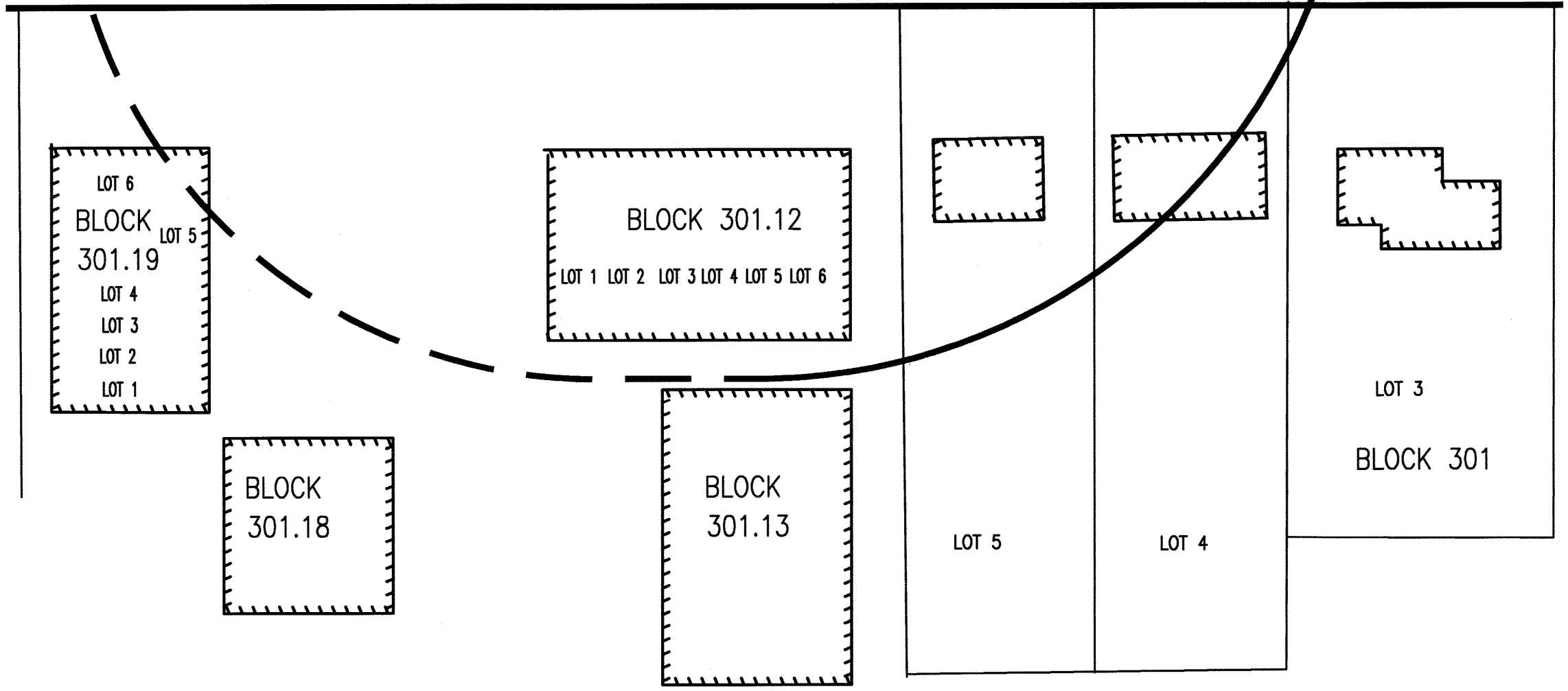


SPRINGFIELD AVENUE

BRIARWOOD DR.



AREA MAP
SCALE: 1" = 50'

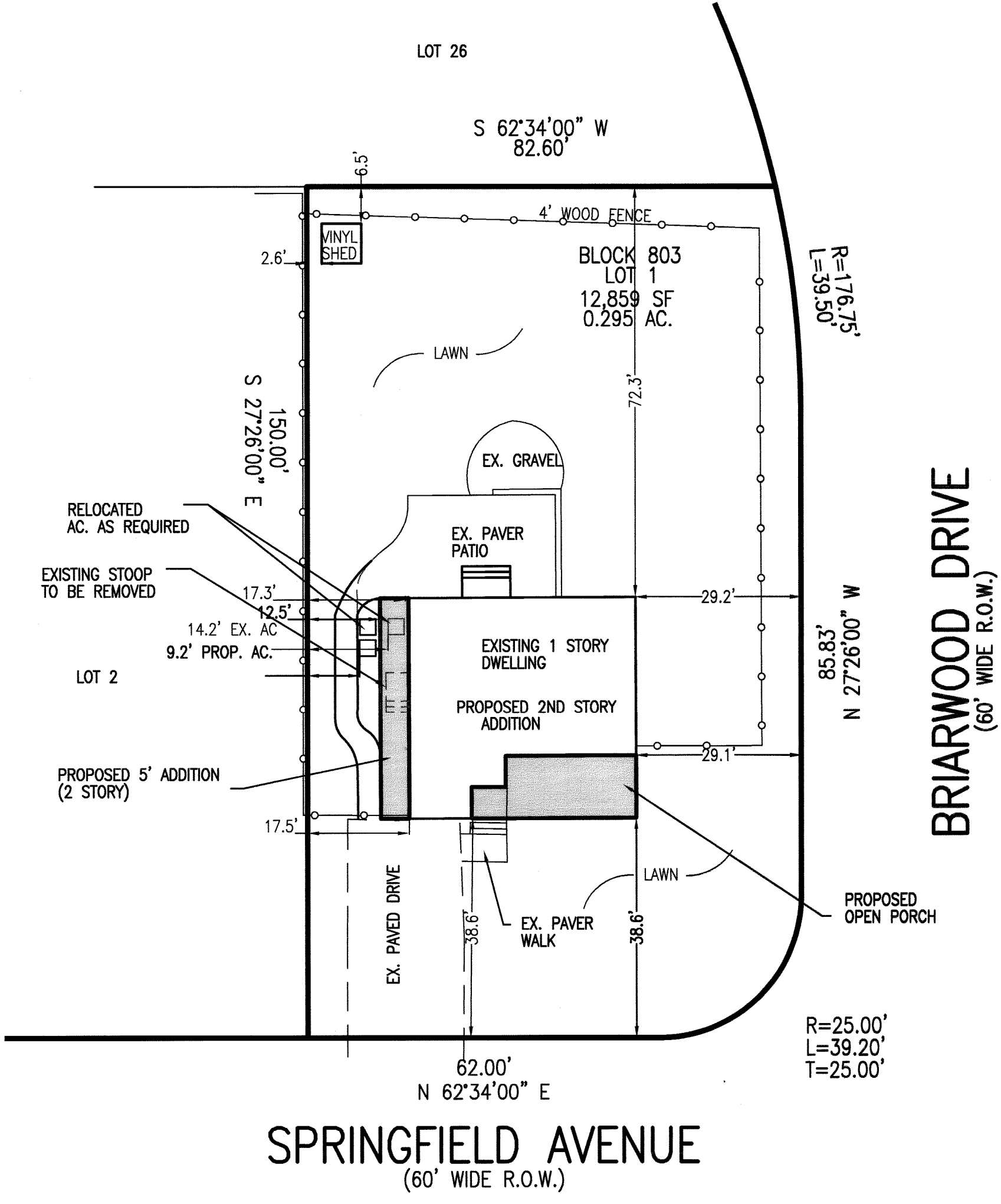
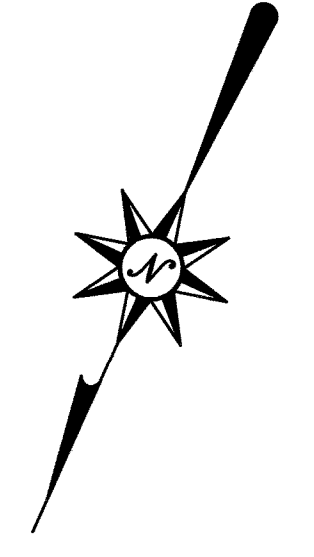
ZONING CRITERIA

	REQUIRED	EXISTING	PROPOSED
1) ZONED: R-15 (RESIDENTIAL)			
2) ZONING REQUIREMENTS:			
MIN. LOT AREA	15,000 SF	12,859 SF*	12,859 SF*
MIN. LOT WIDTH	100 FT	87 FT SPRINGFIELD*	87 FT SPRINGFIELD*
		150 FT BRIARWOOD*	150 FT BRIARWOOD*
MIN. LOT DEPTH	130 FT	87 FT BRIARWOOD*	87 FT BRIARWOOD*
		150 FT SPRINGFIELD*	150 FT SPRINGFIELD*
MIN. FRONT YARD	50 FT	38.6 FT SPRINGFIELD*	38.6 FT SPRINGFIELD*
		29.1 FT BRIARWOOD*	29.1 FT BRIARWOOD*
MIN. SIDE YARD	12 FT	17.3 FT	12.5 FT
MIN. COMBINED SIDE YARD	30 FT	NA	NA
MIN. REAR YARD	40 FT	72.3 FT	72.3 FT
ACCESSORY BLDG MIN. SIDE/REAR YARD	10 FT	2.6 FT*	2.6 FT*
MAX. PRINCIPLE BUILDING COVERAGE	15%	10.6%**	14.1%**
MAX. OTHER COVERAGE	10%	13.8%**	13.4%**
MAX. TOTAL IMPERVIOUS COVERAGE	25%	24.4%**	27.5%**

* EXISTING NON-CONFORMING CONDITION
** PROPOSED NON-CONFORMING CONDITION

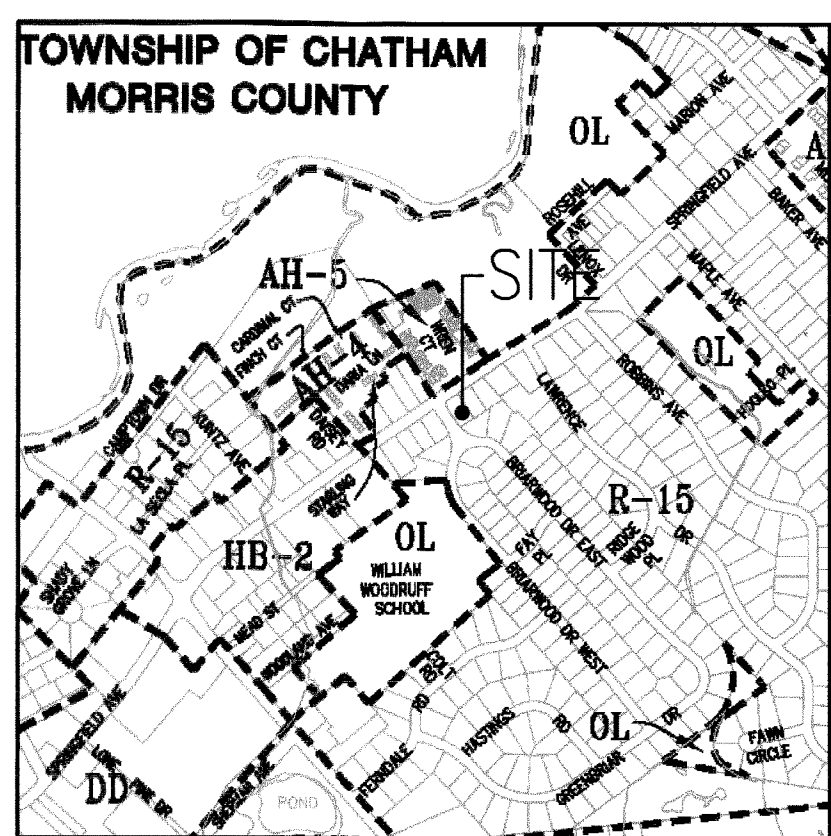
COVERAGE CALCULATIONS

EXISTING		PROPOSED	
HOUSE	1310 SF	HOUSE	1310 SF
SHED	49 SF	SHED	49 SF
PATIO/WALK	761 SF	PATIO/WALK	715 SF
GRAVEL	170 SF	GRAVEL	170 SF
FRONT WALK	56 SF	FRONT WALK	56 SF
DRIVE	783 SF	DRIVE	783 SF
TOTAL	3129 SF	ADDITION	195 SF
		PORCH	253 SF
		TOTAL	3531 SF



SPRINGFIELD AVENUE
(60' WIDE R.O.W.)

BRIARWOOD DRIVE
(60' WIDE R.O.W.)



KEY MAP

GENERAL NOTES:

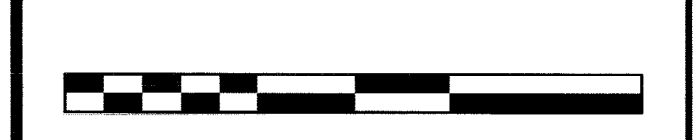
- SUBJECT PROPERTY KNOWN AS LOT 1, BLOCK 803 ON TAX MAP SHEET No. B
- AREA OF EXISTING LOT 1, BLOCK 803 = 12,859 S.F.; 0.295 AC.
- OWNER/APPLICANT:
ANTHONY WARGO
202 SPRINGFIELD AVENUE
BERKELEY HEIGHTS, NJ 07922
- ATTORNEY FOR APPLICANT:
AUGUST N. SANTORE JR., PC
143 SUMMIT AVENUE
BERKELEY HEIGHTS, NJ 07922
908.665.8004
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- BUILDING SHOWN ON AREA MAP ARE TAKEN FROM FIELD OBSERVATION AND ARE SCHEMATIC ONLY.

DRAWN BY: SP CHECKED BY: WGH

JOB No. 22-023

BOOK

SCALE 1" = 20'



GRAPHIC SCALE

DATE APRIL 25, 2022

REVISIONS

CERTIFICATE OF AUTHORIZATION
No. 24GA27959700

NOTES

Murphy & Hollows Associates LLC
CIVIL ENGINEERING AND SURVEYING
192 CENTRAL AVENUE, STIRLING, NJ 07980
908.580.1255 murphyhollows@gmail.com

VARIANCE PLAN FOR LOT 1 BLOCK 803 202 SPRINGFIELD AVENUE & BRIARWOOD DRIVE TOWNSHIP OF BERKELEY HEIGHTS UNION COUNTY NEW JERSEY

AIDAN T. MURPHY
N.J. LIC. PROFESSIONAL ENGINEER #21319
1973-2016

THIS PLAN HAS BEEN APPROVED BY THE ZONING BOARD OF THE TOWNSHIP OF BERKELEY HEIGHTS ON _____ DATE _____

CHAIRPERSON _____ DATE _____
SECRETARY _____ DATE _____
MUNICIPAL ENGINEER _____ DATE _____

William G. Hollows
WILLIAM G. HOLLOWES
N.J. LIC. PROFESSIONAL ENGINEER & LAND SURVEYOR #27473
N.J. PROFESSIONAL PLANNER #2530

FILE LF22-023 SHEET 1 OF 1