

# GRASSO DESIGN GROUP

231 Highway 71 (Parker Ave)

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Client: **SHAW, CHRISTOPHER** Date: **05/10/2021**  
 Address: **15 BUTTONWOOD DRIVE** Block: **72**  
 Township: **FAIR HAVEN** Lot: **15**

Zone: R-10-B	Required	Existing	Proposed	Comments
Min. Lot Area	10,000 SF	9,278 SF	N/C	
Min. Lot Width	100 FT	96 FT	N/C	IRR
Min. Lot Depth	100 FT	87 FT	N/C	IRR
<b>Principle Structure</b>				
Front Yard Setback	25.0 FT	29.9 FT	25.4 FT	
Side Yard Setback	10.0 FT	9.9 FT	9.9 FT	NO CHANGE
Side Yard Setback	10.0 FT	23.0 FT	23.0 FT	
Combined Side	25.0 FT	32.9 FT	32.9 FT	
Rear Yard Setback	30.0 FT	26.1 FT	26.1 FT	VARIANCE
Building Height	32.0 FT	21.6 FT	≈21.6 FT	2-1/2 STORY MAX
Base Flood Elevation	X			
ABFE / SHWT	-			
Finished Floor Elevation				
<b>Accessory Structure</b>				
Side Yard Setback	10.0 FT	-	-	5 FT SHED
Rear Yard Setback	10.0 FT	-	-	5 FT SHED
Dist. To Principle	5.0 FT	-	-	
Height	15.0 FT		0.0 FT	10 FT SHED
Max. Area	1,299 SF			100 SF SHED
<b>Lot Requirements</b>				
Lot Coverage	45%	40.5%	+0.61%	41.1%
Impervious Area	4,175 SF	3760 SF	+57 SF	3816 SF
Building Coverage	35%	18.9%	+0.61%	19.6%
Footprint Area	3,247 SF	1758 SF	+57 SF	1815 SF
Floor Area Ratio	0.28		0.26630739	3220 SF MAX
<b>Notes:</b>				