

RESIDENCE

101 COLONA STREET

WYCKOFF, N.J., 07481

ZONING ANALYSIS		RESIDENTIAL_ZONE	
ADDRESS	101 COLONA STREET WYCKOFF, NJ 07481	208	
BLOCK NUMBER	208	24 (ALSO KNOWN AS LOT 11)	
LOT NUMBER	11	0-15 SINGLE FAMILY RESIDENTIAL	
PERMITTED USE		2,150 SQ.FT.	
PROPERTY AREA		0.1841414	
MAX LOT COVERAGE (PRINCIPAL BLDG.)	15%		
MAX LOT COVERAGE (COMBINED BLDGS.)	20%		
MAXIMUM HEIGHT	2-1/2 STY / 35 FEET		
ACCESSORY BLDG.		10' TO 10' REAR (FT)	
PROPERTY	EXISTING	REQUIRED	PROPOSED
MIN LOT SIZE	3,100 S.F.	10,000 S.F.	1,100 S.F.
MIN FRONT YARD	30.0 FT.	40 FT.	30 FT.
MIN BACK SIDE	4.7 FT.	10 FT.	4.7 FT.
MIN REAR YARD	45'-4"	30 FT.	30'-1"
MIN LOT WIDTH	100 FT.	125 FT.	100 FT.
# PARKING	7.50 FT.	100 FT.	7.50 FT.
PROPERTY	EXISTING	ADDITION S.F.	PROPOSED
1ST FLOOR	803 S.F.	380 S.F.	1,183 S.F.
2ND FLOOR	0 S.F.	1,636 S.F.	1,636 S.F.
GARAGE	0 S.F.	330 S.F.	330 S.F.
CONCRETE DRIVEWAY	0 S.F.	248 S.F.	248 S.F.
PAVER WALKWAY	0 S.F.	248 S.F.	248 S.F.
DECK	26 S.F.	REMOVED	0 S.F.
DECK	146 S.F.	REMOVED	486 S.F.
DECK	198 S.F.	REMOVED	0 S.F.
DECK	105 S.F.	REMOVED	0 S.F.
DECK	17 S.F.	REMOVED	0 S.F.
DECK	80 S.F.	0 S.F.	0 S.F.
PROPERTY	ALLOWED	EXISTING	PROPOSED
MIN BUILDING CHANGING	10%	10% (1/3) 10%	10% (1/3) 10%
MIN BUILDING CHANGING	20%	1,000 S.F. (1/4) 20%	1,000 S.F. (1/4) 20%
MIN ACCESSORY BLDG.	45%	1,000 S.F. (1/3) 45%	1,000 S.F. (1/3) 45%
VOLUME OF CONCRETE	-	30,000 CU. FT.	-
BLDG. HEIGHT	35 FT.	10'-10" (10')	35'-10"

PROPERTY LIST					TOWNSHIP OF WYCKOFF, NJ	
NO.	BLOCK NO.	LOT NO.	OWNER NAME	PROPERTY ADDRESS	MAILING ADDRESS	
1	267	9	VIVONA, JOHN & GINA	107 LINDEN STREET WYCKOFF, NJ 07481		
2	267	10	JUNG, PENNY & JUNG, MEGAN	105 LINDEN STREET WYCKOFF, NJ 07481		
3	267	11	ASAN, RONALD L (ETAL)	103 LINDEN STREET WYCKOFF, NJ 07481		
4	267	12	ROUGHGARDEN DOROTHY	101 LINDEN STREET WYCKOFF, NJ 07481		
5	267	13	SCHERER, WILLIAM M & LORRAINE	97 LINDEN STREET WYCKOFF, NJ 07481	19 WEISS DRIVE TOWACO, NJ 07082	
6	267	14	HERKT, SHIRLEY M	95 LINDEN STREET WYCKOFF, NJ 07481		
7	268	8	FARCAS, REMUS MARCEL & NICOLETA L	107 COLONA STREET WYCKOFF, NJ 07481		
8	268	9	GOLDIE, JAMES R	105 COLONA STREET WYCKOFF, NJ 07481		
9	268	10	DEL COLLE, BRIAN	103 COLONA STREET WYCKOFF, NJ 07481		
10	268	11	WALSH, SAMANTHA	101 COLONA STREET WYCKOFF, NJ 07481		
11	268	12	CHIN, RICHARD Y & FRANCES S	97 COLONA STREET WYCKOFF, NJ 07481		
12	268	13	NOLL, GENE & ERIN MCCREA	95 COLONA STREET WYCKOFF, NJ 07481		
13	268	14	HURLEY, DANIEL E & DONNA M	91 COLONA STREET WYCKOFF, NJ 07481		
14	268	15	CHRISTENSEN, RICHARD D & HELENE E	111 CRESCENT AVENUE WYCKOFF, NJ 07481		
15	268	16	PEREZ, GABRIEL & ROSA	90 LINDEN STREET WYCKOFF, NJ 07481		
16	268	17	RAMONDI, LOUIS	84 LINDEN STREET WYCKOFF, NJ 07481		
17	268	18	WEST, JOHN D & JOAN H	98 LINDEN STREET WYCKOFF, NJ 07481	58 CLARA STREET N HALEDDON, NJ 07508	
18	268	19	RIVERA, ROBERT STEVEN	100 LINDEN STREET WYCKOFF, NJ 07481		
19	268	20	MONENTE, NICOLE	104 LINDEN STREET WYCKOFF, NJ 07481		
20	268	21	BRAY JR., DONALD R	108 LINDEN STREET WYCKOFF, NJ 07481		
21	268	22	HINNES (ETAL), TANYA	106 EDISON STREET WYCKOFF, NJ 07481		
22	269	9	MUCZEK, RYAN M & MARTIN, NANCY N	103 EDISON STREET WYCKOFF, NJ 07481		
23	269	10	ELLOTT, ROSEMARIE	101 EDISON STREET WYCKOFF, NJ 07481		
24	269	11	PALKEWICK, JACQUELINE	97 EDISON STREET WYCKOFF, NJ 07481		
25	269	12	O'DONNELL, MICHAEL & CATHLEAN	95 EDISON STREET WYCKOFF, NJ 07481		
26	269	13	DELVENTHAL, STEPHANIE & ZAHLANIE	91 EDISON STREET WYCKOFF, NJ 07481		
27	269	14	MAYNARD, LAUREN ANN & MATTHEW	87 EDISON STREET WYCKOFF, NJ 07481		
28	269	15	CIFALDI, FLORENCE	121 CRESCENT AVENUE WYCKOFF, NJ 07481		
29	269	16	MIANO, MARIA	90 COLONA STREET WYCKOFF, NJ 07481		
30	269	17	GIMMINO, STEPHANIE	84 COLONA STREET WYCKOFF, NJ 07481		
31	269	18	HILLMAN, MICHAEL & THERESA	80 COLONA STREET WYCKOFF, NJ 07481		
32	269	19	SIEGEL, (ETAL), GREGG	100 COLONA STREET WYCKOFF, NJ 07481		
33	269	20	GAGLIONE, JANET	104 COLONA STREET WYCKOFF, NJ 07481	49 RAVINE AVE WYCKOFF, NJ 07481	
34	269	21	CHAN, PING WAH & PEARL	106 COLONA STREET WYCKOFF, NJ 07481		
35	269	22	KETSUWAN, STEWART & JILL A	108 COLONA STREET WYCKOFF, NJ 07481		



EXISTING NORTH ELEVATION



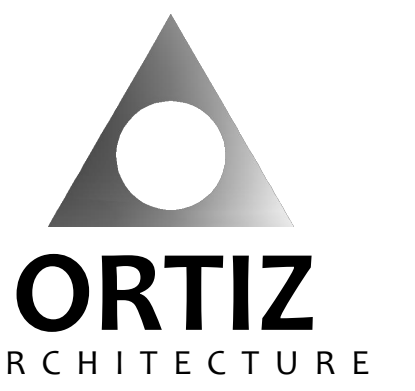
EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



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DRAWING LIST:

- A-1 ZONING ANALYSIS, PROPERTY LIST, ZONING MAP, SITE PLAN
- A-2 EXISTING PLANS & ELEVATIONS
- A-3 PROPOSED 1ST FLOOR PLAN
- A-4 PROPOSED 2ND FLOOR PLAN
- A-5 PROPOSED ELEVATIONS
- A-6 PROPOSED ELEVATIONS

REV.:	DATE:	REMARKS:
REV 1	2-15-2021	ZONING BOARD OF ADJUSTMENTS APPLICATION

PROJECT:

ADDITION / INTERIOR RENOVATION

101 COLONA STREET
WYCKOFF, N.J., 07481

DRAWING:

ZONING ANALYSIS, PROPERTY LIST 200 FT RAD., ZONING MAP, SITE PLAN

PROJECT NO.:	0320
DATE:	FEBRUARY 15, 2021
SCALE:	AS NOTED
CHECKED BY:	JAO

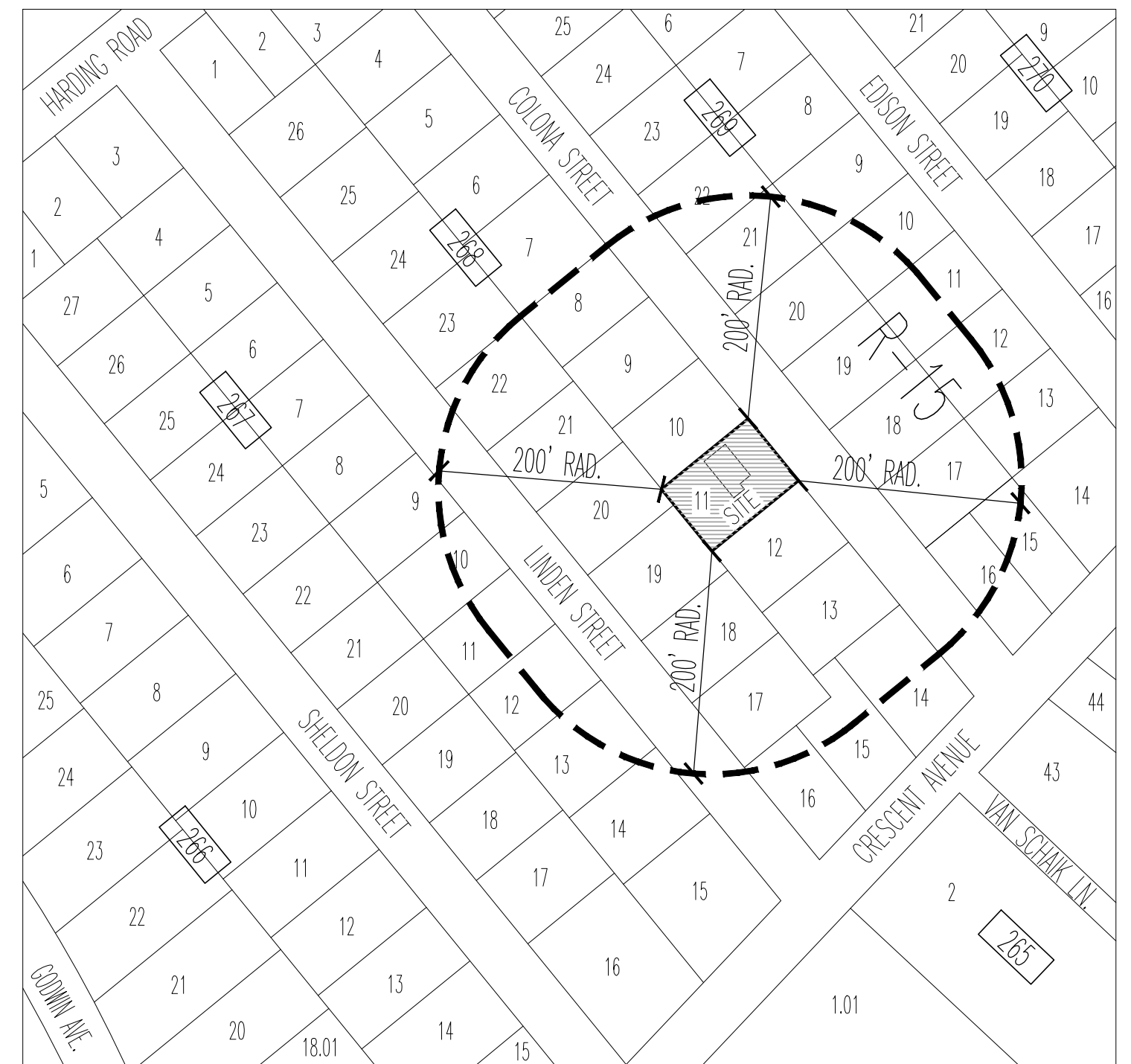
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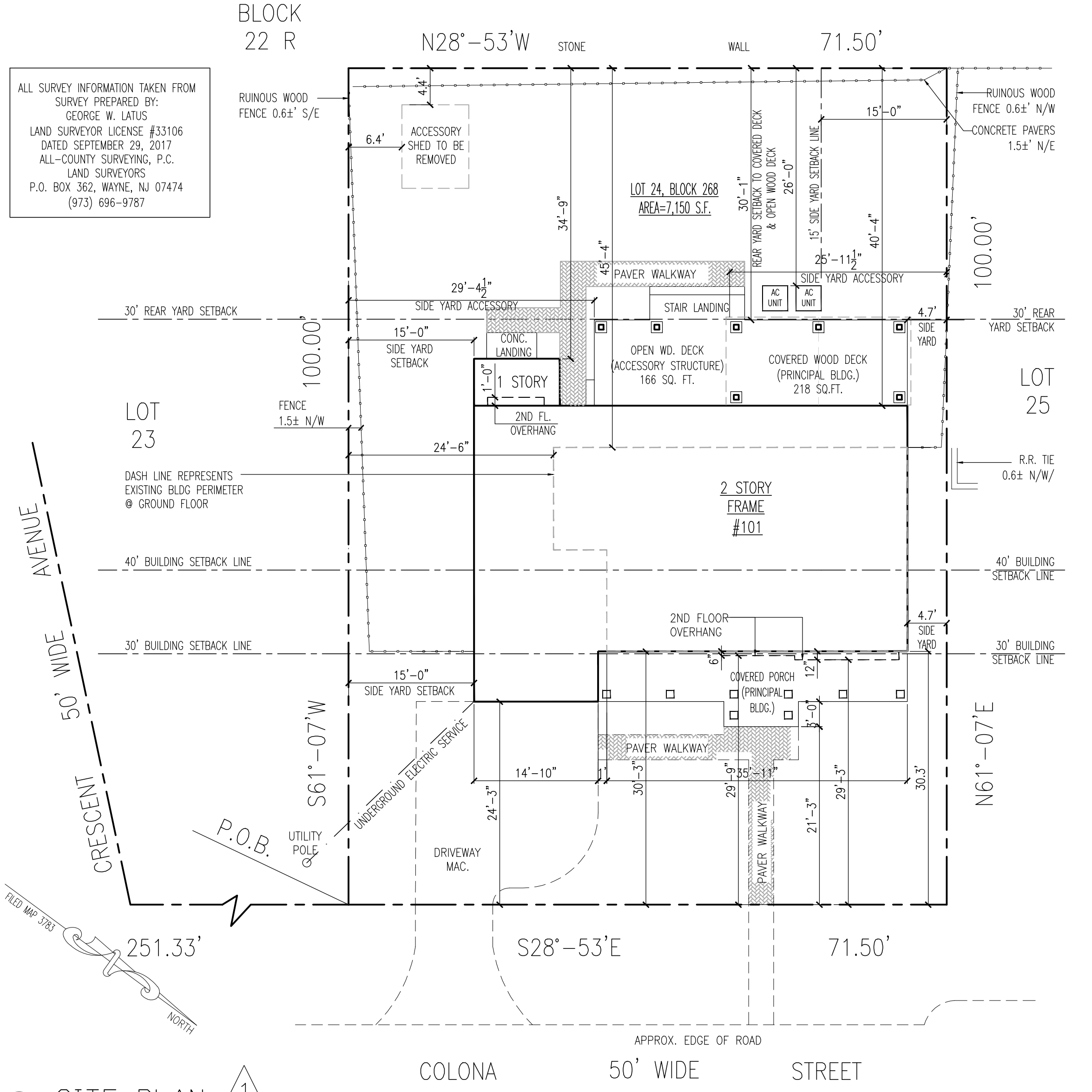
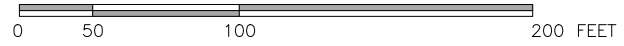
JOSE ALBERTO ORTIZ
AIA, LEED AP+
NJ LIC. #17795

ZONING ANALYSIS

PROPERTY LIST 200 FT. RAD.



1 ZONING MAP (PROPERTIES WITHIN 200 FT. RAD.)



2 SITE PLAN

