

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:
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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
SPARTA, NJ 07871
CONTACT: SEAN MCALEER
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. (Coverage)	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.	27.98 FT. (V)
MAX. BUILDING HEIGHT (MEAN AVE.)	30.00 FT. +/- 29 FT.	UNCHANGED	UNCHANGED
MAX. BUILDING COVERAGE	15.00 % 4,592 S.F.	13.20 % 2,643 S.F.	15.16 % (V) 3,037 S.F.
MAX. IMPERVIOUS COVERAGE	10.00 % 2,000 S.F.	19.96 % (A) 3,996 S.F. (B)	19.96 % (V) 3,996 S.F. (B)
MAX. TOTAL COVERAGE	25.00 % 7,654 S.F.	33.16 % 6,641 S.F.	35.12 % (V) 7,035 S.F.

(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.

REVISED 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. (Coverage)	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.	26.15 FT. (V)
MAX. BUILDING HEIGHT (MEAN AVE.)	30.00 FT. +/- 29 FT.	UNCHANGED	UNCHANGED
MAX. BUILDING COVERAGE	15.00 % 4,592 S.F.	13.20 % 2,643 S.F.	14.12 % (V) 2,828 S.F.
MAX. IMPERVIOUS COVERAGE	10.00 % 2,000 S.F.	19.72 % (A) 3,988 S.F. (B)	19.47 % (V) 3,900 S.F. (B)
MAX. TOTAL COVERAGE	25.00 % 7,654 S.F.	32.92 % 6,641 S.F.	33.59 % (V) 6,728 S.F.

(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

ORIGINAL

TOTAL COVERAGE CALCULATIONS:

	S.F.
EXISTING IMPERVIOUS:	2,643
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
	6,641
PROPOSED COVERAGE:	S.F.
Existing Dwelling:	2,643
New Covered Deck:	394
	3,037
Pool & Spa & Coping:	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	+394 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.

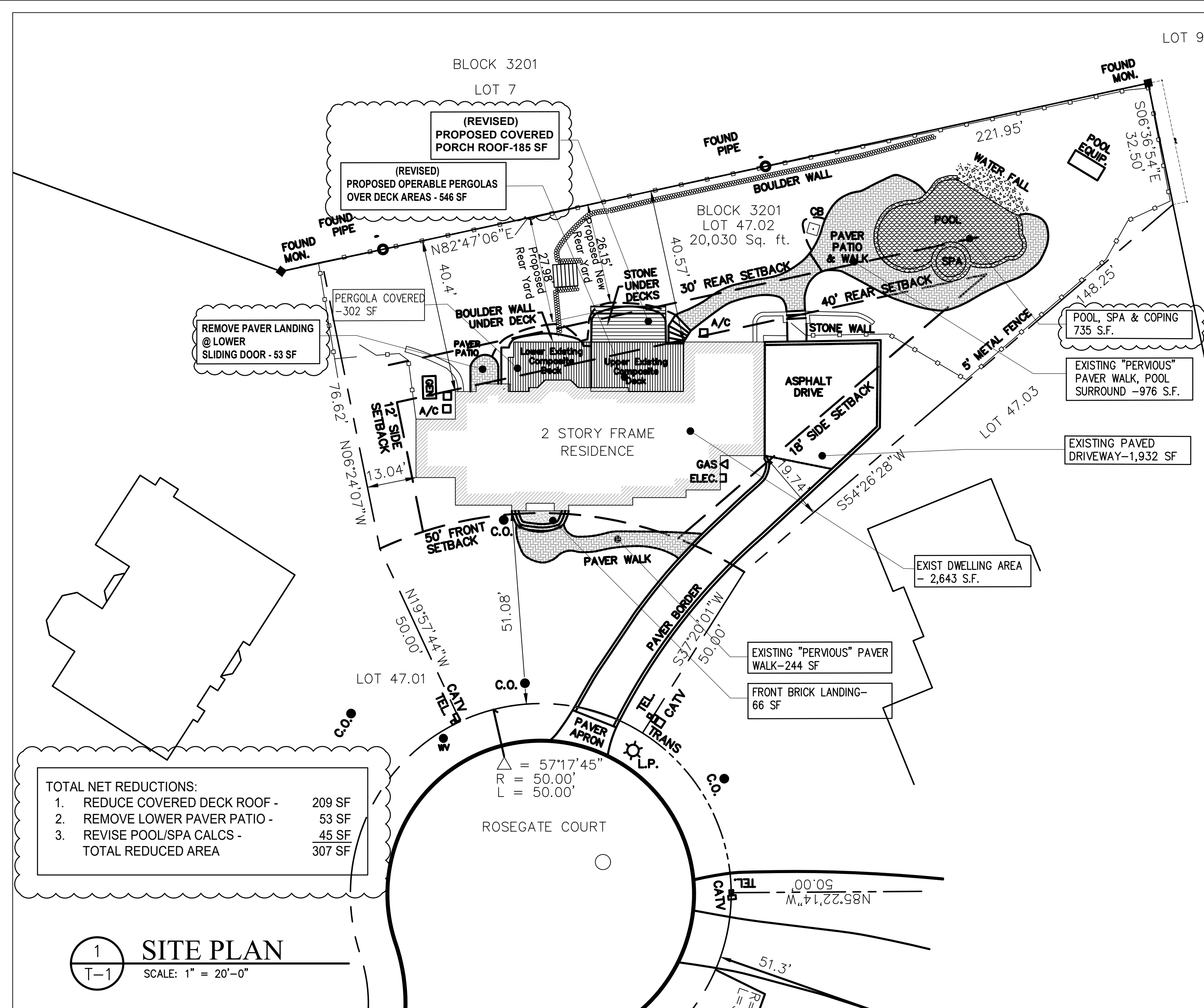
REVISED

TOTAL COVERAGE CALCULATIONS:

	S.F.
EXISTING IMPERVIOUS:	2,643
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 (w/ Coping):	735 (2)
Front Landing:	66 (3)
Driveway:	1,932 (4)
Rear Paver Walks & Pool Deck:	923 (1)
Front Paver Walkway:	244 (1)
Total Impervious Coverage	3,900
TOTAL PROPOSED COVERAGE	6,728
NET INCREASE	+132 sf

- (1) 53 sf paver landing was removed at lower level.
(2) 780 sf calculation used was from the 2007 Resolution. Actual area from current survey is 735 sf.
(3) Driveway area calculation from former approved drawing, excluded flared curbing is 1,561 sf. Actual driveway area 1,932 sf.
(4) Reduced roof cover over deck, the balance to be a pergola.

SITE PLAN



NO.	DATE	REVISION / ISSUED TO
C	02/23/21	REVISED SITE PLAN DESIGN REISSUE TO ZBA
B	10/07/20	ISSUED TO ZONING BOARD OF ADJUSTMENT
A	08/19/20	ISSUED TO ZONING OFFICER FOR REVIEW
No		REVISION / ISSUED TO

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

NEW COVERED REAR DECK
20 ROSEGATE COURT
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ARCHITECTURE
INTERIOR DESIGN
PLANNING
910 SPRINGFIELD AVENUE
BERKELEY HEIGHTS, NJ 07066
TEL: 908-464-0106
FAX: 908-464-0108

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

TITLE SHEET, ZONING DATA, & SITE PLAN

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Sheet: 1

JAMES J. RAMENTOL
LIC. No. AI-07446

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