



DRAWN BY: SP
 CHECKED BY: WGH
 JOB No. 21-078
 BOOK
 SCALE 1" = 10'
 GRAPHIC SCALE

DATE NOVEMBER 4, 2022

REVISIONS

CERTIFICATE OF AUTHORIZATION
 No. 24GA27959700

NOTES

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

VARIANCE PLAN FOR PROPOSED PATIO
 LOT 1.02 BLOCK 902
 6 MAPLE AVENUE &
 SPRINGFIELD AVENUE
 TOWNSHIP OF
 BERKELEY HEIGHTS
 UNION COUNTY
 NEW JERSEY

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

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

FILE LF21-078 SHEET 1 OF 1

MAPLE AVENUE
 (50' WIDE R.O.W.)

COVERAGE CALCULATIONS

EXISTING		PROPOSED	
HOUSE	1621 SF	HOUSE	1621 SF
WALK	72 SF	WALK	72 SF
DRIVE	429 SF	DRIVE	429 SF
		PATIO	240 SF
TOTAL	2122 SF	TOTAL	2362 SF

ZONING CRITERIA

	REQUIRED	EXISTING	PROPOSED
1) ZONED: R-15 (RESIDENTIAL)			
2) ZONING REQUIREMENTS:			
MIN. LOT AREA	15,000 SF	8,500 SF*	8,500 SF*
MIN. LOT AREA (CORNER)	16,500 SF	-	-
MIN. LOT WIDTH	100 FT	85.00 FT*	85.00 FT*
MIN. LOT WIDTH (CORNER)	120 FT	-	-
MIN. LOT DEPTH	130 FT	100 FT*	100 FT*
MIN. FRONT YARD	50 FT	22.5 FT*	22.5 FT*
MIN. SIDE YARD	12 FT	15.5 FT	15.5 FT
MIN. COMBINED SIDE YARD	30 FT	40.9 FT	40.9 FT
MIN. REAR YARD	40 FT	40.5 FT	40.5 FT
ACCESSORY BLDG MIN. SIDE YARD	12 FT	NA	NA
ACCESSORY BLDG MIN. REAR YARD	15 FT	NA	NA
MAX. PRINCIPLE BUILDING COVERAGE	15%	19.07%*	19.07%*
MAX. OTHER COVERAGE	10%	5.89%	8.72%
MAX. TOTAL IMPERVIOUS COVERAGE	25%	24.96%	27.79%**

* EXISTING NON-CONFORMING CONDITION- VARIANCE GRANTED
 ** PROPOSED NON-CONFORMING CONDITION

N:\CAD Drawings\2021\21-078\2022 GRADING PLAN\21-078GP1.dwg, 11/22/2022 3:43:13 PM