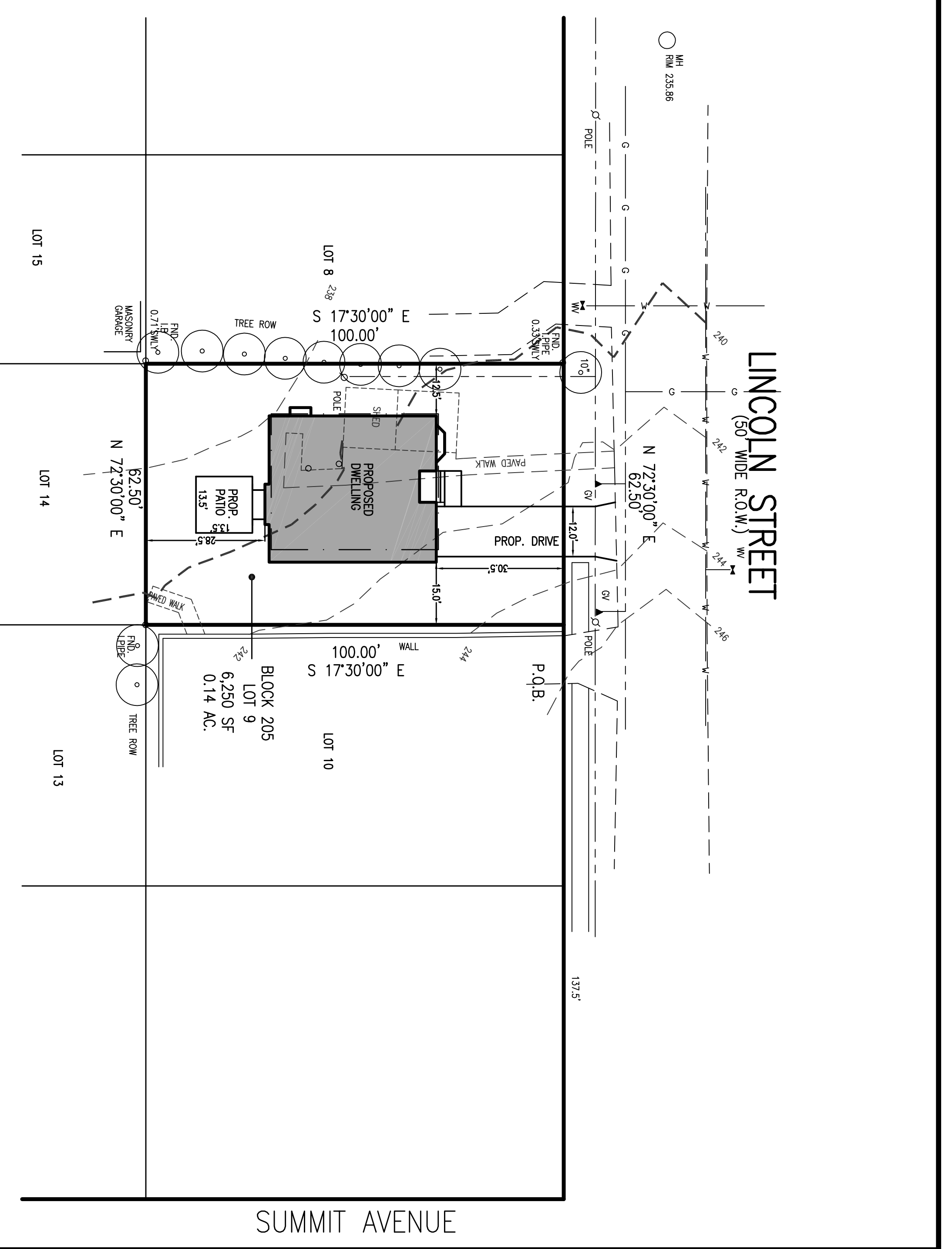


EXISTING CONDITIONS



PROPOSED CONDITIONS

ZONING CRITERIA

1) ZONED: R-10 (RESIDENTIAL)

2) ZONING REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (CORNER LOT)	10,000 SF	6,250 SF*	6,250 SF*
MIN. LOT AREA	11,000 SF	6,250 FT*	6,250 FT*
MIN. LOT WIDTH (CORNER LOT)	100 FT	100 FT	100 FT
MIN. LOT WIDTH	120 FT	NA	30.5 FT
MIN. LOT DEPTH	120 FT	NA	12.5 FT
MIN. FRONT YARD	30 FT	NA	27.5 FT**
MIN. SIDE YARD	12 FT	NA	28.5 FT**
MIN. COMBINED SIDE YARD	30 FT	NA	NA
MIN. REAR YARD	5 FT	47.2 FT	NA
MIN. REAR YARD (MIN. REAR YARD)	5 FT	57.2 FT	NA
MIN. FRONT YARD	30 FT	39.6 FT	NA
MIN. FRONT YARD (MIN. FRONT YARD)	30 FT	2.8%	22.1%***
MIN. FRONT YARD (MIN. FRONT YARD)	30 FT	7.8%*	10.4%***
MIN. FRONT YARD (MIN. FRONT YARD)	30 FT	10.6%	32.5%***

* DENOTES PRE EXISTING NON-CONFORMING CONDITION
 ** DENOTES PROPOSED NON-CONFORMING CONDITION

COVERAGE CALCULATIONS

EXISTING	PROPOSED
SHED 178 SF	HOUSE 1379 SF
WALKS 451 SF	FRONT WALK 80 SF
	DRIVE 366 SF
TOTAL 629 SF	PATIO 203 SF
	TOTAL 2028 SF

DRAWN BY: SP
 CHECKED BY: WCH

JOB No. 20-039

BOOK

SCALE 1" = 20'



DATE JULY 2, 2020

REVISIONS

CERTIFICATE OF AUTHORIZATION
 No. 246A27959700

NOTES

Murphy & Hollows Associates LLC
 CIVIL ENGINEERING AND SURVEYING
 192 CENTRAL AVENUE, STRUNG, NJ 07980
 908.851.2525 FAX: 908.851.2526

VARIANCE PLAN
 FOR
 LOT 9
 BLOCK 205
 243 LINCOLN STREET
 TOWNSHIP OF
 BERKELEY HEIGHTS
 UNION COUNTY
 NEW JERSEY

AIDAN T. MURPHY
 N.J. LIC. PROFESSIONAL ENGINEER #21319
 1973-2010

WILLIAM G. HOLLOWES
 N.J. LIC. PROFESSIONAL ENGINEER
 N.J. PROFESSIONAL PLANNER #2330

FILE LF20-039 SHEET 1 OF 1