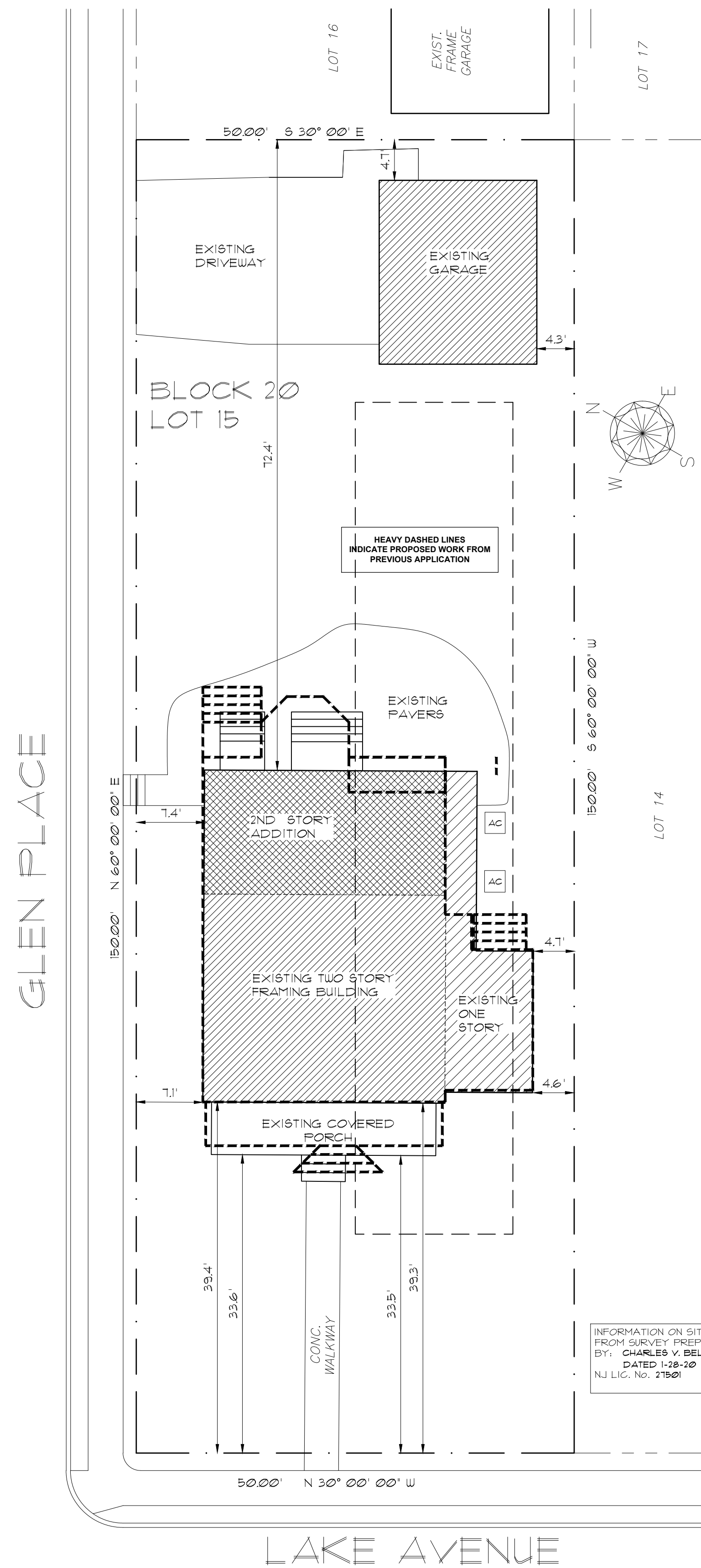


# COMPARATIVE ZONING ANALYSIS FOR SULLIVAN RESIDENCE

47 LAKE AVENUE  
FAIR HAVEN, NEW JERSEY  
BLOCK 20 ~ LOT 15

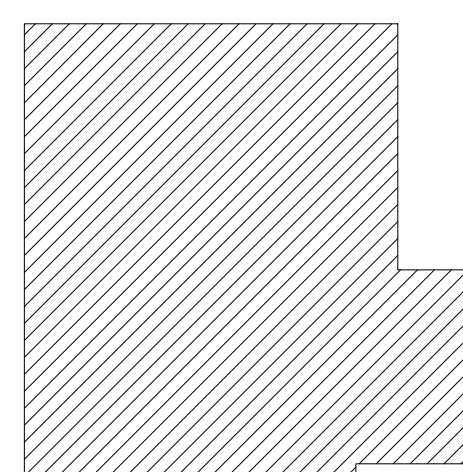


**SITE PLAN**  
SCALE: 1" = 10'-0"

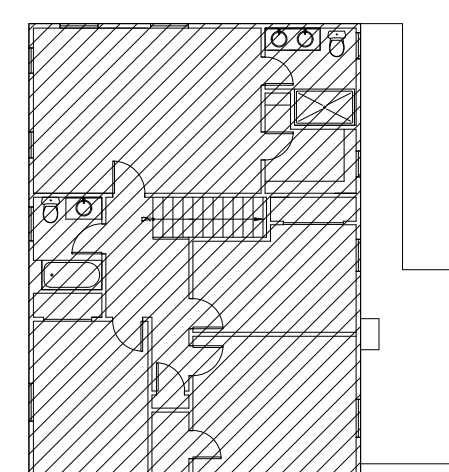
BUILDING DATA						
HABITABLE SPACES	EXISTING (AT FIRST APPLICATION)	APPROVED ADDED (AT FIRST APPLICATION)	APPROVED TOTAL (AT FIRST APPLICATION)	EXISTING (TODAY)	PROPOSED ADDITION (TODAY)	PROPOSED TOTAL (TODAY)
FIRST FLOOR	(a) 812 SQ. FT. (b) 869 SQ. FT.	(a) 451 SQ. FT. (b) 493 SQ. FT.	(a) 1263 SQ. FT. (b) 1322 SQ. FT.	1281 SQ. FT.	0 SQ. FT.	1281 SQ. FT.
SECOND FLOOR	(a) 982 SQ. FT. (b) 691 SQ. FT.	(a) 925 SQ. FT. (b) 943 SQ. FT.	(a) 1907 SQ. FT. (b) 1200 SQ. FT.	691 SQ. FT.	390 SQ. FT.	1041 SQ. FT.
TOTAL	(a) 1394 SQ. FT. (b) 1526 SQ. FT.	(a) 982 SQ. FT. (b) 936 SQ. FT.	(a) 2376 SQ. FT. (b) 2322 SQ. FT.	1938 SQ. FT.	390 SQ. FT.	2328 SQ. FT.

(a) MISCALCULATED ON PLANS THAT WERE APPROVED AT FIRST APPLICATION.  
(b) ACTUAL NUMBERS BASED ON CALCULATIONS PERFORMED BY OFFICE OF ANTHONY M. CONDOURIS, ARCHITECT.

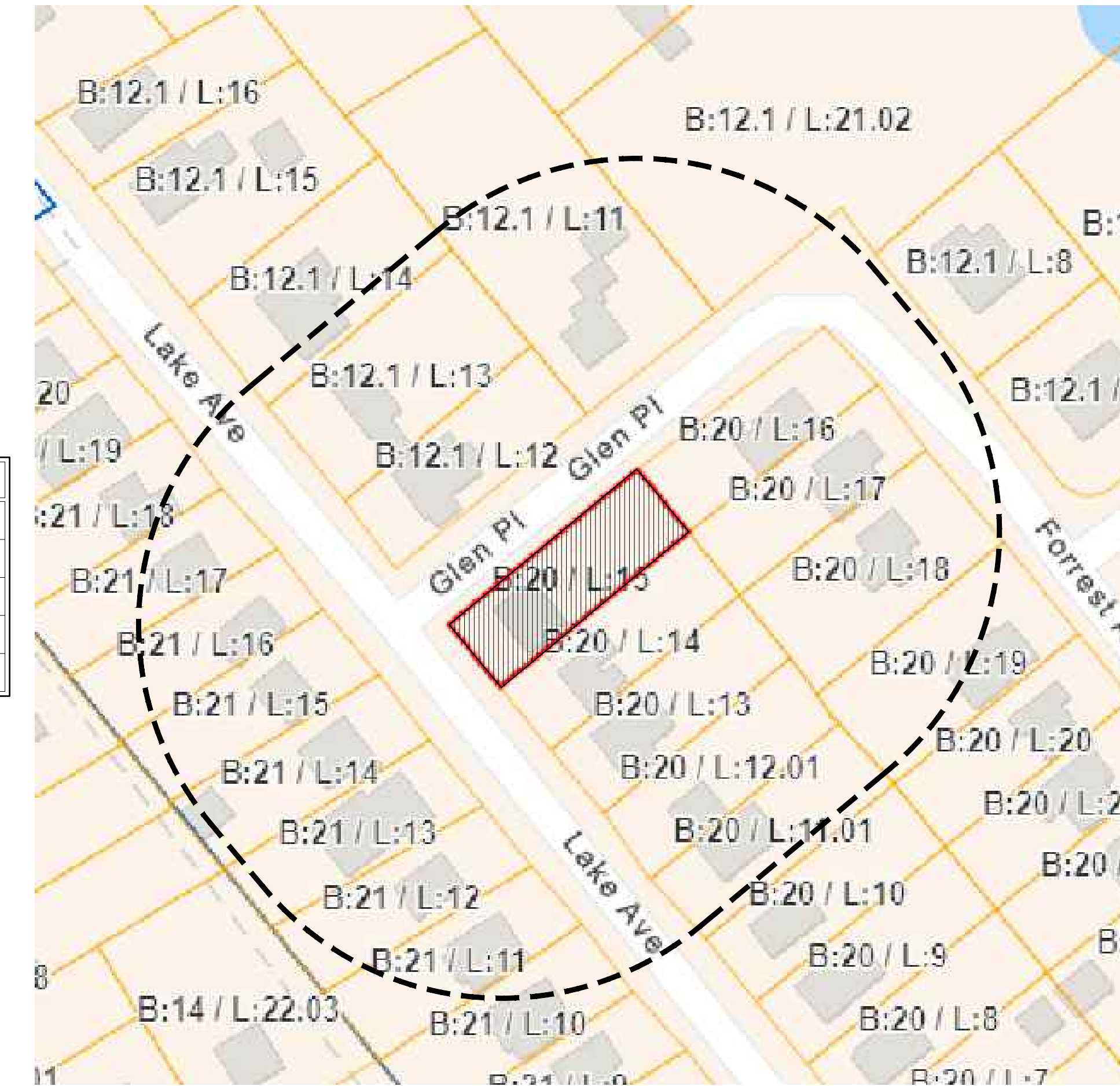
AREA CALCULATIONS (NO CHANGE) (BASED ON LOT AREA OF 1500 SQ. FT.)			
BUILDING COVERAGE:		LOT COVERAGE:	
DWELLING	= 1434 SF.	DWELLING	= 1434 SF.
GARAGE	= 378 SF.	GARAGE	= 378 SF.
		WALKS/PATIOS	= 131 SF.
		DRIVEWAY	= 548 SF.
TOTAL	= 1812 SF.	TOTAL	= 2491 SF.
	24.16%		33.29%



FIRST FLOOR  
1,281 SQ.FT.



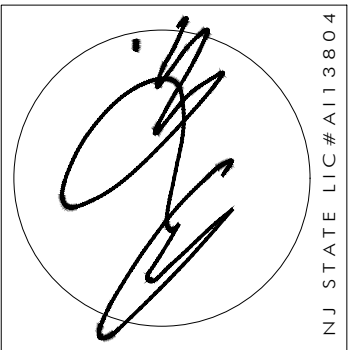
SECOND FLOOR  
1,041 SQ.FT.



**200 FT KEY MAP**  
SCALE: N.T.S.

ZONING DATA (R-5)					
ITEM	REQUIRED	APPROVED (AT FIRST APPLICATION)	EXISTING (TODAY)	PROPOSED (TODAY)	NOTES
MINIMUM LOT AREA	1,000 SQ. FT.	1,500 SQ. FT.	1,500 SQ. FT.	1,500 SQ. FT.	
MINIMUM LOT FRONTAGE	70 FT.	50 FT.	50 FT.	50 FT.	EXISTING NON CONFORMITY UNCHANGED
MINIMUM LOT DEPTH	100 FT.	150 FT.	150 FT.	150 FT.	
PRINCIPAL BUILDING					
MINIMUM FRONT SETBACK (LAKE AVENUE)	25 FT.	34.91 FT.	33.6 FT.	33.5 FT.	
MINIMUM FRONT SETBACK (GLEN PLACE)	25 FT.	7.6 FT.	7.1 FT.	7.1 FT.	EXISTING NON CONFORMITY EXTENDED VERTICALLY VARIANCE REQUIRED
MINIMUM REAR SETBACK	30 FT.	63.61 FT.	12 FT.	12 FT.	
MINIMUM SIDE SETBACK (ONE)	1 FT.	4.51 FT.	4.6 FT.	4.6 FT.	EXISTING NON CONFORMITY UNCHANGED
MAX. BUILDING HEIGHT (STORIES/FT.)	2.5/30 FT.	2/30.12 FT.	2/29 FT.	2/29 FT.	
ACCESSORY BUILDING					
MINIMUM REAR SETBACK	10 FT.	4.0 FT.	4.1 FT.	4.1 FT.	EXISTING NON CONFORMITY UNCHANGED
MINIMUM SIDE SETBACK	5 FT.	2.9 FT.	4.3 FT.	4.3 FT.	EXISTING NON CONFORMITY UNCHANGED
MAX. BUILDING HEIGHT (STORIES/FT.)	1/5 FT.	1/5 FT.	1/5 FT.	1/5 FT.	
MAXIMUM HABITABLE FLOOR AREA RATIO	0.4	(a) 0.317 (b) 0.336	0.298	0.31	
MAXIMUM HABITABLE FLOOR AREA	2,200 SQ. FT. MAX	(a) 7,376 SQ. FT. (b) 7,522 SQ. FT.	1,938 SQ. FT.	2,328 SQ. FT.	VARIANCE REQUIRED
MAXIMUM BUILDING COVERAGE	35 %	25 %	24.16 %	24.16 %	
MAXIMUM LOT COVERAGE	50 %	43.4 %	33.29 %	33.29 %	

(a) MISCALCULATED ON PLANS THAT WERE APPROVED AT FIRST APPLICATION.  
(b) ACTUAL NUMBERS BASED ON CALCULATIONS PERFORMED BY OFFICE OF ANTHONY M. CONDOURIS, ARCHITECT.



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REVISIONS	DATE
Δ	ELEV. DIMENSIONS, ATTIC PULLDOWN STAIR 11-6-20

CLIENT: SULLIVAN RESIDENCE  
ADDRESS: 47 LAKE AVENUE  
FAIR HAVEN, NEW JERSEY  
JOB NUMBER: 20-021  
BLOCK: 20  
LOT: 15

DATE: 8/4/20  
DRAWN BY: MB  
SHEET NO.: **ZC-1**

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



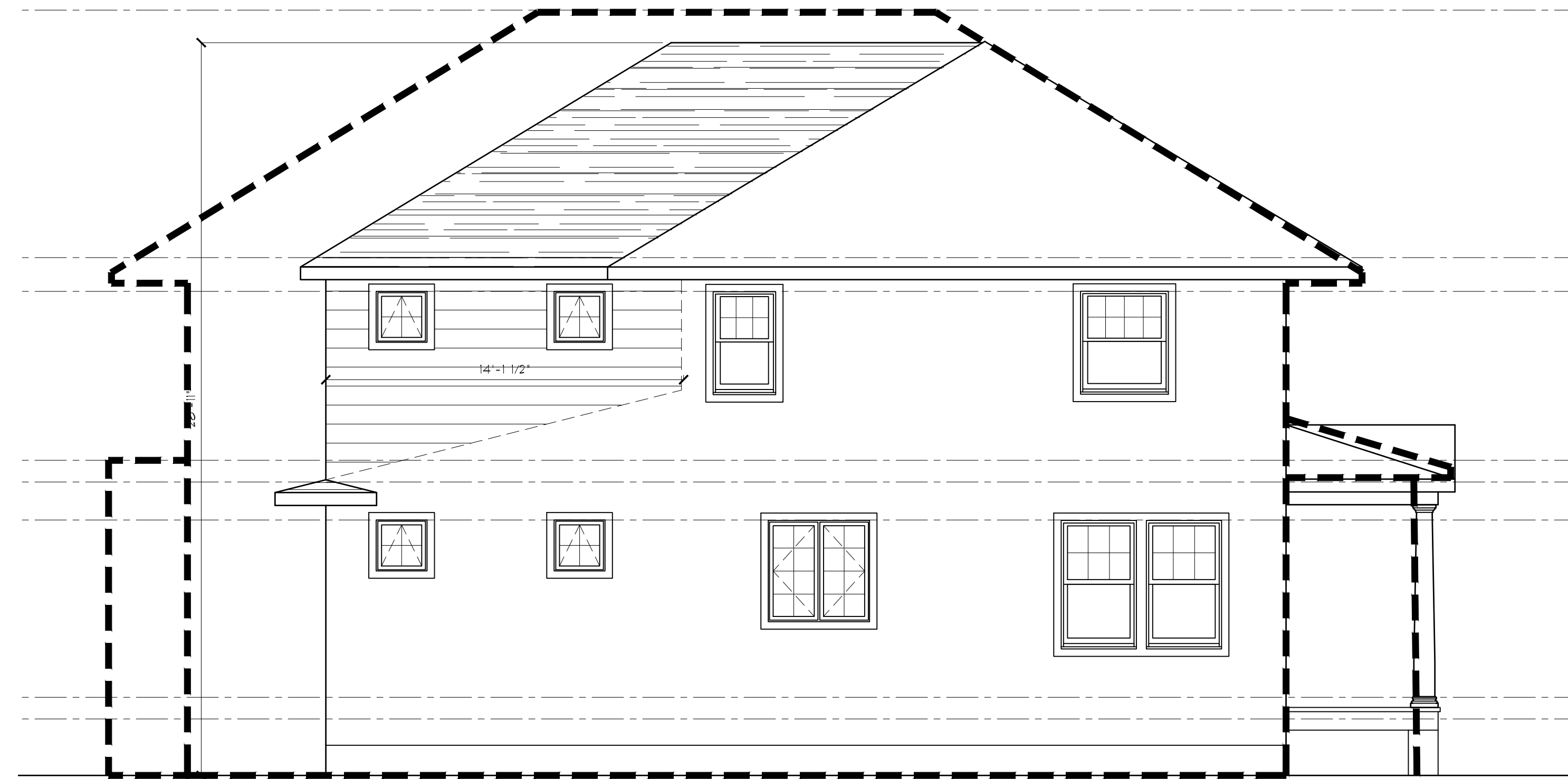




**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

37'-1 1/2"

HEAVY DASHED LINES  
INDICATE PROPOSED WORK FROM  
PREVIOUS APPLICATION



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

37'-11"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

37'-11"

HEAVY DASHED LINES  
INDICATE PROPOSED WORK FROM  
PREVIOUS APPLICATION



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

37'-1 1/2"

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



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REVISIONS	DATE
△	11-6-20
△	ELEV. CHANGES, ATTIC PULLDOWN STAIR

CLIENT	SULLIVAN RESIDENCE
ADDRESS	47 LAKE AVENUE FAIR HAVEN NEW JERSEY
JOB NUMBER	20-021
BLOCK	20
LOT	15

DATE: 8/4/20  
DRAWN BY: MB  
SHEET NO. **ZC-3**