

NEW COVERED REAR DECK TO THE FEHLEISON-McELROY RESIDENCE

20 ROSEGATE COURT
BERKELEY HEIGHTS, N.J. 07922

PROJECT DIRECTORY

OWNER
JON FEHLEISON & CHRISTAL MCELROY
20 ROSEGATE COURT
BERKELEY HEIGHTS, NJ 07922

ZONING CONSULTANT
GRA ARCHITECTS, INC.
310 SPRINGFIELD AVENUE, SUITE 12
BERKELEY HEIGHTS, N.J. 07066 CONTACT:
JIM RAMENTOL AIA, ARCHITECT
TEL: (908) 464-0106

ARCHITECT OF RECORD
TIINA VASKA, ARCHITECT
33 NORTH DRIVE
DENVER, NJ 07834
CONTACT: TIINA VASKA
TEL: (973) 927-4755

CONTRACTOR
DECK REMODELERS
2 WILSON DRIVE UNIT 1
SPARTAN, NJ 07871
CONTACT: SEAN MCALLEER
TEL: 973-729-2125

ZONING DATA

PROPERTY SURVEY IS BASED ON INFORMATION PREPARED BY KENNON SURVEYING SERVICES DATED AUGUST 6, 2020.

SITE / ZONING BULK REQUIREMENTS			
ZONE: R-20 BLOCK: 3201 LOT: 47.02			
	REQUIRED	EXISTING	PROPOSED
MIN. SITE AREA	20,000 S.F.	20,030 S.F.	UNCHANGED
MIN. LOT WIDTH	100.00 FT.	100.00 FT.	UNCHANGED
MIN. LOT DEPTH	150.00 FT.	169.94 FT. (average)	UNCHANGED
MIN. FRONT YARD SETBACK	50.00 FT.	51.08 FT.	UNCHANGED
MIN. SIDE YARD (ONE SIDE)	12.00 FT.	13.04 FT.	UNCHANGED
MIN. SIDE YARD (BOTH SIDES)	30.00 FT.	32.78 FT.	UNCHANGED
MIN. REAR YARD SETBACK	40.00 FT.	40.04 FT.	27.88 FT. (V)
MAX. BUILDING HEIGHT (FEET)	30.00 FT.	1/- 29 FT.	UNCHANGED
MAX. BUILDING COVERAGE	15.00 %	13.20 %	15.16 % (V)
MAX. IMPERVIOUS COVERAGE	2,000 S.F.	3,998 S.F. (2)	3,998 S.F. (2)
MAX. TOTAL COVERAGE	25.00 %	33.16 %	35.12 % (V)

(A) EXISTING PRIOR VARIANCE #03-07 FEB. 8, 2007. PAVERS WHERE NOT INCLUDED IN THE 2007 VARIANCE SINCE "PERVIOUS" PAVERS WERE TO BE INSTALLED & WERE PERMITTED AT THE TIME.
(B) PRE-EXISTING, NON-CONFORMING.
(V) VARIANCE REQUIRED.

DRAWING LIST

SITE PLAN & ZONING INFORMATION
GRA ARCHITECTS, INC.
T-1 TITLE SHEET, ZONING DATA & SITE PLAN

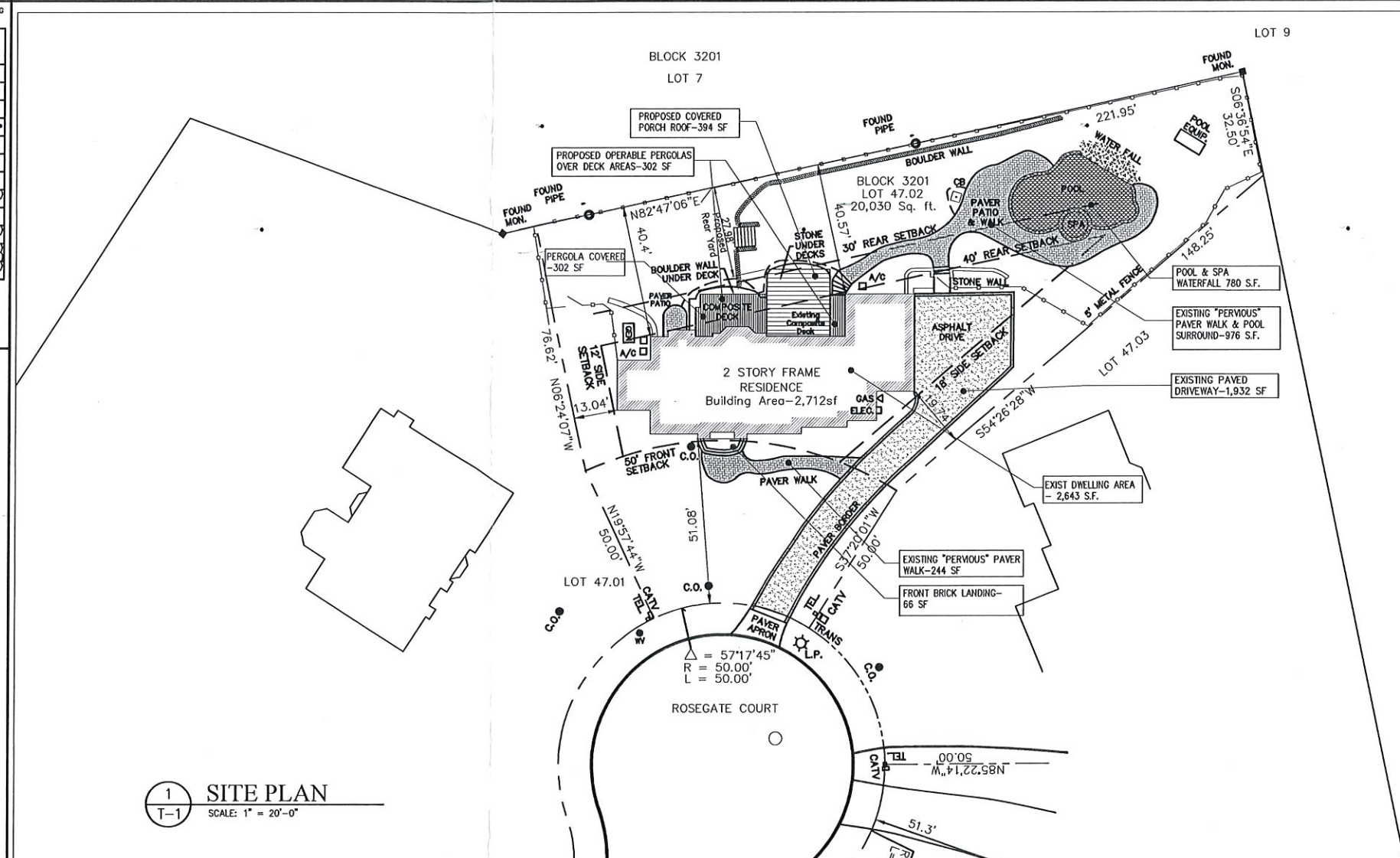
ARCHITECTURALS
TIINA VASKA ARCHITECT
A-1 COVERED PORCH & PERGOLA
A-2 ROOF PLAN & EXTERIOR ELEVATIONS

TOTAL COVERAGE CALCULATIONS:

EXISTING IMPERVIOUS: S.F.	
Existing Dwelling: prior Resolution	2,643
Front Paver Walkway:	244 (1)
Front Landing:	66 (3)
Driveway:	1,932 (4)
Rear Paver Walk & Pool Deck:	976 (1)
Pool & Spa:	780 (2)
Total Impervious Coverage	3,998
PROPOSED COVERAGE: S.F.	
Existing Dwelling:	2,643
New Covered Deck:	394
Total Proposed Coverage	3,037
Pool & Spa:	780 (2)
Front Landing:	66 (3)
Driveway:	1,932 (4)
Rear Paver Walk & Pool Deck:	976 (1)
Front Paver Walkway:	244 (1)
Total Impervious Coverage	3,998
TOTAL PROPOSED COVERAGE	7,035
NET INCREASE	+900 sf

(1) Per Zoning Board Resolution #3-07 dated 2/8/07, all pavers related to this project were considered "perVIOUS" at that time. However, they ARE included in the "Other Coverage" calculation.
(2) Area based on 2007 calculations submitted for Resolution.
(3) Area not included in 2007 Resolution.
(4) Driveway area calculation has been updated per latest survey.

SITE PLAN



1 SITE PLAN
T-1 SCALE: 1" = 20'-0"

CLIENT
JON FEHLEISON & CHRISTAL MCELROY
20 ROSEGATE COURT
BERKELEY HEIGHTS, NJ 07922

PROJECT
NEW COVERED REAR DECK
20 ROSEGATE COURT
BERKELEY HEIGHTS, NJ

ARCHITECTURE
INTERIOR DESIGN
PLANNING
GRA ARCHITECTS
ONE CORPORATION AVE
BERKELEY HEIGHTS, NJ 07066
TEL: 908-464-0106 FAX: 908-464-0106

DATE 08-11-20
SCALE AS NOTED
DRAWN BY DAK
PROJECT MANAGER JWR
JOB NUMBER 199288-001

TITLE SHEET, ZONING DATA, & SITE PLAN

JAMES J. RAMENTOL
LIC. No. AI-07446
DRAWING No. T-1

No	DATE	REVISION / ISSUED TO
B	10/07/20	ISSUED TO ZONING BOARD OF ADJUSTMENT
A	08/19/20	ISSUED TO ZONING OFFICER FOR REVIEW