

RA 25 - Rural Residential

PROPOSED

LOT SIZE
Frontage
Depth

EXG
10,000 NC
80
125

Existing NC
Existing NC
Existing NC

SETBACKS

Front Yard
Rear Yard
Side Yard #1
Side Yard #2

Existing NC
Conforms
Existing NC
Existing NC

Accessory Structures

Rear
Side

8'
7'

Existing NC
Existing NC

GROSS BLDG AREA
Gross Bldg Area is less than 3,700

2139.5

2313.75

BUILDING AREAS

Principal Building (footprint)
Access
Total

940.75
799
1739.75

Conforms
Existing NC

DWELLING AREA
First
Second

1200
1660.75
890.75
770

Conforms

BUILDING HGT
Number of Stories

35
2 1/2

Conforms
Conforms

Lot Coverage Areas

Buildings

1749.75

1783.25

Exg Driveway
Exg Walks

1816
124

1816
124

NEW TERRACE
NEW STEPS BEYOND PORCH

0 (behind front and side yards)
0 (behind front and side yards)

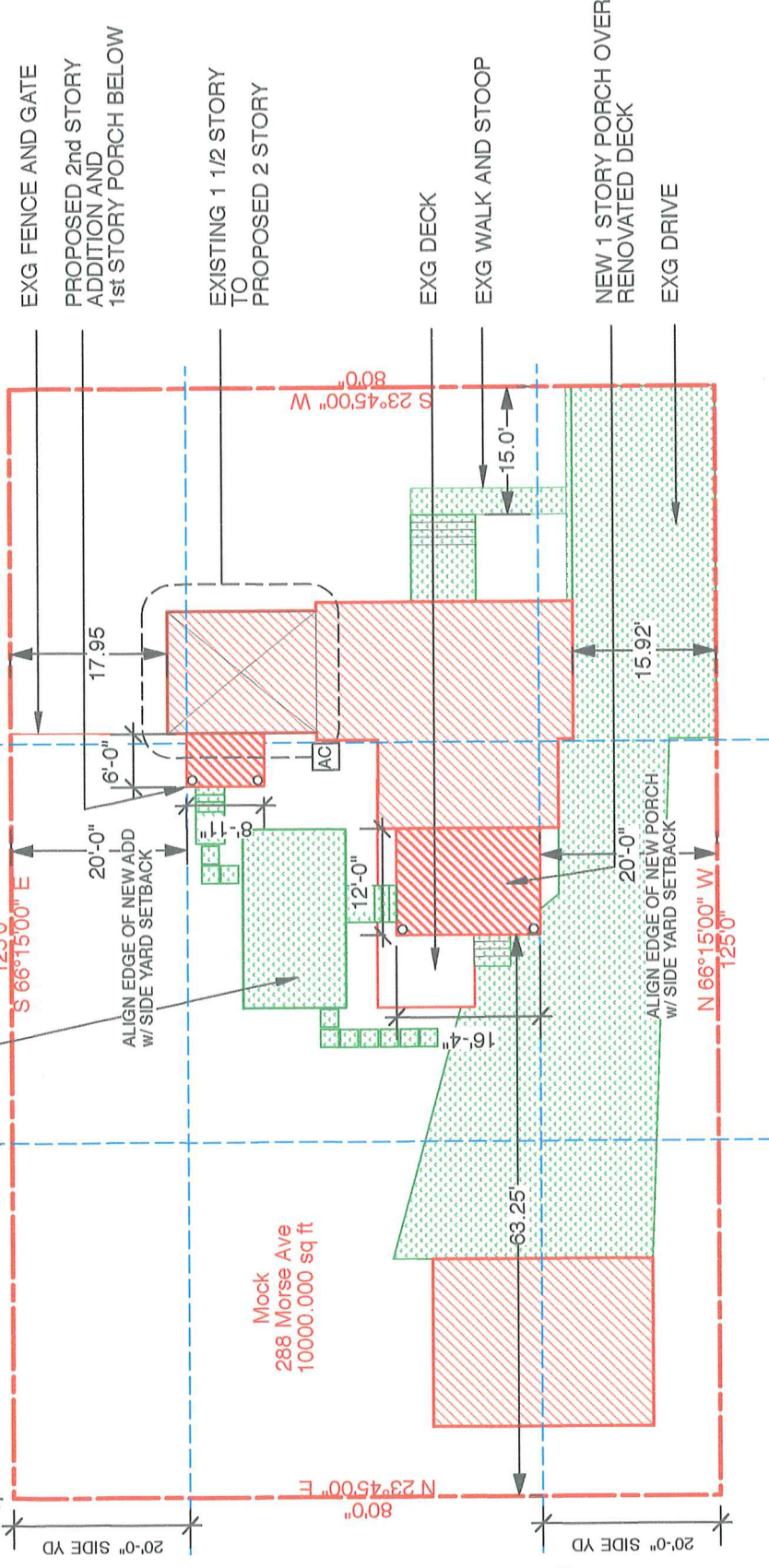
Lot Coverage 45%

3689.75
36.90%

3713.25
37.13%

Conforms

NEW AT GRADE PAVED
TERRACE AND WALKWAYS



1 Existing Site Plan

Scale: 1" = 20'-0"



RECEIVED

FEB 18 2022

PLANNING/ZONING

INFORMATION TAKEN FROM SURVEY DATED - 19 Oct 2020
PREPARED BY - Bernard Criscenzo / no. 33999

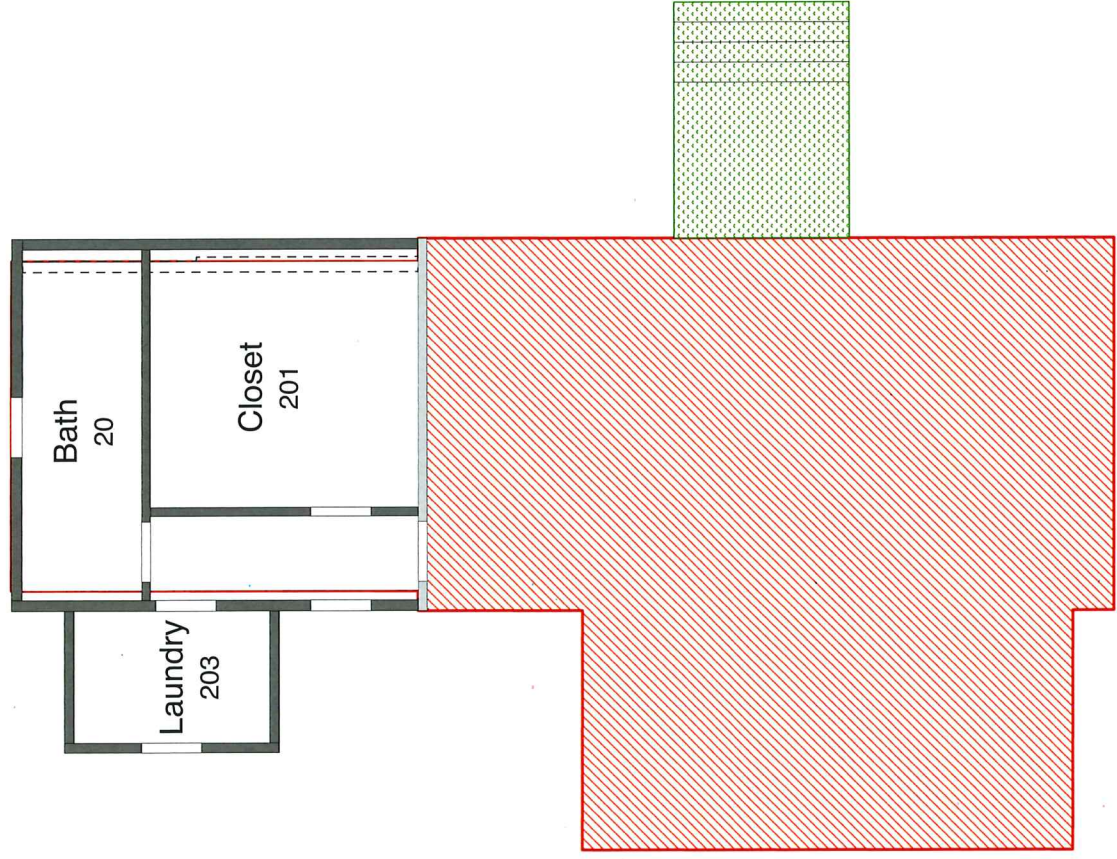
SEE MUFSON LANDSCAPING PLAN
FOR ALL PLANT MATERIAL.



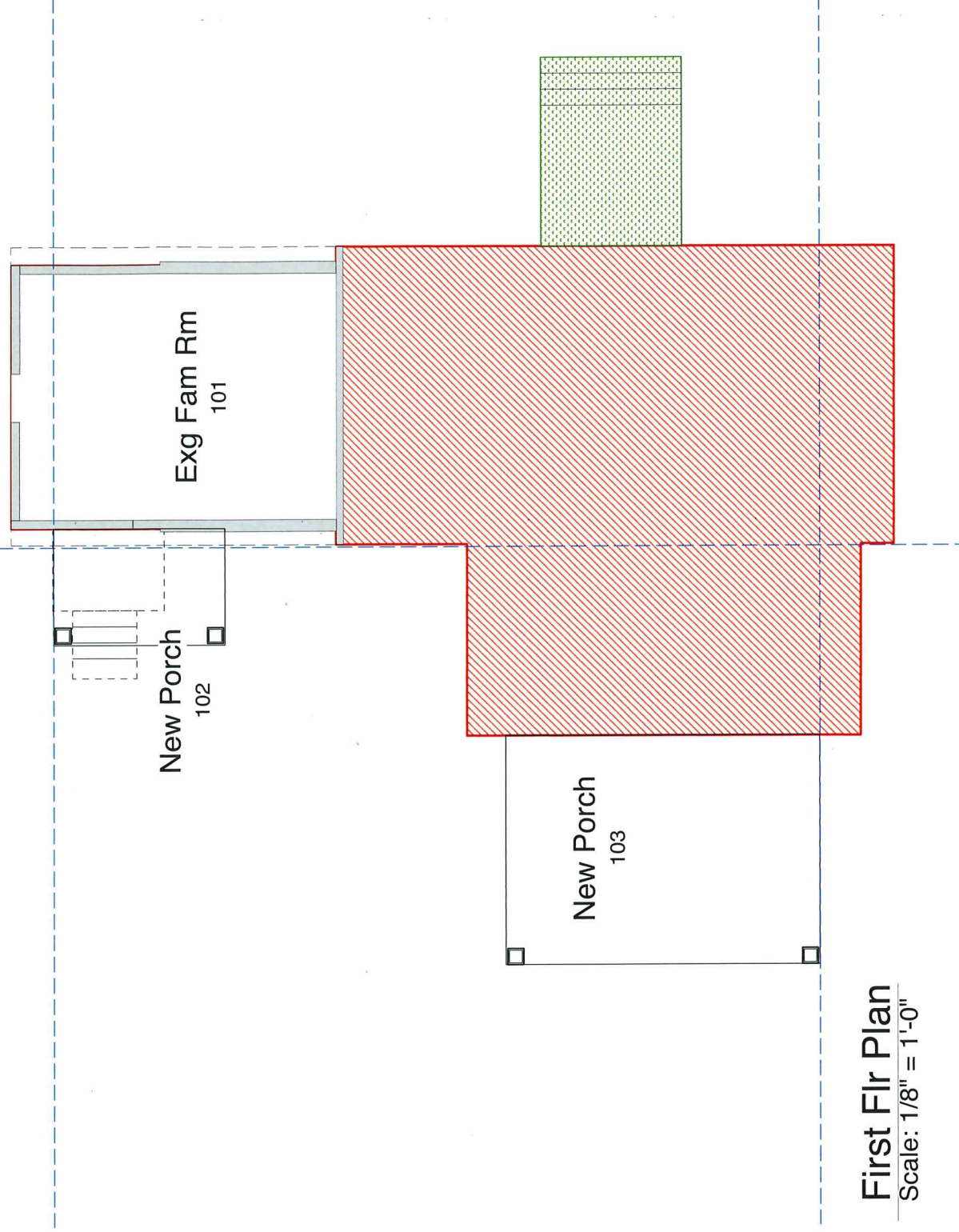
REVISED

Mock Residence 288 Morse Ave Wyckoff, NJ	WP A William Petrone ARCHITECT 163 West Street PO Box 464 New Lebanon NY 12125 45 N Broad St / Ridgewood NJ 07450 tel 917-923-3553	SCALE: as noted	DATE ISSUED:	DWG. TITLE:
		DRAWN BY:	DATE: 02.16.22	Site Plan - Existing w/ Zoning Takeoff
JOB NUMBER / FILE NAME: 202104_zoning_021622		Z-1		

William C. Petrone RA
NJ Lic No 10403



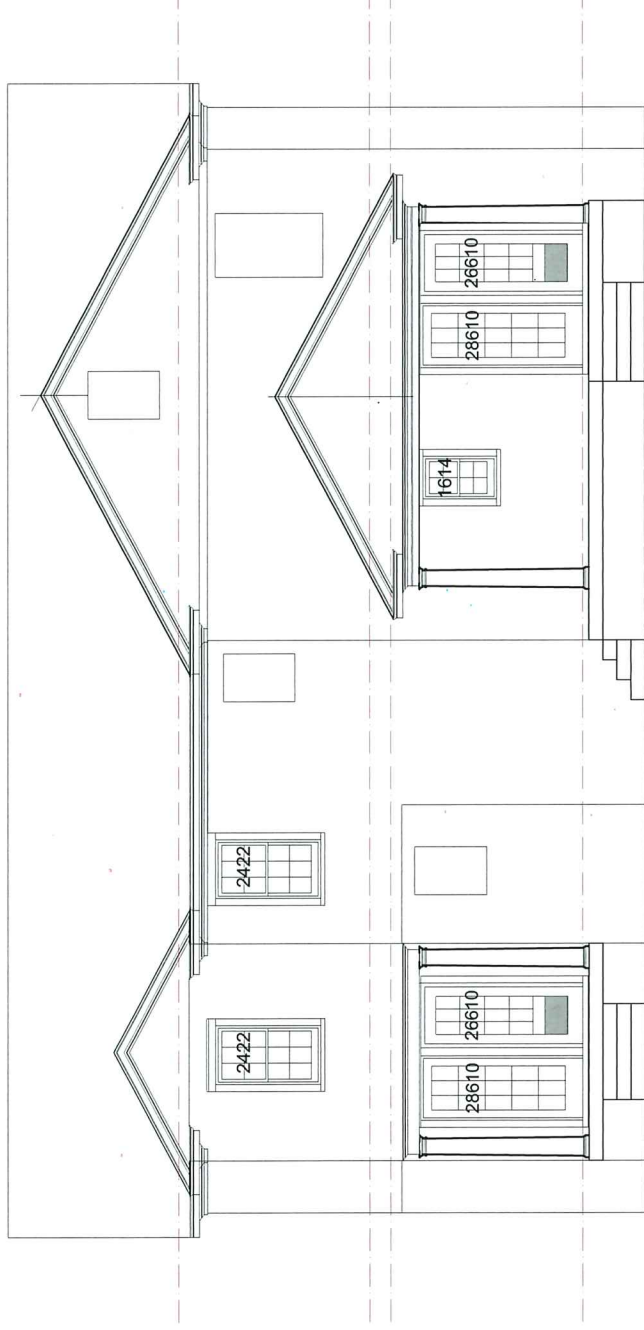
2 Second Flr Plan
Scale: 1/8" = 1'-0"



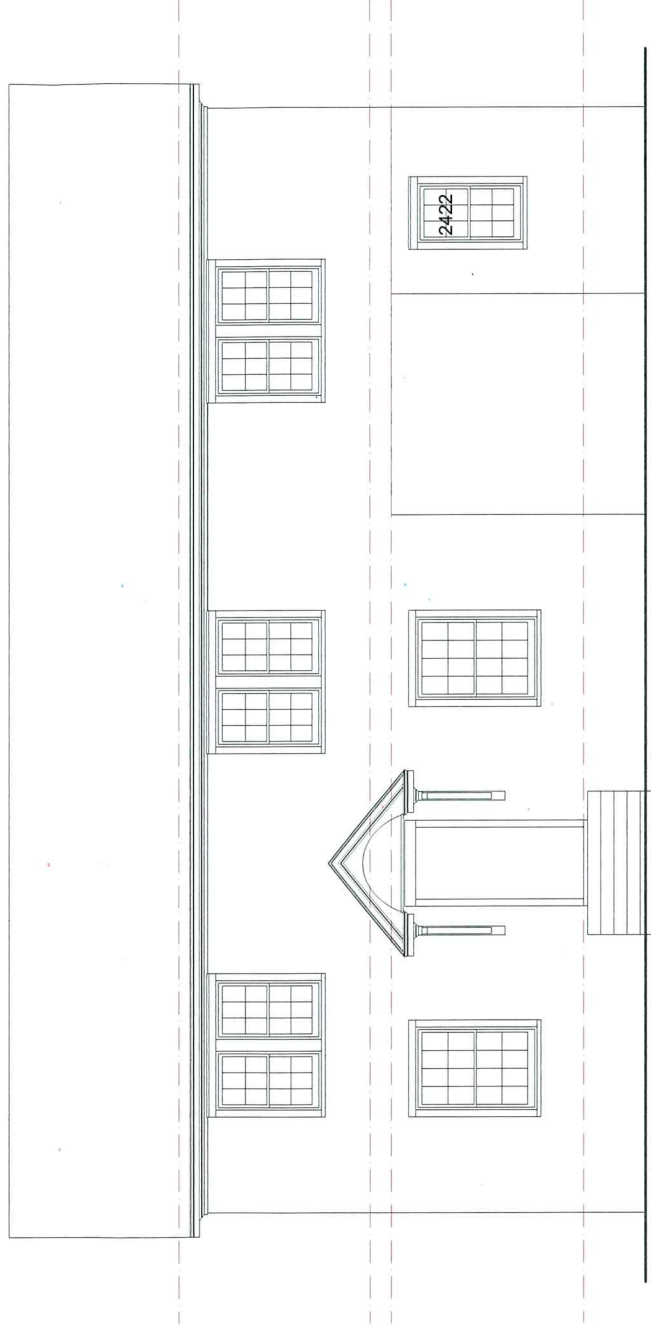
1 First Flr Plan
Scale: 1/8" = 1'-0"

Mock Residence 288 Morse Ave Wyckoff, NJ	WP A W P A R C H I T E C T William Petrone A R C H I T E C T 115 West 18th Street NY, NY 10011 tel 917-923-3553 512 Ackerman Ave Glen Rock, NJ 07452 tel 201-689-9990	SCALE: as noted	DATE ISSUED:	DWG. TITLE:
		DRAWN BY:	DATE: 12.11.21	Floor Plans
		JOB NUMBER / FILE NAME: 202104_zoning_121121		Z-2

William C. Petrone RA
NJ Lic No 10403



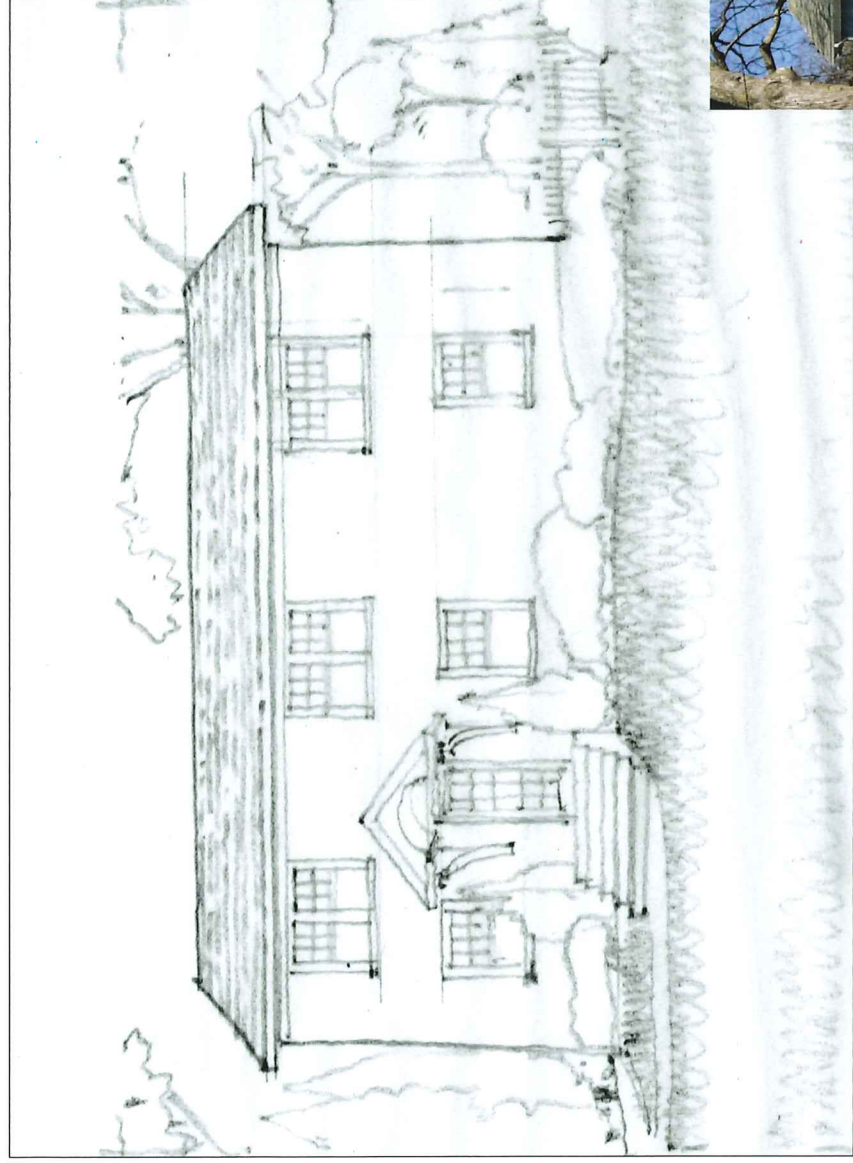
2 Rear Elevation
Scale: 1/8" = 1'-0"



1 Front Elevation
Scale: 1/8" = 1'-0"

Mock Residence 288 Morse Ave Wyckoff, NJ	WP A W P A R C H I T E C T 115 West 18th Street NY, NY 10011 tel 917-923-3553 512 Ackerman Ave Glen Rock, NJ 07452 tel 201-689-9990	SCALE: as noted	DATE ISSUED:	DWG. TITLE:
		DRAWN BY:	DATE: 12.11.21	Front / Rear Exterior Elevs
		JOB NUMBER / FILE NAME: 202104_zoning_121121		Z-3

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**Mock
Residence**
288 Morse Ave
Wyckoff, NJ

WP A

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115 West 18th Street NY, NY 10011
tel 917-923-3553
512 Ackerman Ave Glen Rock, NJ 07452
tel 201-689-9990

SCALE:
as noted

DRAWN BY:

DATE ISSUED:

DATE:

12.11.21

JOB NUMBER / FILE NAME:
202104_zoning_121121

DWG. TITLE:
**Existing Photos
and Sketches**

Z-4

William C. Petrone RA
NJ Lic No 10403

J. ZONING DISTRICT – RA-25

ALL APPLICANTS COMPLETE SECTION J

DIMENSIONS

Zoning Requirement	Present Layout	Proposed Layout	**See Note
1. LOT SIZE (sq. ft.)			
Frontage	10,000	10,000	()
Depth	80	80	()
150 min.	125	125	()
2. SETBACKS			
Principal Building			
Front Yard (ft.)	24.2	24.2	()
Rear Yard (#2) (ft.)	75.27	63.25	()
Side Yard (#1) (ft.)	15.92	15.92	()
Side Yard (#2) (ft.)	17.95	17.95	()

* Accessory Structure(s) (deck, garage, shed, pool, etc.)
 Rear Yard (ft.) 8
 Side Yard (ft.) 7

(Attach a separate sheet if necessary)

*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY

3. GROSS BUILDING AREA (GBA) per 186.65**			
Over 3,700 (sq. ft.) Side yard setbacks increase	2139.5	2313.75	()
Garage faces side yard setback increases to			()
			()

4. BUILDING AREAS (footprint)

Principal Building (sq. ft.)	890.75	1140.25	
Accessory Structures (sq. ft.)	469.5	469.5	
GARAGE	329.5	113.5	
DECK(S)	50	50	
PORCH	10	10	
AC			

5. LOT COVERAGE

A. Principal Building (%)	890.75	8.9%	1140.25	11.4%
B. Total Access. Structures (%)	859	8.57%	643	6.43%
C. Total (%) (A & B)	1749.75	17.50%	1783.25	17.83%

6. DWELLING AREA (Total sq. ft.)

First Floor	1060.75	1835.00	()
Second Floor	890.75	890.75	()
	770	944.23	()

7. BUILDING HEIGHT (ft.)

Number of stories	26'-11"	26'-11"	()
	2	2	()

8. IMPERVIOUS COVERAGE (Calculation)

For lots over 25,000 sq. ft., the maximum allowable impervious coverage shall be 28.5% of the lot area. For lots between 10,000 and 25,000 sq. ft., the maximum allowable impervious coverage shall be equal to 45 divided by the square root of the lot area. Lots less than 10,000 sq. ft., the maximum allowable impervious coverage shall be 45% of the lot area.

Structures/Buildings	1783		
Driveways (paved or gravel)	1876		
Patios and/or paved areas			
Walkways and brick pavers	124		
Tennis Court			
Swimming Pool Water Surface			
Decks w/o free drainage			
TOTAL IMPERVIOUS COVERAGE:	3723	Calculated %	()
		=	37.23

ALLOWABLE 45%
4,500 sq. ft.

**GROSS BUILDING AREA – is defined as the gross building floor area of the buildings on the property. The gross building area shall include all enclosed floor areas on all floors for residences, accessory buildings and garages. The gross building area shall not include open porches, unfinished attics, basements, decks or patios.

Mock Residence
 288 Morse Ave
 Wyckoff, NJ

WPA

William Petrone A R C H I T E C T
 115 West 18th Street NY, NY 10011
 tel 917-923-3553
 512 Ackerman Ave Glen Rock, NJ 07452
 tel 201-689-9990

SCALE: as noted
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 DATE ISSUED:
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DATE: 12.11.21
 JOB NUMBER / FILE NAME:
 202104_zoning_121121

Z-5



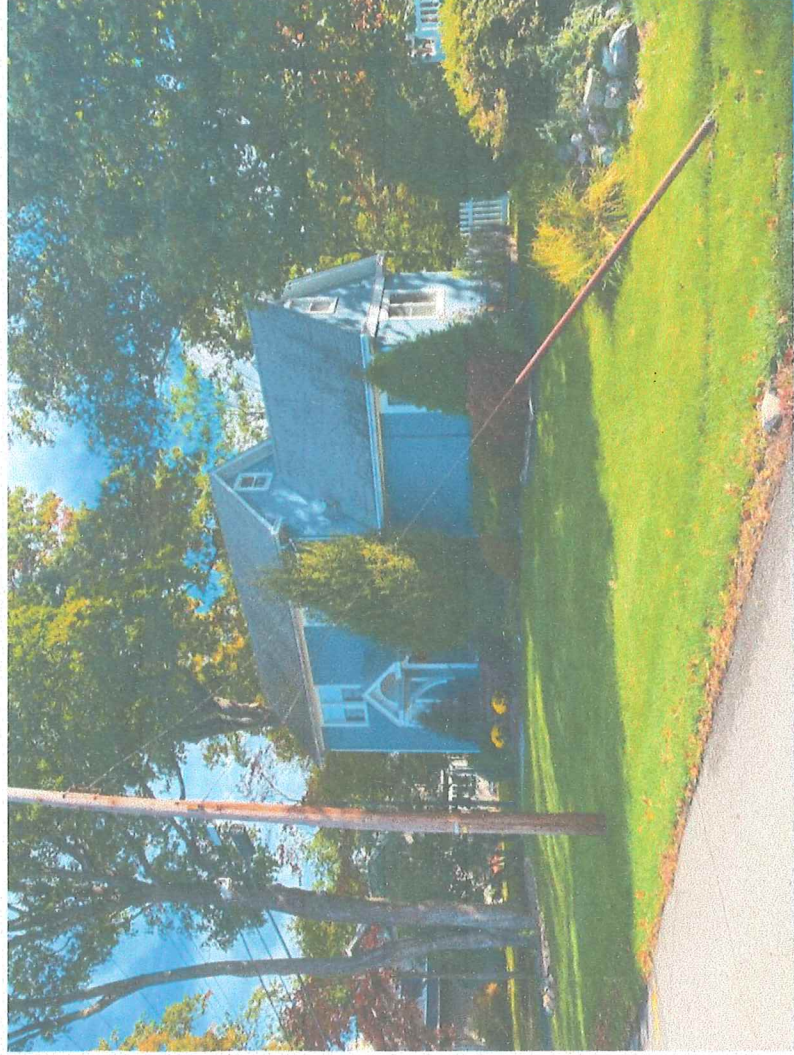
William C. Petrone RA
 NJ Lic No 10403



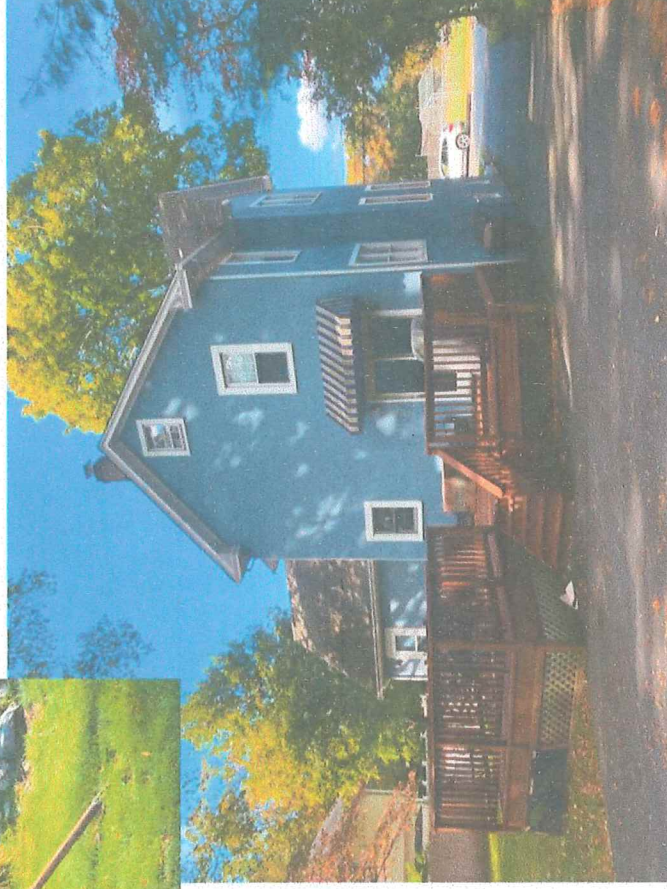
Front Looking Southeast



Looking at Garage



Front Looking Northeast



Rear Looking Southwest

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SCALE:
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DRAWN BY:

DATE ISSUED:

DATE:

12.11.21

DWG. TITLE:
**Existing House
Photos**

See Z4 for Additional Photos

JOB NUMBER / FILE NAME:
202104_zoning_121121

Z-6

William C. Petrone RA
NJ Lic No 10403

284 Morse Avenue



Washington Elementary
(across the street)



257 and 260
Van Houton Avenue

**Mock
Residence**
288 Morse Ave
Wyckoff, NJ

WP A

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JOB NUMBER / FILE NAME:
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DWG. TITLE:
Context Photos

Z-7

William C. Petrone RA
NJ Lic No 10403