

PETER B. COOPER & ASSOCIATES

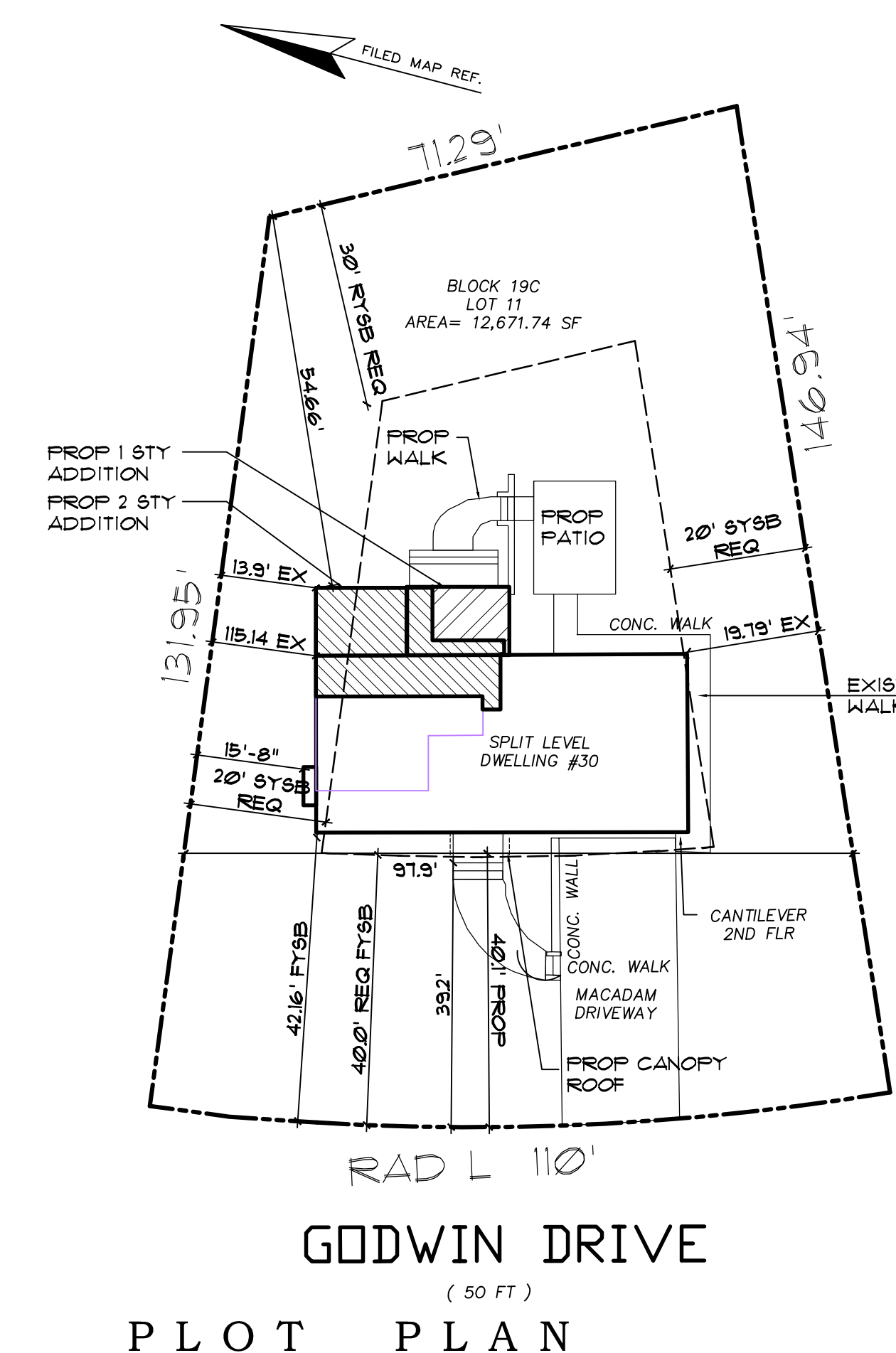
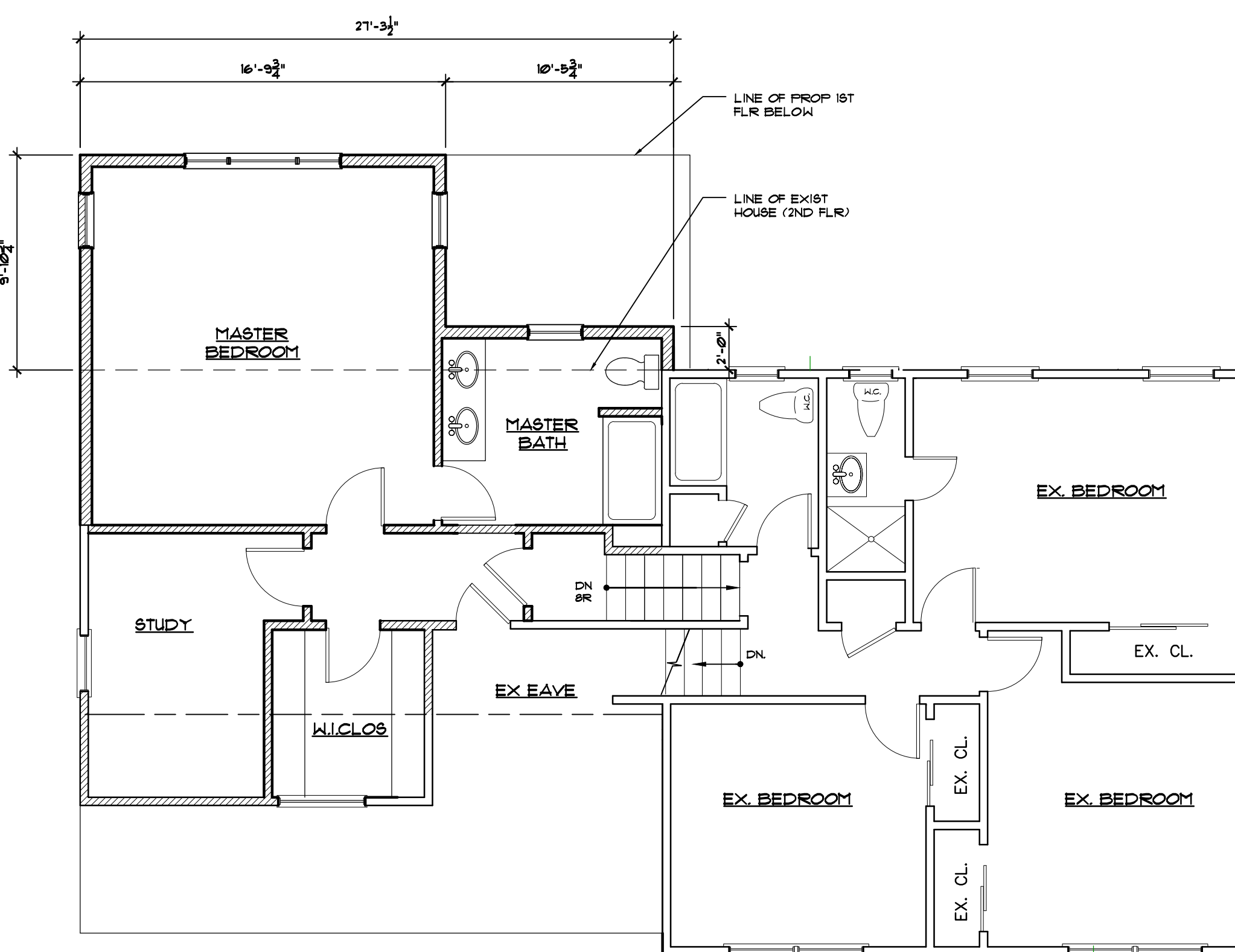
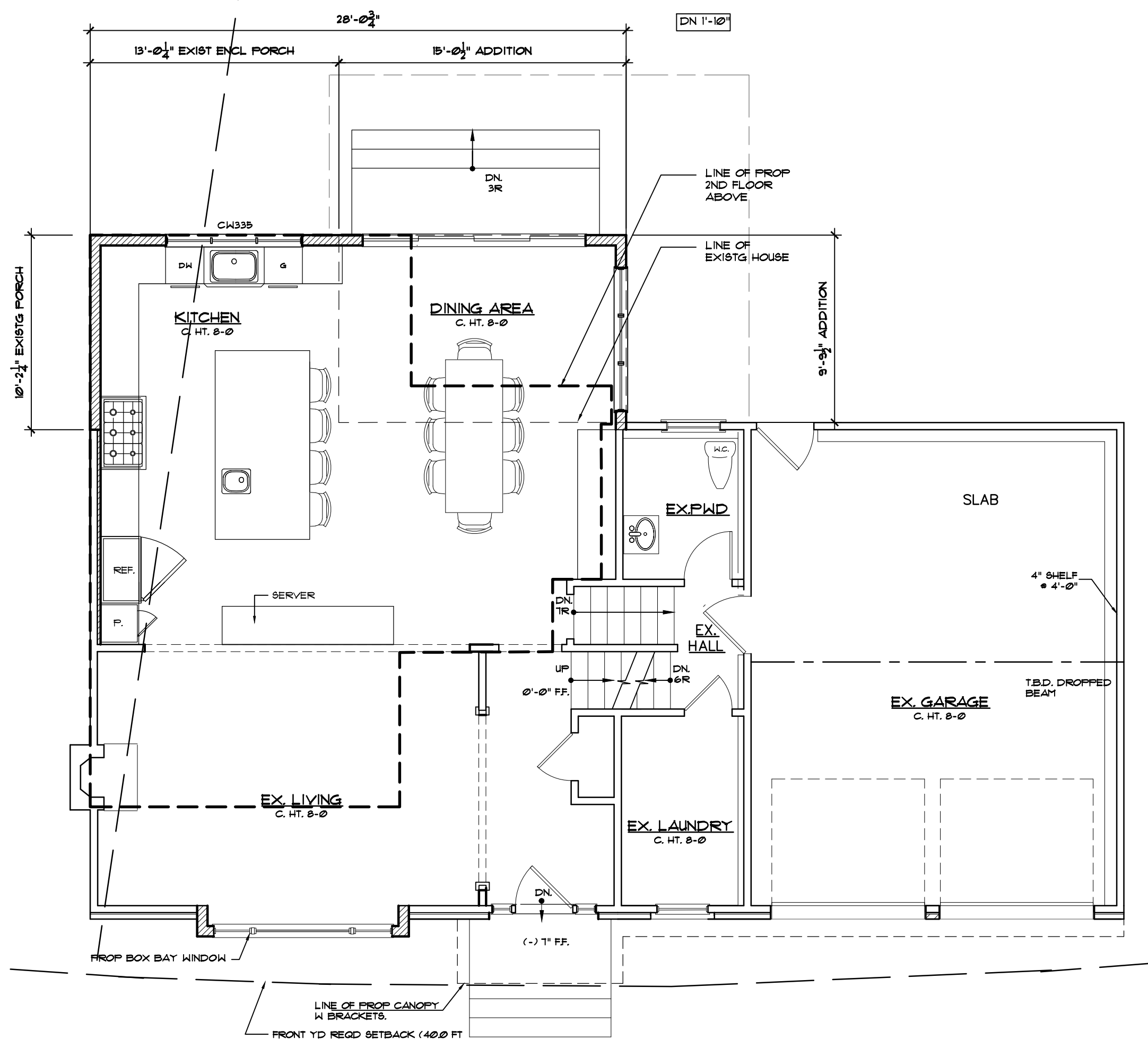
ARCHITECTS & LANDSCAPE ARCHITECTS
 14 OVERBROOK ROAD, RAMSEY, NJ 07446
 TEL: 201-512-1146 FAX: 201-783-8299
 PETER@PETERCOOPERARCHITECTS.COM

PROJECT DESCRIPTION:

THIS PROJECT INVOLVES A 2 STORY ADDITION/ RENOVATION, FIRST FLOOR ADDITION, NEW FRONT PORTICOE ROOF, AND AESTHETIC UPGRADES

VARIANCE REQUESTED FOR LEFT SIDE YARD SETBACK (EXISTING NON CONFORMING CONDITION)

PROPRIETARY NOTE:
 IT IS A VIOLATION OF N.J.S. LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER OR CHANGE ANY ITEM ON THESE PLANS. THE INFORMATION AND DRAWINGS HEREIN ARE OF PROPRIETARY NATURE AND FOR USE BY OUR CLIENTS ONLY. ON THIS SITE ONLY, AND NOT TO BE USED FOR ANY OTHER PURPOSE OTHER THAN THIS LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF PETER COOPER.



PLOT PLAN
 SCALE: 1" = 20'-0"
 BASE SURVEY PREPARED BY:
 BERNARD CRISCENZO, L.S., OAKLAND, N.J.
 DATED 6-19-2020

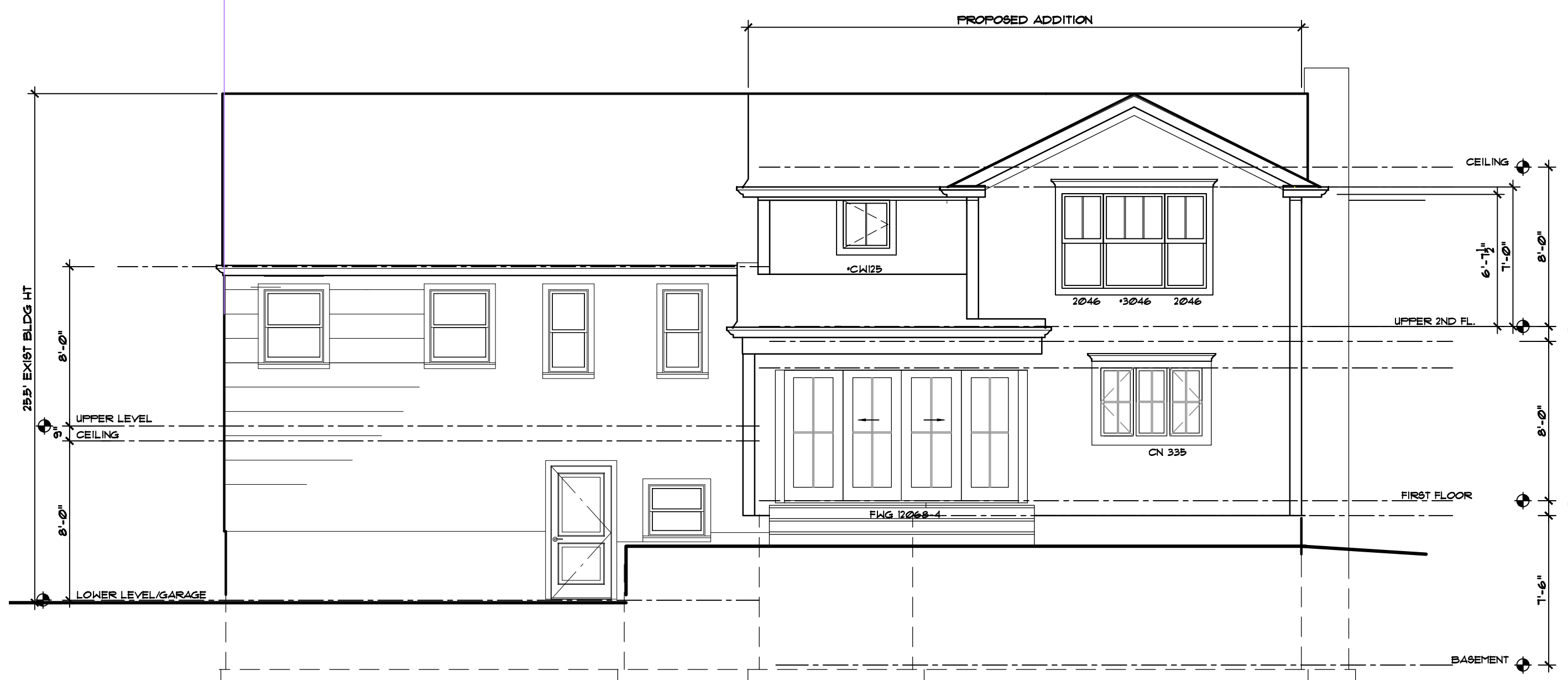
FIRST/LOWER LEVEL FLR PLAN

SCALE: 3/16" = 1'-0"

2ND/MID LEVEL FLR PLAN

SCALE: 3/16" = 1'-0"

PROPOSED ADDITION FOR:
VERNIERI RESIDENCE
 30 GODWIN DRIVE, WYCKOFF NJ 07481



REAR ELEVATION

SCALE: 3/16" = 1'-0"

ZONING SCHEDULE

LOT: (19) ¹ BLOCK: (26) ¹
 ZONE: R-15 USE GROUP: R-4
 LOT SIZE: 12,671.74 SF
 TOWN OF WYCKOFF CLASS: 5B

BUILDING AREA CALC'S			
FLOOR	EXISTING	ADDED	TOTAL
FIRST FLOOR	846 SF	141 SF	983 SF
LOWER FLOOR	181 SF	(0) SF	181 SF
MID LEVEL	136 SF	(0) SF	136 SF
SECOND FLOOR	210 SF	358 SF	628 SF
GARAGE	507 SF	(0) SF	507 SF
TOTAL LIVING AREA	2540 SF	505 SF	3045 SF
VOLUME		6060 CF	

CRITERIA	REQUIRED	EXISTING	PROP
LOT AREA	15,000 SF	12,671.74 SF	NC
LOT FRONTAGE	120'	91.9 FT	NC
LOT DEPTH	125'	131 FT	NC

CRITERIA	REQUIRED	EXISTING	PROPOSED
HEIGHT	2 1/2 STY'S 35'	25.5'	25.5'
FRONT YARD S.B.	40'	42.2'	NC / 40.1'
SIDE YARD S.B. LEFT	20' EA. SIDE	★ 13.9'	NC / 13.9 FT
SIDE YARD S.B. RIGHT	20' EA. SIDE	★ 19.7'	N/C
COMBINED S.Y.S.B.		33.6'	N/C
REAR YARD S.B.	30'	54.6'	N/A
ACCESSORY BUILDING			N/A

CRITERIA	REQUIRED	EXISTING	PROPOSED
BUILDING COVER (PRINCPL)	15% / 1900 SF	12.5% / 1584 SF	14.2% / 1811 SF
BUILDING COVER (TOTAL)	20% / 2534 SF	12.5% / 1584 SF	14.2% / 1811 SF
IMPERVIOUS COVER	33.9% / 5056 SF	21.9% / 2716 SF	25.5% / 3234 SF

CRITERIA	EXISTING	ADDED	PROPOSED
15% OR 1900 SF. MAX PRINCIPAL BLDG COVER			
GROUND FLOOR FOOTPRINT	1534 SF	147 SF	1681 SF
COVER PORCH, STOOP STEPS	50 SF	80 SF	130 SF
ACCESSORY BUILDING	0 SF		
TOTAL SF	1584 SF	227 SF	1811 SF

CRITERIA	EXISTING	ADDED	PROPOSED
33.9% OR = 5056 SF MAX ALLOWED			
BUILDING /STRUCTURES	1584 SF	227 SF	1811 SF
DRIVEWAY	714 SF	0 SF	714 SF
PATHS/WALKS	478 SF	32 SF	510 SF
PATIO'S	0 SF	193 SF	193 SF
TOTAL SF	2776 SF	452 SF	3234 SF

- ★ EX. NON CONFORMING
- ★★ VARIANCE REQUIRED
- ① SIDE YARD (LEFT) = REQ'D = 20 FT EXISTG = 13.9 FT PROPOSED 13.9 FT OVER BY 6.1 FT
- ② (RIGHT S.Y.S.B. EXISTG 19.79 NO CHANGE OVER BY 21 FT
- ③ IMPERVIOUS COVER REQ'D FOR LOTS 10,000 - 25,000 SF = 45 DIVIDE BY SQ RT OF LOT = 45 / 112.51 SF = 39.91 %

PROJECT:
JENNIFER VERNIERI RESIDENCE

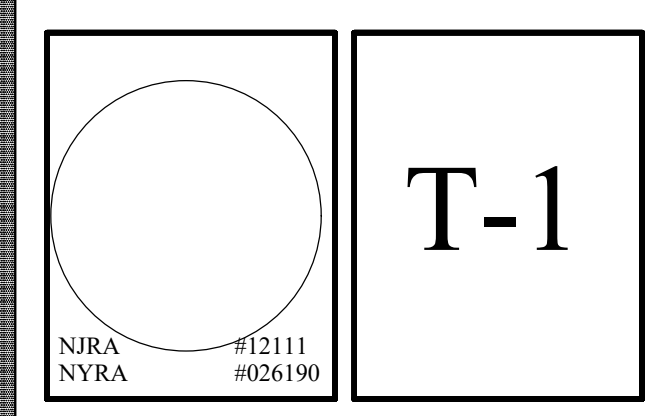
30 GODWIN DRIVE
 WYCKOFF, NJ 07481

NO.	DATE	REVISION
①	12-11-21	GEN REV

ISSUED FOR VARIANCE: 5-12-21
 ISSUED FOR PERMIT: -
 DRAWN BY: MC
 CHECKED BY: PBC
 SCALE: AS NOTED
 PROJECT #: 20-11

DRAWING:
SITE PLAN & ZONING DATA, DETAILS & NOTES

PETER B. COOPER ARCHITECT



T-1