

PROPERTY IN THE TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY

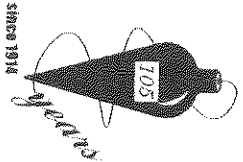
KING

final As-Built Survey of dwelling on Lot 133 in Block 561-A as shown on a certain map entitled "Section One of Map Number One Phelps Manor, Teaneck, New Jersey" and filed in the Bergen County Clerk's Office on May 19, 1924 as Map No. 1905.

Certified to: PAUL KING, to be correct.

Scale: 1" = 20 feet

Being Lot 7 in Block 2407 on the Tax Map



STEVEN L. KOESTNER
P.E. & L.S. NJ LIC. # 27901/ NY LIC. # 50865
KOESTNER ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
HACKENSACK, NJ 07602
September 19, 2019

*A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C.12A:5-36.3) AND N.J.A.C. 13:40-5.1(i)(1)

LOT AREA= 5,500 S.F. = 0.1263 ACRES

BUILDING HEIGHT CALCULATIONS:

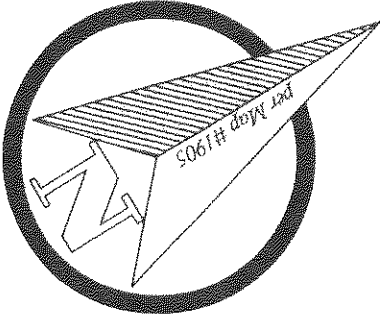
LOT COVERAGE CALCULATIONS:

DWELLING= 1,279 S.F.
PAVERS DRIVE= 658 S.F.
OPEN PORCH/STEPS= 146 S.F.
PAVERS WALKS & PATIOS= 140 S.F.
TOTAL COVERAGE= 2,199 S.F.

AVG. GRADE @ HOUSE= 131.75'
ROOF PEAK= 164.23'
BUILDING HEIGHT= 164.23'-131.75'=32.48'<35'

BUILDING COVERAGE (1,279 S.F. / 5,500 S.F.) *100=23.25%<25%
LOT COVERAGE (2,199 S.F. / 5,500 S.F.) *100=40%<40%

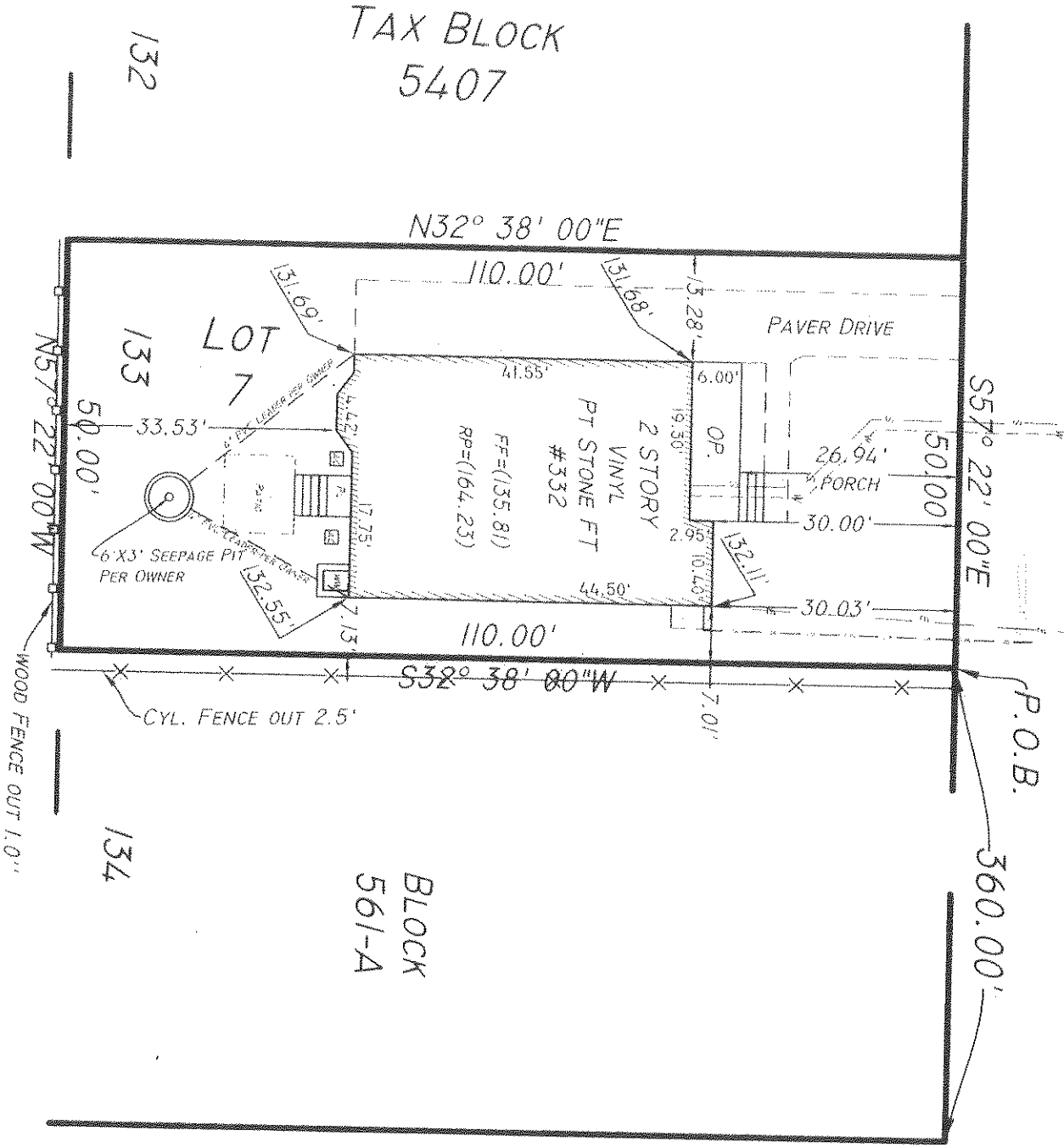
* Ownership of Improvements: Lot 1 coverage includes: (1) driveway, (2) glass pavers, (3) gravel, (4) play equipment, retaining wall, (5) shed, measuring 12'0" square (foot) of loss in area, and a maximum of four mechanical units (furnace, water heater, air conditioning, etc.) and the units, pool equipment necessary to single family and two family detached dwelling. * direction: with ground as shown.



SHERMAN (50' WIDE) AVE.

ZONING SCHEDULE-ZONE R-S (RESIDENTIAL SINGLE-FAMILY)		
ITEM	REQUIRED	EXISTING
MINIMUM LOT AREA (SQ. FT.)	7,500	5,500+
MINIMUM LOT WIDTH (FT.)	75	50*
MAX. BLDG. HEIGHT (FT.)	35	32.48
MAX. IMPROVED LOT COVERAGE (%)	40%	40%
MAX. BLDG. COVERAGE (%)	25%	23.25%
MINIMUM FRONT YARD (FT.)	25-38	26.94
MINIMUM SIDE YARD (FT.)	7	7.01
- ONE	15	20.29
- BOTH		
MINIMUM REAR YARD (FT.)	25	33.53

* PRE-EXISTING CONDITION



PALMER (60' WIDE) AVE.