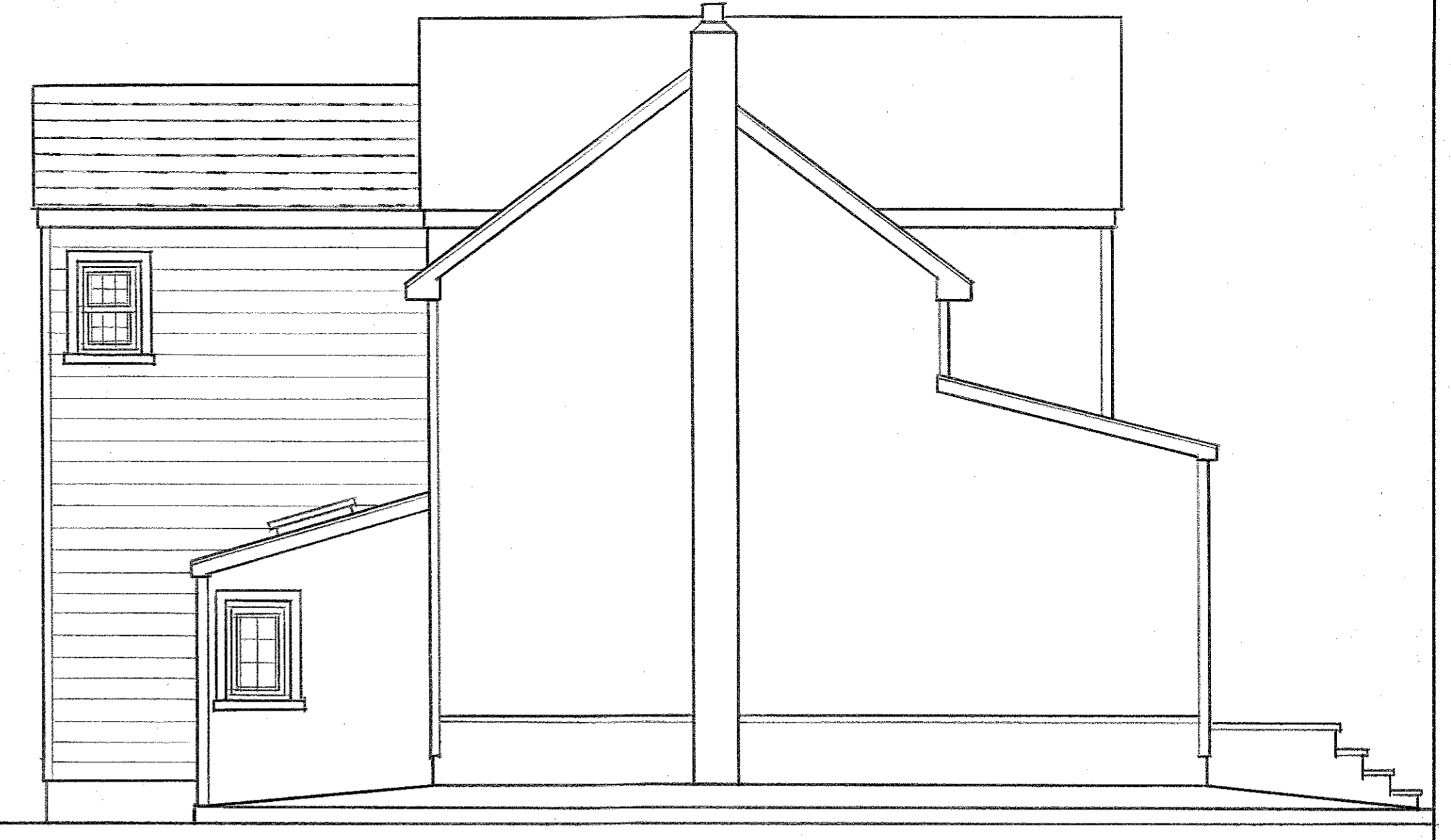




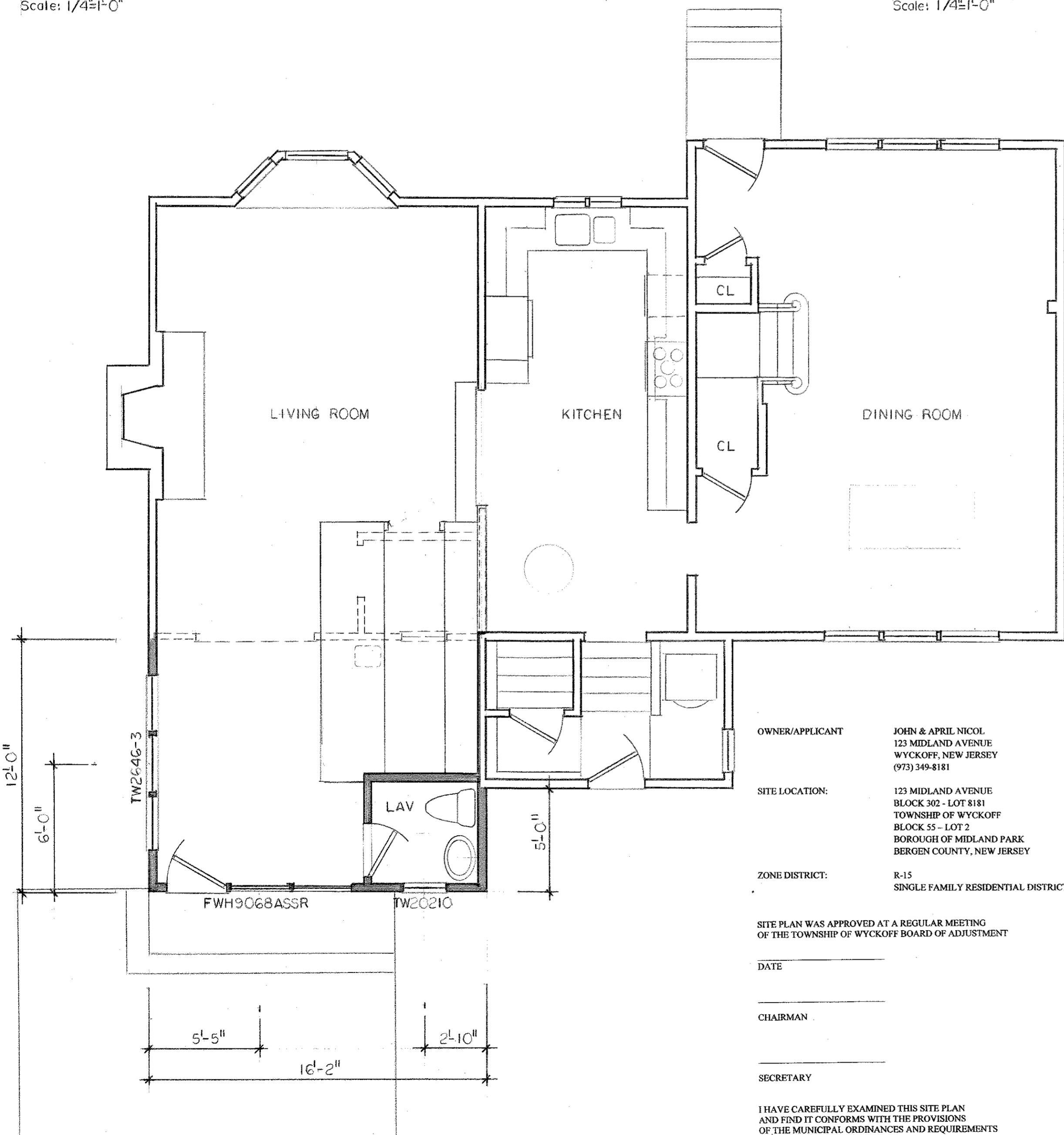
**RIGHT SIDE ELEVATION**  
Scale: 1/4"=1'-0"



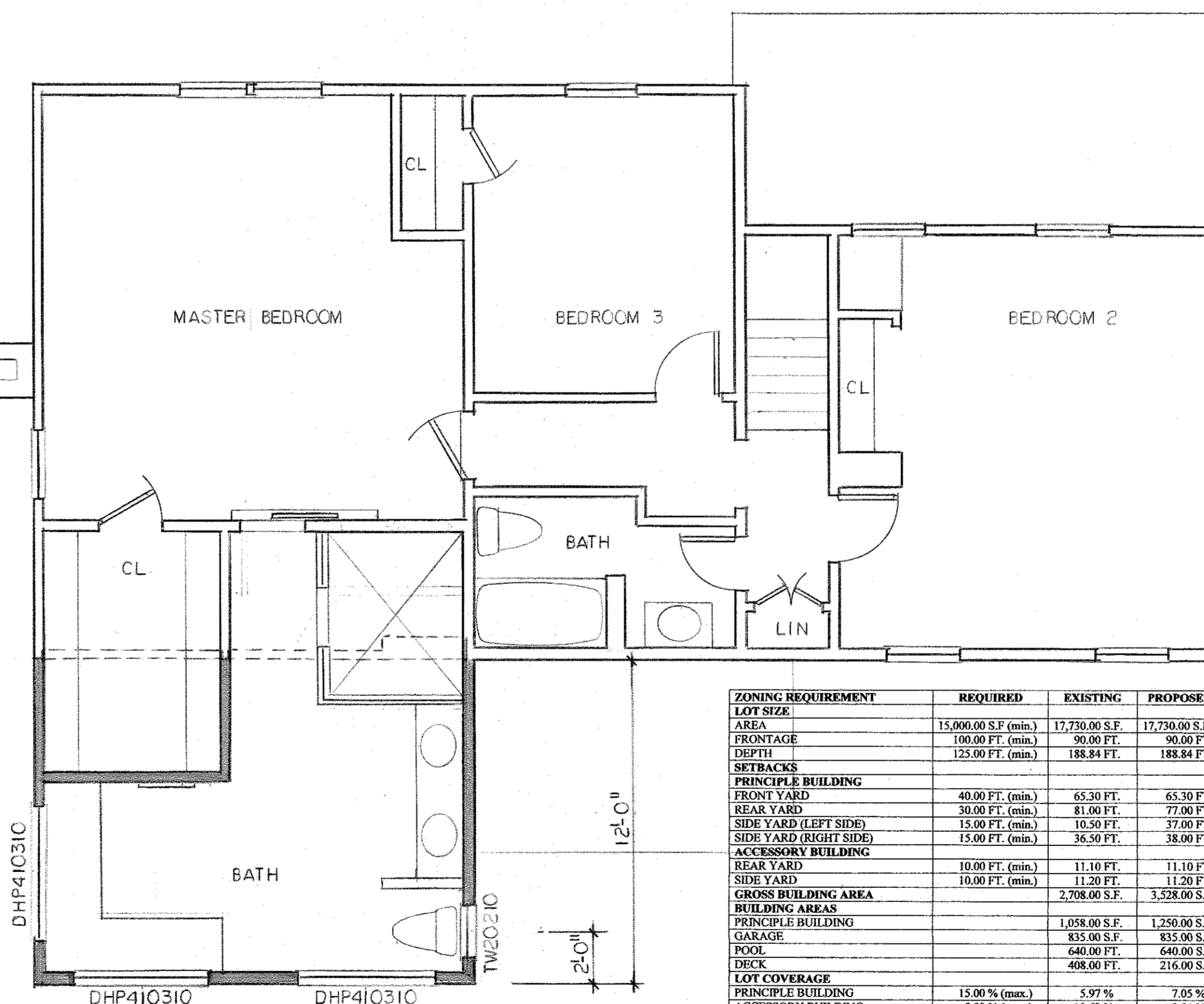
**REAR ELEVATION**  
Scale: 1/4"=1'-0"



**LEFT SIDE ELEVATION**  
Scale: 1/4"=1'-0"



**FIRST FLOOR PLAN**  
Scale: 1/4"=1'-0"



**SECOND FLOOR PLAN**  
Scale: 1/4"=1'-0"

OWNER/APPLICANT: JOHN & APRIL NICOL  
123 MIDLAND AVENUE  
WYCKOFF, NEW JERSEY  
(973) 349-8181

SITE LOCATION: 123 MIDLAND AVENUE  
BLOCK 55 - LOT 2  
BOROUGH OF MIDLAND PARK  
BERGEN COUNTY, NEW JERSEY

ZONE DISTRICT: R-15  
SINGLE FAMILY RESIDENTIAL DISTRICT

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

DATE: \_\_\_\_\_

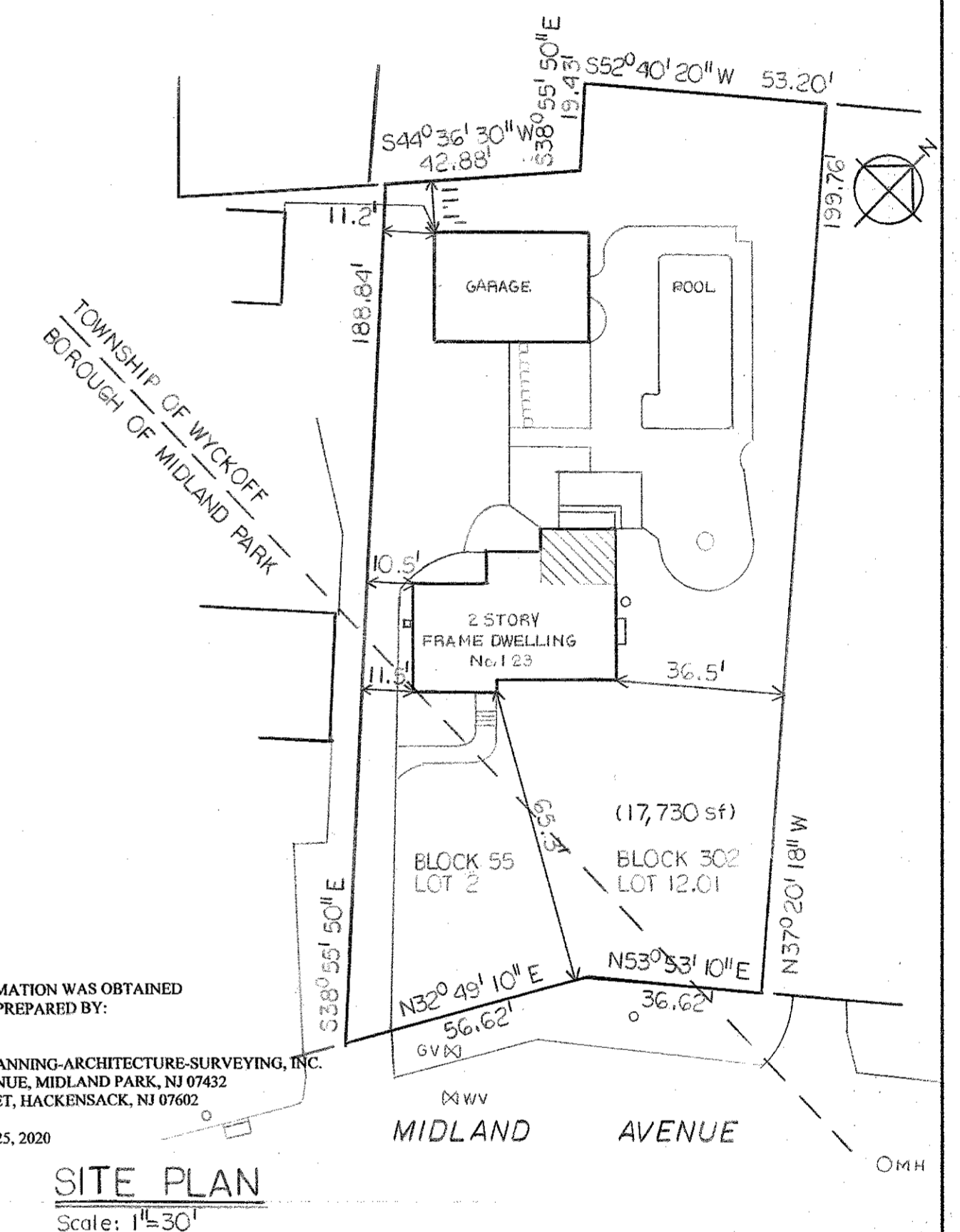
CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

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

ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
<b>LOT SIZE:</b>			
AREA	15,000.00 S.F. (min.)	17,730.00 S.F.	17,730.00 S.F.
FRONTAGE	100.00 FT. (min.)	90.00 FT.	90.00 FT.
DEPTH	125.00 FT. (min.)	188.84 FT.	188.84 FT.
<b>SETBACKS:</b>			
<b>PRINCIPLE BUILDING:</b>			
FRONT YARD	40.00 FT. (min.)	65.30 FT.	65.30 FT.
REAR YARD	30.00 FT. (min.)	81.00 FT.	77.00 FT.
SIDE YARD (LEFT SIDE)	15.00 FT. (min.)	10.50 FT.	37.00 FT.
SIDE YARD (RIGHT SIDE)	15.00 FT. (min.)	36.50 FT.	38.00 FT.
<b>ACCESSORY BUILDING:</b>			
REAR YARD	10.00 FT. (min.)	11.10 FT.	11.10 FT.
SIDE YARD	10.00 FT. (min.)	11.20 FT.	11.20 FT.
<b>GROSS BUILDING AREA:</b>		2,708.00 S.F.	3,528.00 S.F.
<b>BUILDING AREAS:</b>			
PRINCIPLE BUILDING		1,058.00 S.F.	1,250.00 S.F.
GARAGE		835.00 S.F.	835.00 S.F.
POOL		640.00 S.F.	640.00 S.F.
DECK		468.00 S.F.	216.00 S.F.
<b>LOT COVERAGE:</b>			
PRINCIPLE BUILDING	15.00% (max.)	5.97%	7.05%
ACCESSORY BUILDING	5.00% (max.)	10.62%	9.54%
TOTAL	20.00% (max.)	16.59%	16.59%
<b>IMPERVIOUS COVERAGE:</b>			
DRIVEWAY	33.80% (max.)	41.91%	41.91%
<b>DWELLING AREA:</b>			
FIRST FLOOR	1,100.00 S.F. (min.)	1,873.00 S.F.	2,257.00 S.F.
SECOND FLOOR		1,058.00 S.F.	1,250.00 S.F.
DRIVEWAY		815.00 S.F.	1,007.00 S.F.
<b>PRINCIPLE BUILDING HEIGHT:</b>	35.00 FT. (max.)	25.50 FT.	23.50 FT.
STORIES	2-1/2 (max.)	2	2
<b>ACCESSORY BUILDING HEIGHT:</b>	20.00 FT. (max.)	15.33 FT.	19.67 FT.

COVERAGE	EXISTING	PROPOSED
<b>BUILDING</b>		
HOUSE	1058.00	1250.00
GARAGE	835.00	835.00
POOL	640.00	640.00
DECK	468.00	216.00
	2941.00 S.F.	2941.00 S.F.
	16.59%	16.59%
<b>IMPERVIOUS</b>		
BUILDING	2941.00	2941.00
AC UNITS	6.00	6.00
PLATFORM & STAIRS	28.00	28.00
WALKS	176.00	176.00
DRIVEWAY	2490.00	2490.00
PATIO	1250.00	1250.00
	7431.00 S.F.	7431.00 S.F.
	41.91%	41.91%
<b>ROOF SURFACE AREA</b>	1874.00 S.F.	2066.00 S.F.
		9.29% GREATER



SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY:  
LAN ASSOCIATES  
ENGINEERING-PLANNING-ARCHITECTURE-SURVEYING, INC.  
445 GODWIN AVENUE, MIDLAND PARK, NJ 07432  
61 HUDSON STREET, HACKENSACK, NJ 07602  
DATED: AUGUST 25, 2020

**SITE PLAN**  
Scale: 1"=30'

**HOUSE ADDITION & ALTERATION  
NICOL RESIDENCE  
123 MIDLAND 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. 07463  
(201) 612-0896

DATE: 8-12-20	PROJECT NO.: 20 088	<i>Edwin P. Sherman</i>
REVISIONS: A 9-5-20 B 10-5-20	DRAWING <b>A-3</b>	NOT VALID UNLESS SEALED