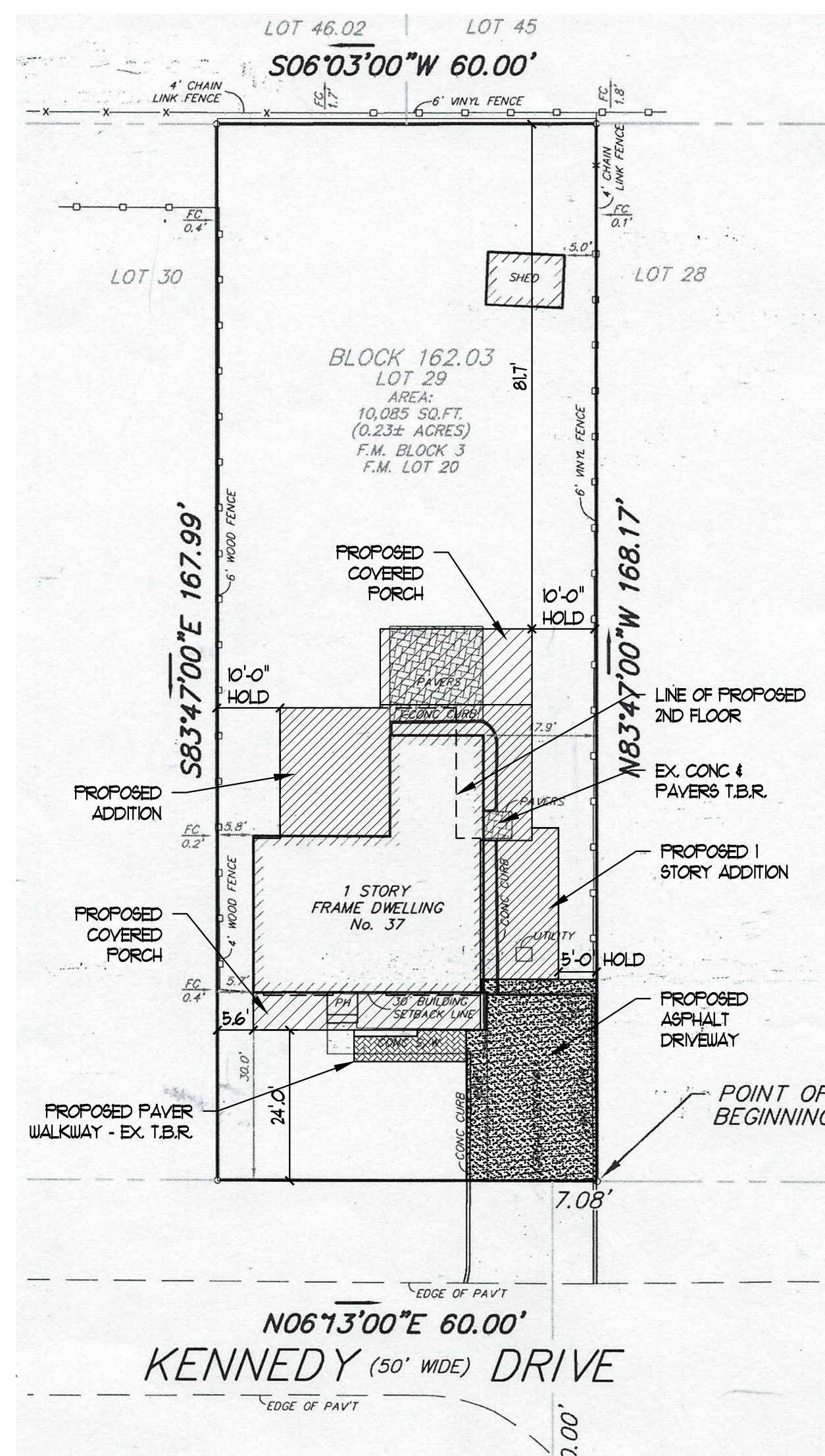




Zone District: R1

Min. Lot Area	Required	Existing	Proposed
Min. Lot Width	15,000 sf	10,085 sf	10,085 sf
Min. Lot Depth	100 ft.	60 ft.*	60 ft.*
Front Yard Min.	150 ft.	167.99 ft.	167.99 ft.
Side Yard Min.	50 ft.	30 ft.*	24 ft.**
Side Yard Total Min.	10 ft.	5.7 ft.*/17.9 ft.	5.6 ft.**/5.0 ft.**
Rear Yard Min.	35 ft.	23.6 ft.*	10.6 ft.**
Rear Yard Total Min.	50 ft.	99.0 ft.	81.7 ft.
Improved Lot Coverage Max.	40%	22.9%	33%
Bldg. Height Max.	35 ft./2 1/2 st.	N/A	29.0 ft.
Floor Area Ratio	.40	.11	.32

* = pre-existing non-conforming
 ** = variance requested

Area Calculations:

Ex. First Floor	1,105 sf
Ex. Shed	112 sf
Ex. Platforms, Conc. Walks, Pavers	506 sf
Ex. Driveway	584 sf
Proposed First Floor w/ Garage	1,996
Proposed 2nd Floor	1,465 sf
Proposed Front Porch	216 sf
Proposed Rear Porch	288 sf
Proposed Paver Walk	90 sf
Proposed Driveway	632 sf

Improved Lot Coverage: Existing

Ex. First Floor	1,105 sf
Ex. Shed	112 sf
Ex. Platforms, Conc. Walks, Pavers	506 sf
Ex. Driveway	584 sf
Total	2,307 sf/10,085 sf = 22.9%

Floor Area Ratio: Existing

Ex. First Floor	1,105 sf
Total	1,105 sf/10,085 sf = .11

Improved Lot Coverage: Proposed

Ex. Shed	112 sf
Proposed First Floor w/ Garage	1,996
Proposed Front Porch	216 sf
Proposed Rear Porch	288 sf
Proposed Paver Walk	90 sf
Proposed Driveway	632 sf
Total	3,334 sf/10,085 sf = 33%

Floor Area Ratio: Proposed

Proposed First Floor w/o Garage	1,715
Proposed 2nd Floor	1,465 sf
Total	3,180 sf/10,085 sf = .32



FRONT ELEVATION



RIGHT SIDE ELEVATION

PROJECT:
 PROPOSED ADDITION
 Mr. Travis & Mrs. Cory Melchior
 37 Kennedy Dr.
 Waldwick, NJ

REVISIONS:
 SITE PLAN
 ZONING CHART
 ELEVATIONS

DND
 DEL NOBILE DESIGNS
 192 THIRD AVENUE UNIT 1A
 WESTWOOD, NJ 07675
 (201) 307-1641

Linda Del Nobile
 LINDA DEL NOBILE
 N.J. AI 09558

JOB NO. 2548
 SCALE: 1/4"=1'-0"
 DATE: 10.29.25
 DWG BY: JLS/LDM
 DWG NO.
 SHEET: 1 OF 2