelme, Kurens and Associates, PC.
- If the subdivision is approved, it shall be perfected by the filing of new deeds.

REVISED-10/1/20- PROP. OWNERS, SETBACK LINES, CURVE DATA, LOT AREA DATA, NOTES.

Lantelme, Kurens & Associates, P.C. Engineers & Land Surveyors
101 West Street, P.O. Box 486, Hillsdale, New Jersey 07642 (201) 666-2450

SCALE: 1"=40'	MINOR SUBDIVISION FOR RYAN MERSE Lot 7.05 Block 69 25 Ivy Court North Haledon Lot 3.05 Block 428 209 Zachary Court Wyckoff	CERTIFIED TO:
DATE: JULY 2, 2020		Christopher Lantelme P.E. & L.S. 39580
PARTY: GB		
PREPARED BY: CJL	PROPERTY SITUATED IN THE BOROUGH OF NORTH HALEDON, PASSAIC COUNTY & TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY	
DRAWN BY: SPM	MAP SOURCE: TAX ASSESSMENT MAP OF THE BOROUGH OF NORTH HALEDON & TOWNSHIP OF WYCKOFF	
FILE No. SD209ZACHARY		