

Memorandum

To: Rosario Zito
CC: VCA Group, Koestner Associates, Upper Saddle River Board, Building Department, Linda Marmora, Zone Code Officer
From: Marisa Tiberi P.E.
Date: March 1st, 2021
Re: **ZITO – 563 West Saddle River Road – Lot 19, Block 104 – UPPER SADDLE RIVER.** Our file no. **USRES-599.**

Our office is in receipt of a revised plan relative to the above referenced property dated through 2-26-2021, prepared by Koestner Associates.

The revised plan was received today, March 1st, 2021 via email.

Based on our review of this revised plan and our initial review of February 17th, 2021, we offer the following:

1. The applicant is proposing a 195.5 square foot shed within the rear northwest corner of the property.
2. The proposed shed requires the following variances:
 - The shed is proposed 12.0 foot from the side yard setback, versus the 35 foot minimum requirement. The roof overhang is 7 inches, therefore the defined variance setback is 11.4 feet.
 - The shed is proposed 29.0 foot from the rear yard setback, versus the 35 foot minimum requirement.
3. The site development contains existing non conformities. These include the following:
 - The existing wall north and west of the shed area has a maximum height of 4.49 feet versus the 4 foot maximum wall height permitted. The wall is also a minimum of 6.38 foot from the side property line, within the 10 foot No disturbance Buffer. This wall is proposed to remain.

4. Based on the shed plans, the highest roof ridge elevation of the shed calculates at elevation 126.83. The maximum permitted roof ridge elevation of the shed calculates at 127.37, based on the lowest existing grade of 107.37 at the east front of the proposed shed. This is compliant.
5. The proposed building and lot coverages are provided at 4.86% and 12.26% respectively. Our office concurs with these percentages. Both percentages remain well in conformance to the 15% and 30% maximum coverages permitted.
6. A Soil Moving Permit is not required for this application.
7. No tree removal is proposed.
8. Due to the limited scope of this project, a partial Asbuilt Survey will be required, post construction outlining the critical setbacks and roof ridge of the shed.
9. The application is exempt from stormwater management improvements. However, should any adverse drainage discharge result onto adjoining properties, the applicant shall remedy the matter to the satisfaction of the Borough Engineer, at his/her own cost.

This application requires Board presentation and variance approval. The submission contains adequate technical information for Board presentation.