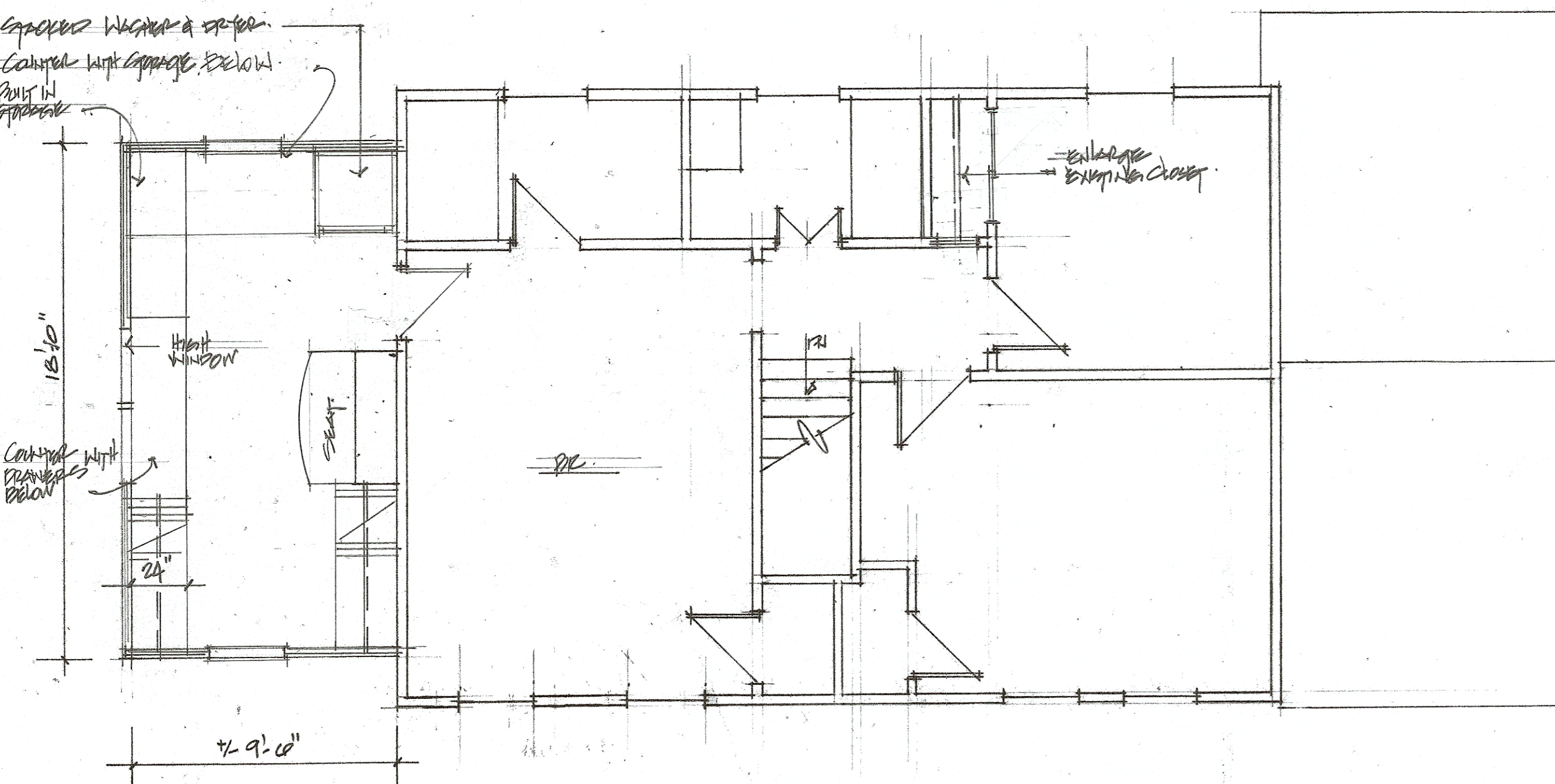


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT - R-15

	DIMENSIONS		**See Note
	Zoning Requirement	Proposed Layout	
1. LOT SIZE (sq. ft.)	15,000 min.	11,907	()
Frontage	100 min.	104.35	()
Depth	125 min.	122.74	()
2. SETBACKS			
Principal Building			
Front Yard (ft.)	40 min.	28.0	()
Rear Yard (ft.)	30 min.	4.24	()
Side Yard (#1) (ft.)	15 min.	23.0	()
Side Yard (#2) (ft.)	15 min.	41.0	()
* Accessory Structure(s) (deck, garage, shed, pool, etc.) (Attach a separate sheet if necessary)			
Rear Yard (ft.)	10 min.	4.30	()
Side Yard (ft.)	10 min.	4.21	()
**ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY			
3. GROSS BUILDING AREA (GBA) per 186.65"			
Over 2,700 (sq. ft.) Side yard setbacks increase	20 min.	2,202 sf	()
Garage faces side yard setbacks increase to	27 min.	2,442 sf	()
4. BUILDING AREAS (footprint)			
Principal Building (sq. ft.)	LIST	917 sf	()
Accessory Structures (sq. ft.)		1,091 sf	()
Garage - Proposed		422 sf	()
5. LOT COVERAGE			
A. Principal Building (%)	15 max.	9.2%	()
B. Total Access. Structures (%)	5 max.	4.1%	()
C. Total (%) (A & B)	20 max.	13.3%	()
6. DWELLING AREA (Total sq. ft.)	1,100 min.	1,899 sf	()
First Floor		917	()
Second Floor		982	()
7. BUILDING HEIGHT (ft.)	35 max.	4.23	()
Number of stories	2 1/2 max.	2 1/2	()
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	Sq. ft.	1,580 sf	Spaces reserved for calculation
Driveways (paved or gravel)	Sq. ft.	1,120 sf	
Patios and/or paved areas	Sq. ft.	660 sf	
Walkways and brick pavers	Sq. ft.	210 sf	
Tennis Court	Sq. ft.	N/A	
Swimming Pool Water Surface	Sq. ft.	N/A	
Decks w/o free drainage	Sq. ft.	N/A	
TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	4,230 sf	Calculated % = 35.0%

*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.
**NOTE: MARK (X) WHERE NOT IN CONFORMANCE WITH ZONING

Travers Residence
165 Greenhaven Road, Wyckoff NJ Block 331 Lot 3

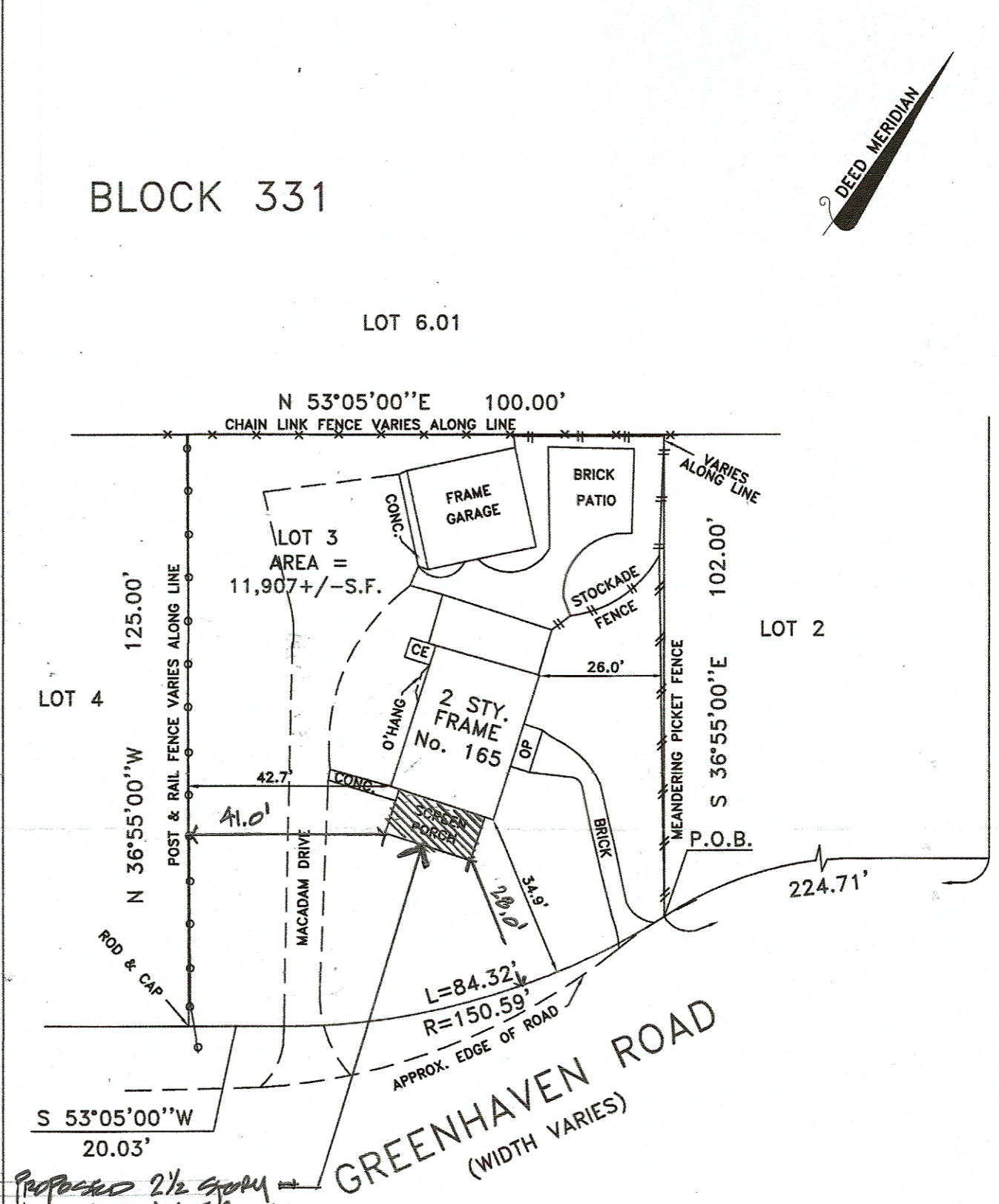
Lot Size - 11,907 sf

Zoning Information R-15 Zone

	Required	Existing	Proposed
Lot Size (Min)	15,000sf	11,907sf	no change
Lot Width (Min)	100	104.35	no change
Lot Depth (Min)	120'	125.0' & 102.0'	no change
Front Yard Setback (Min)	40.0'	28.0'	28.0'
Rear Yard (Min)	30'-0"	approx. 34.0'	no change
Side Yard Setback (Min)			
Min Side yard #1	15.0'	23.0'	no change
Min Side yard #2	15.0'	41.0'	41.0'
Setback of Accessory Bldg. (Min)			
Rear Yard	10.0'	approx 3.0'	no change
Side Yard	10.0'	approx. 27.0'	no change
Lot Coverage (Max) - Principal Building	15%	9.2%	no change
Accessory Building	5%	4.1%	no change
Total	20%	13.3%	no change
Gross Building Area	2,700sf	2,262sf	2,442sf
Impervious Coverage (Max)	41.2%	35.6%	no change
(45 divided by the square root of lot area)		4,236sf	no change
45 / 109.11 (sq. root of 11,907) = 41.2%			
Floor Areas (approx square footage)	Existing (sf)	Added (sf)	Totals (sf)
First Floor	917	180	1097
Second Floor	682	180	862
Attached Garage	483	0	483
Porch	180	-180	0
Driveway (paved)	1720	0	1720
Walkways and brick pavers	276	0	276
Patios and/or paved areas	660	0	660

Lantelme, Kurens & Associates, PC
Engineers & Surveyors 101 West Street, Hillsdale, N.J. 07642 Ph. 201-666-2450 Fax 201-666-9745

FILE NO. RTD 03-423



HOLD RECORD DESCRIPTION.

PROPERTY CORNERS NOT SET AS PER CONTRACT.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY SURVEY

CERTIFIED TO: RIVERSIDE TITLE & ABSTRACT, INC.; HUDSON CITY SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR; WILLIAM I. STRASSER, ESQ.; ROBERT F. TRAVERS AND PATRICIA A. TRAVERS, HUSBAND AND WIFE

PROPERTY SITUATED IN: TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY

LOT NO.: 3 (TAX MAP)

BLOCK NO.: 331 (TAX MAP)

MAP SOURCE: TAX ASSESSMENT MAP OF THE TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY.

LAND SURVEYOR
Christopher J. Lantelme
P.E. & L.S. 39580

SCALE: 1"=30' DATE: 04/17/03 PARTY: FM DRAWN BY: JW

MAKES UP PROPERTY SURVEY SHOWINGS PROPOSED WORK.



Rocco P. Orlando Jr. AIA
Architect

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Ridgewood, NJ 07450

Ph/fax 201-612-7556
roarchitect@optonline.net

N.J. License No. 21A101300300

Revisions

No.	Description	Date
1	REVISED FOR P.D. OF A.D.	2-20-20
2	ZONING INFO UPDATED	4-16-20

PROJECT

TRAVERS RESIDENCE
165 GREENHAVEN ROAD, WYCKOFF NJ.

Date: 2.20.2020
Scale: AS NOTED
Drawing No.: A1 of 2