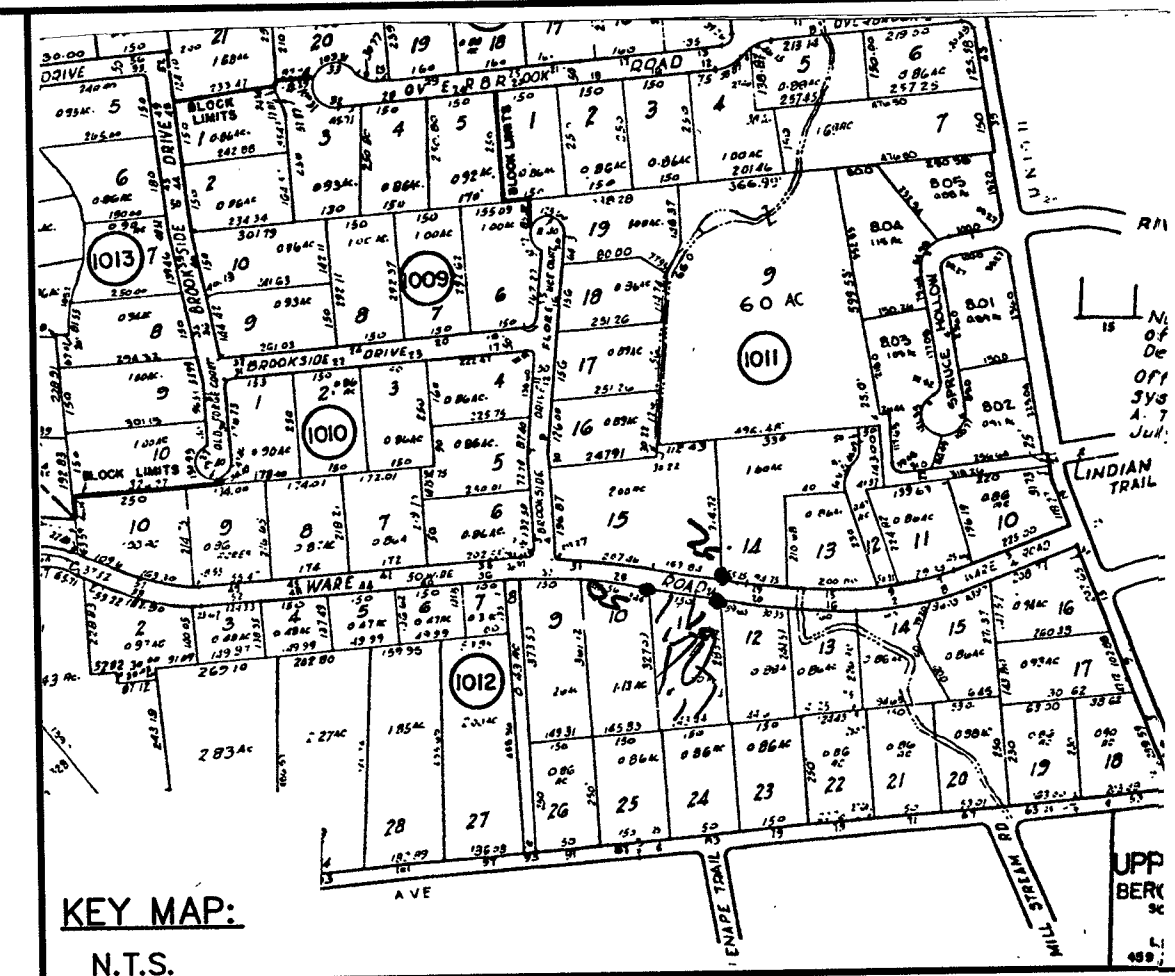


ZONING REQUIREMENTS (R-1 RESIDENTIAL ZONE)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	37,500 S.F.	43,808.7 SF.	43,808.7 SF.
LOT WIDTH	150 FT.	150.0 FT.	150.0 FT.
LOT DEPTH	150 FT.	283.74 FT.	283.74 FT.
FRONT YARD	50 FT.	61.99 FT.	61.99 FT.
SIDE YARD	35 FT.	36.19 FT.	32.6 FT. **
REAR YARD	35 FT.	148.10 FT.	148.10 FT.
BUILDING HEIGHT	35 FT.	30.6 FT.	38.1 FT. **
BUILDING COVERAGE	15 %	11.73%	11.83% **
LOT COVERAGE	30 %	29.85%	30.23% **

** VARIANCE REQUESTED



NOTES

1. CONTOURS SHOWN HEREON ARE IN USGS DATUM
2. LOT AREA: 43,808.7 S.F., 1.0 AC.
3. REFERENCE MAPS:
FINAL AS BUILT SURVEY PREPARED BY THIS OFFICE DATED 9/15/15,
REVISED THROUGH 12/15/16.
4. DEED RESTRICTIONS: NONE
5. NO TREES ARE PROPOSED FOR REMOVAL.

COVERAGE BREAKDOWN	
(EXISTING)	
HOUSE:	4,486 SF.
F/PORCH:	124 SF.
R/PORCHS (3):	527 SF.
BUILDING COVERAGE:	5,137 SF. = 11.73%
AC PADS: 31 SF.	
POOL/PATIO:	2,805 SF.
POOL EQUIP. PAD:	39 SF.
DRIVEWAY:	4,738 SF.
DRIVEWAY COLS:	18 SF.
WALLS:	310 SF.
LOT COVERAGE:	13,078 SF. = 29.85%
(PROPOSED)	
STAIRS:	47 SF.
BUILDING COVERAGE:	5,184 SF. = 11.83%
DRIVEWAY COLS:	36 SF.
WALL @ BSMT. ENTR:	13 SF.
REAR WALK:	71 SF.
LOT COVERAGE:	13,245 SF. = 30.23%**

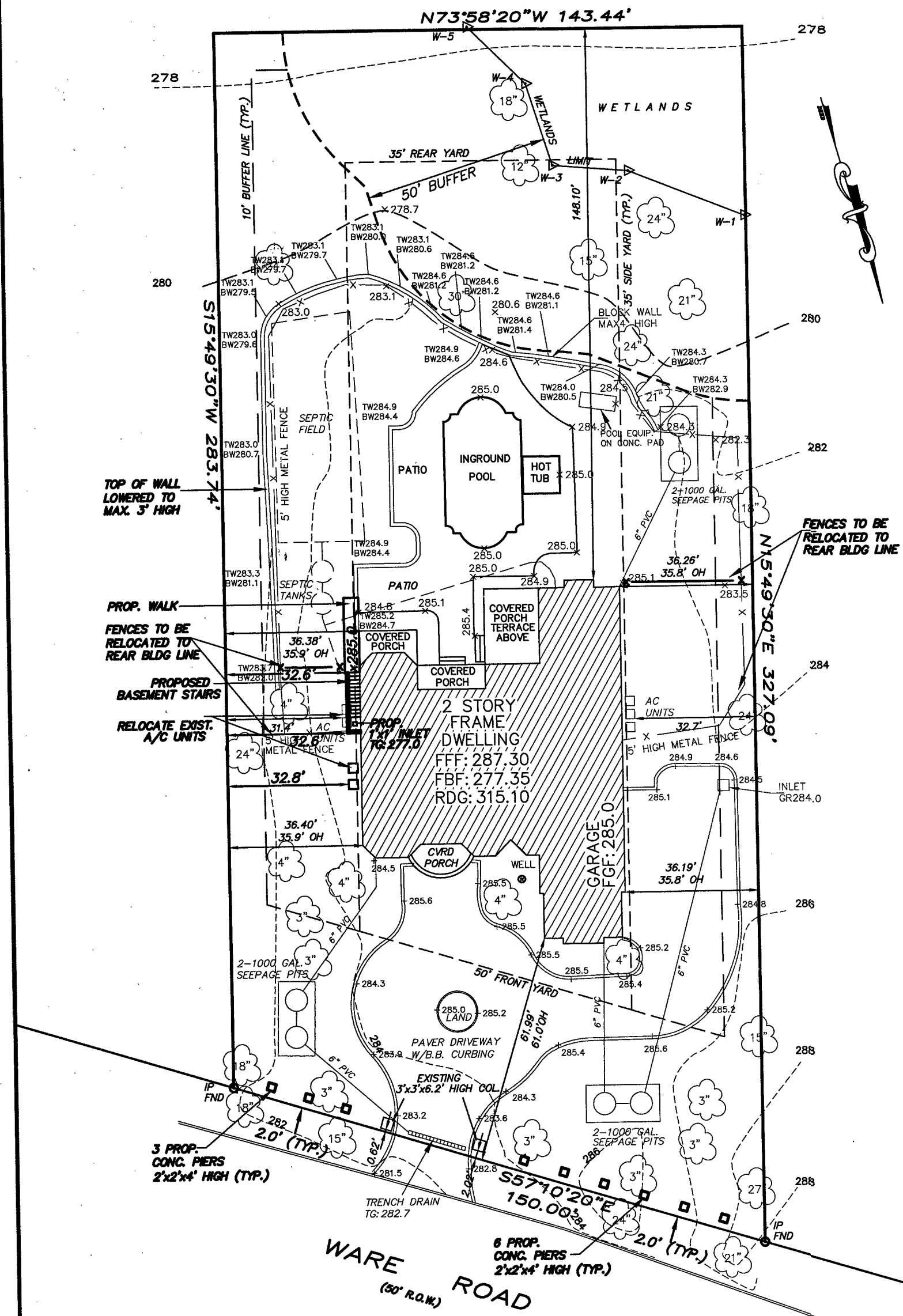
** VARIANCE REQUESTED

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

VARIANCES REQUESTED:	
a)	AC UNITS IN SIDE YARD 32.8' PROPOSED vs 35' REQUIRED. (BOTH SIDES)
b)	TWO EXIST. DRIVEWAY PIERS MAX. HEIGHT 6.2' PROPOSED vs 4' MAX. ALLOWED
c)	EXIST. EASTERN DRIVEWAY PIER OFFSET 0.62' CONSTRUCTED vs 2' REQUIRED
d)	STAIRWELL IN SIDE YARD SETBACK 32.6' PROPOSED vs 35' REQUIRED.
e)	LOT COVERAGE 30.23% PROPOSED vs 30% REQUIRED.
f)	RIDGE HEIGHT @ PROP. STAIRWAY 38.1' PROPOSED vs 35' REQUIRED.



OWNER
STEVE SAVRESKI
24 WARE ROAD
UPPER SADDLE RIVER, N.J. 07458

NO.	DATE	DESCRIPTION	BY
3	03/12/2020	REDUCE VARIANCES	RJW
2	1/2/18	REVISED COLUMN HEIGHT	RJW
1	12/11/17	PER ENG 10/17/17 LTR.	RJW

VARIANCE PLAN
LOT 11, BLOCK 1012
CURRENT TAX ASSESSMENT MAP NO. 10
24 WARE ROAD
BOROUGH OF U. SADDLE RIVER, BERGEN COUNTY, NEW JERSEY

SCALE: 1"=30'	DRAFTED BY: JDL	DATE: 10/10/2017	JOB NO. 2005-203	SHEET: 1 OF 1
	CHECKED BY: RJW			

ROBERT J. WEISSMAN, P.E. & L.S.
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VOICE(201) 445-2799, FAX(201) 445-0483
CERTIFICATION OF AUTHORIZATION # 24GA27926800

Robert J. Weissman

N.J. P.E. & L.S. LIC. NO. 29,624