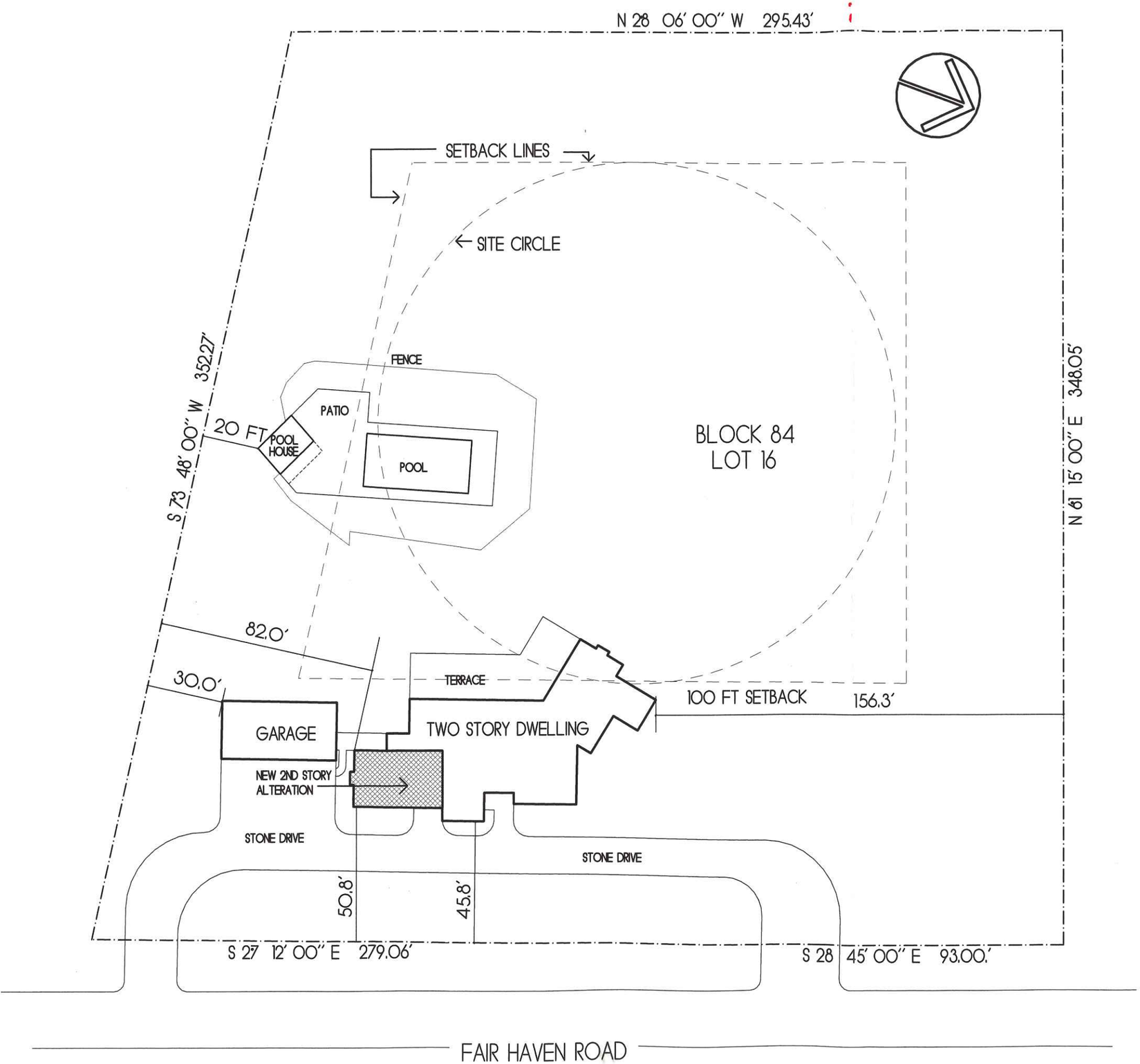

Zone: R-1 Date: 9/28/07

Applicant: DAVID IWAN Block: 84

Address: 12 FAIR HAVEN ROAD Lot: 16

	Requirement	Existing	Proposed	Comments
Minimum Lot Area	1.5 Ac. / 65,340 Ft.	2.65 Ac. / 115,712 Ft.	2.65 Ac. / 115,712 Ft.	
Minimum Lot Width/ Lot Frontage	200 ft.	372 ft.	372 ft.	
Principal Structure				
* Front Yard Setback	100 ft.	45.8 ft.	50.8 ft.	VARIANCE EXTG.
Min. Side Yard Setback				
* One Side	55 ft.	30 ft.	30 ft.	VARIANCE EXTG.
Total Both Sides	105 ft.	186 ft.	186 ft.	
Minimum Rear Yard Setback	50 ft.	231 ft.	231 ft.	
Accessory Building				
* Min. Side Yard Setback	25 ft.	20 ft.	20 ft.	VARIANCE EXTG.
Rear Yard Setback	15 ft.	176 ft.	176 ft.	
Accessory Structure	N/A			
Min. Side Yard Setback	ft.	ft.	ft.	
Min. Rear Yard Setback	ft.	ft.	ft.	
Minimum Lot Shape Circle	115 Ft. dia.	193 Ft. dia.	193 Ft. dia.	
Building Height				
Ridge	35	26	26	
Eaves	30	12	12	
Maximum Lot Coverage	23,231 s.f.	10,260 s.f.	10,260 s.f.	
Maximum Building Coverage	7,963 s.f.	5,155 s.f.	5,155 s.f.	
Maximum Floor Area	12,928 s.f.	6,480 s.f.	7,180 s.f.	
Minimum Setback from River	N/A ft.	ft.	ft.	

(__) Increased Side Yard Setbacks for Additional Width
Lot Width – Minimum Lot Width = 350 - 200 = 150
150 /5 = 30 X 1.5 = 45

Side Yard Setbacks One Side = 40 + 1/3 15 = 55
Total Both Sides = 80 + 45 = 105

(__) Increased Rear Yard Setback for additional depth N/A

Rear Yard Setback = ____ ft. or __% x _____ lot depth = _____

(__) Lot Coverage
115,712 - 70,000 = 45,712 · 0.17 = 7771
15460 - 7771 = 23,231 s.f. max permitted lot coverage

(__) Building Coverage
115,712 - 70000 = 45712 · .047 = 2148
5815 - 2148 = 7963 s.f. max permitted building coverage

(__) Floor Area
115,712 - 70000 = 45712 · .075 = 3428
9500 - 3428 = 12,928 s.f. max permitted floor area

(__) Building Height

	Permitted Eaves	Permitted Ridge		Proposed Eaves	Proposed Ridge
Existing Grade			F.F. Elev.		
Ordinance Maximum	30	35	Bldg. Height Ht.	12	26
Maximum Elevation			Prop Elevation		

SITE PLAN

SCALE: 1" = 40.00'

ALL INFORMATION TRANSCRIBED FROM DIGITAL SCAN OF SURVEY OF PROPERTY OF LOT 16 BLOCK 84 RUMSON NJ PREPARED BY CHARLES SURMONTE PE/PLS DATED 02/24/06

ROBERT GORSKI AIA
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IWAN RESIDENCE ALTERATION
12 FAIR HAVEN RD. RUMSON, NJ

9/28/2007

SITE PLAN