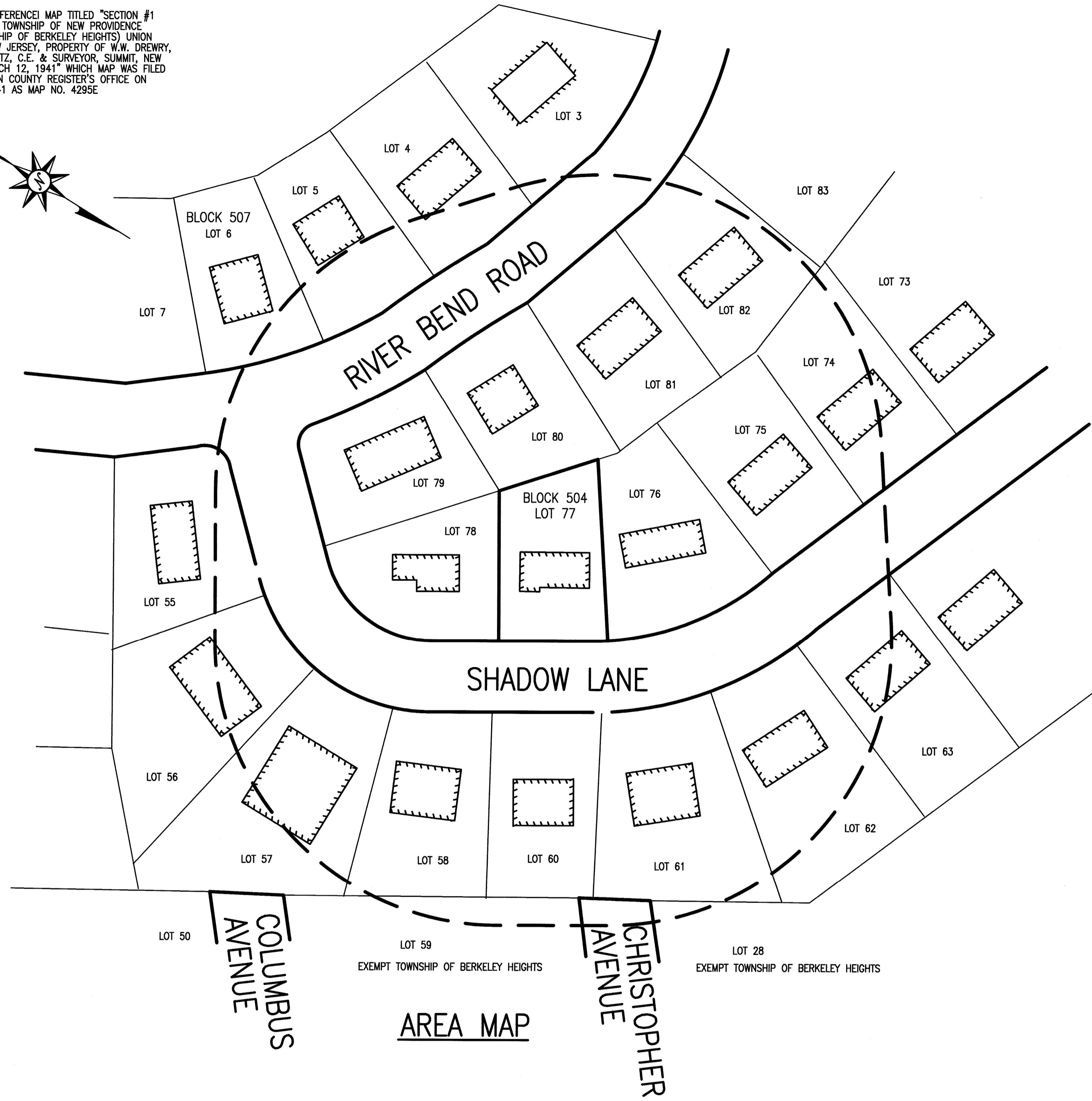
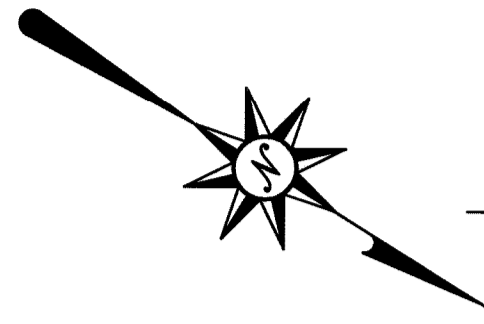


FINAL MAP REFERENCE MAP TITLED "SECTION #1 RIVER BEND, TOWNSHIP OF NEW PROVIDENCE (NOW TOWNSHIP OF BERKELEY HEIGHTS) UNION COUNTY, NEW JERSEY, PROPERTY OF W.W. DREWRY, JOHN J. KENTZ, C.E. & SURVEYOR, SUMMIT, NEW JERSEY, MARCH 12, 1941" WHICH MAP WAS FILED IN THE UNION COUNTY REGISTER'S OFFICE ON APRIL 9, 1941 AS MAP NO. 4295E



AREA MAP

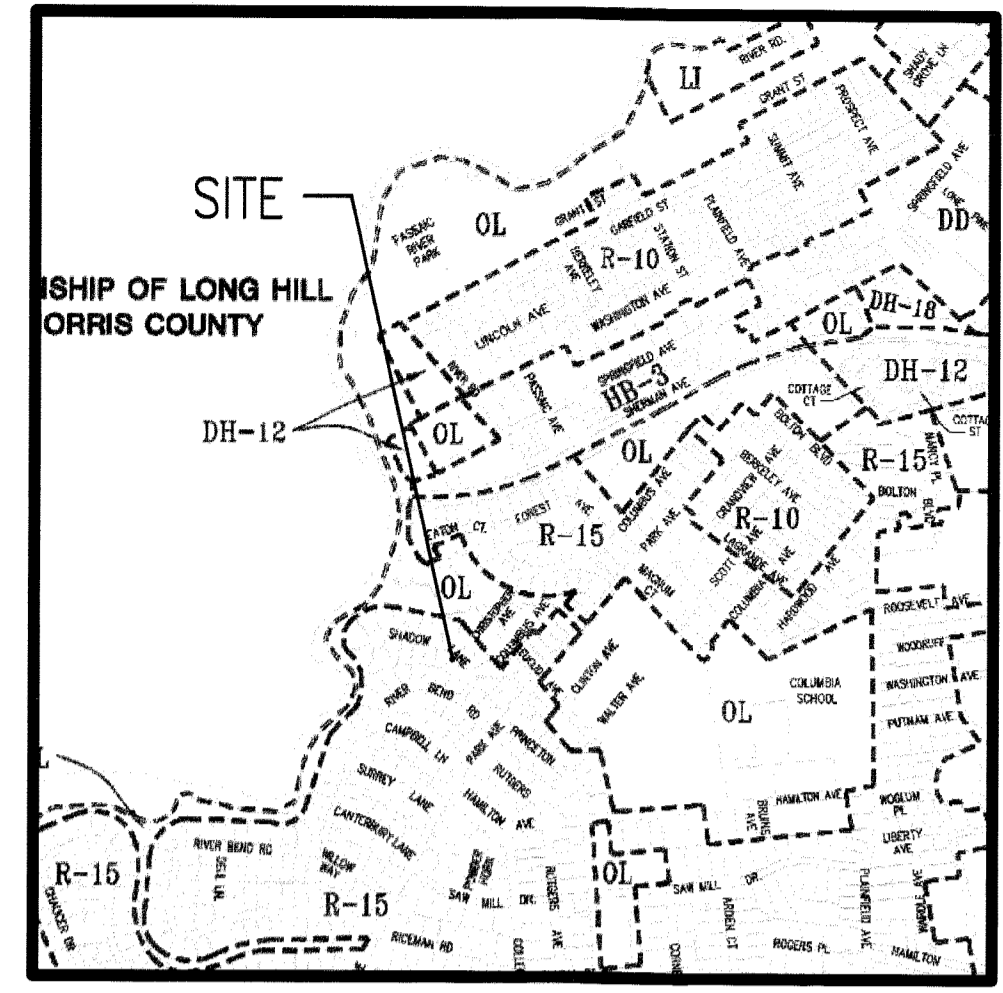
ZONING CRITERIA

1) ZONED: R-15 (RESIDENTIAL)			
2) ZONING REQUIREMENTS:			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 SF	8,579 SF*	8,579 SF*
MIN. LOT AREA (CORNER LOT)	16,500 SF		
MIN. LOT WIDTH	100 FT	76.84 FT*	76.84 FT*
MIN. LOT WIDTH (CORNER LOT)	120 FT		
MIN. LOT DEPTH	130 FT	116 FT*	116 FT*
MIN. FRONT YARD	50 FT	34.7 FT*	34.5 FT PORCH***
MIN. SIDE YARD (ONE)	12 FT	9.5 FT*	9.5 FT***
MIN. SIDE YARD (TWO)	18 FT	14.5 FT*	14.5 FT***
MIN. SIDE YARD COMBINED	30 FT	24 FT*	24 FT***
MIN. REAR YARD	40 FT	45.5 FT	44.5 FT
ACCESSORY BLDG MIN. REAR YARD	15 FT	NA	NA
ACCESSORY BLDG MIN. SIDE YARD	12 FT	NA	NA
ACCESSORY BLDG MIN. FRONT YARD	40 FT	NA	NA
MAX. BUILDING COVERAGE	15%	14.6%	15.8%*
MAX. OTHER IMPERVIOUS COVERAGE	10%	11.0%*	11.5%***
MAX. TOTAL IMPERVIOUS COVERAGE	25%	25.6%*	27.3%***

* EXISTING NON-CONFORMING CONDITION
 ** PROPOSED NON-CONFORMING CONDITION
 *** EXPANSION OF A NON-CONFORMING CONDITION

COVERAGE CALCULATIONS

EXISTING		PROPOSED	
HOUSE	1255 SF	HOUSE	1255 SF
REAR WALK	266 SF	PORCH	22 SF
FRONT WALK	99 SF	ADDITION	77 SF
DRIVE	573 SF	DRIVE	573 SF
TOTAL	2193 SF	FRONT WALK	146 SF
		REAR WALK	266 SF
		TOTAL	2339 SF



KEY MAP

GENERAL NOTES:

- SUBJECT PROPERTY KNOWN AS LOT 77 BLOCK 504 ON MAP SHEET No. 5
- AREA OF LOT 3, BLOCK 74 = 8,579 SF; 0.197 AC.
- OWNER & APPLICANT:
 MR. MICHAEL CALANDRILLO
 15 NEWCOMB DRIVE
 NEW PROVIDENCE, NJ 07974
 973.941.5721

DRAWN BY: SP	CHECKED BY: WGH
JOB No. 20-099	
BOOK	
SCALE 1" = 50'	
 GRAPHIC SCALE	
DATE DECEMBER 10, 2020	
REVISIONS	
CERTIFICATE OF AUTHORIZATION No. 246A27959700	
NOTES	
 Murphy & Hollows Associates LLC CIVIL ENGINEERING AND SURVEYING <small>192 CENTRAL AVENUE, STIRLING, NJ 07980 908.580.1225, murphyhollows@gmail.com</small>	
VARIANCE PLAN FOR LOT 77 BLOCK 504 24 SHADOW LANE TOWNSHIP OF BERKELEY HEIGHTS UNION COUNTY NEW JERSEY	
AIDAN T. MURPHY <small>N.J. LIC. PROFESSIONAL ENGINEER #21319 1973-2016</small>	
THIS SITE PLAN HAS BEEN APPROVED BY THE ZONING BOARD OF THE TOWNSHIP OF BERKELEY HEIGHTS ON _____ DATE _____	
CHAIRPERSON _____	DATE _____
SECRETARY _____	DATE _____
MUNICIPAL ENGINEER _____	DATE _____
FILE LF20-099	SHEET 1 OF 2

N:\CAD Drawings\2020\20-099\20-099VP AREA.dwg, 2/24/2021 12:04:26 PM