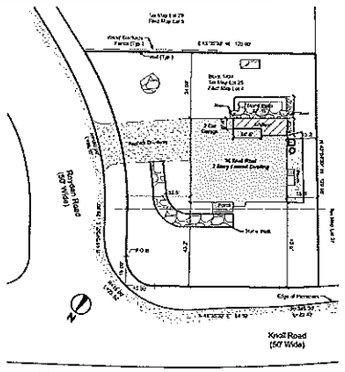


1 Proposed Site Plan
Scale: 1" = 30'-0"

ZONING NOTES

LOT 28
BLOCK 1604
ZONE R-20

LOT CHARACTERISTICS

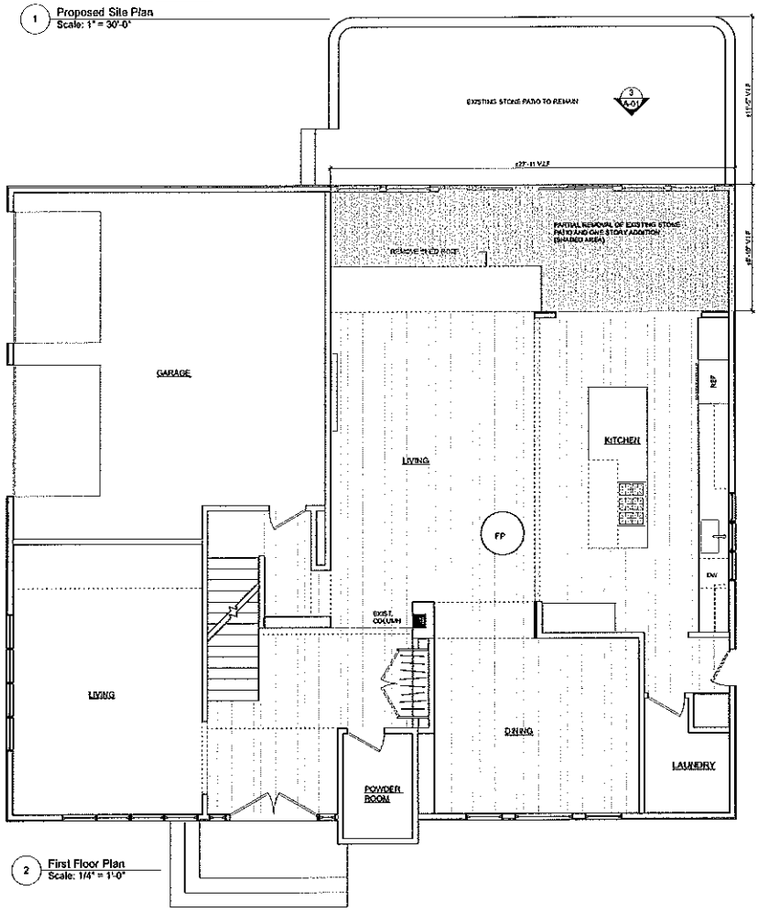
Total Lot Area 12,407 SF (per survey)
Minimum Lot Size for R-20 Zone is 20,000 SF

SETBACK REQUIREMENTS	PROPOSED
Front Yard Setback	NC
Front Yard Setback (corner)	NC
Side Yard Setback	NC
Rear Yard Setback	NC

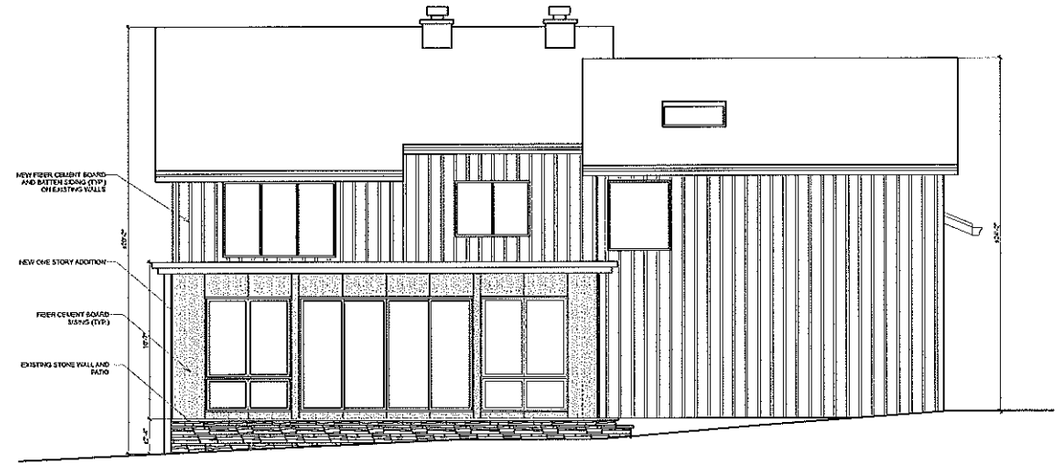
COVERAGE AND HEIGHT REQUIREMENTS	EXISTING	ALLOWED	PROPOSED
Maximum Building Coverage	1,908 SF	15% = 1,861 SF	18% = 2,116 SF (Exceeds Allowed)
Maximum Floor Area Ratio	3,908 SF	23.5% = 2,792 SF	27% = 3,296 SF (Exceeds Allowed)
Impervious Lot Coverage	4,259 SF	4,139 SF	NC
Building Height	29 ft.	30 ft.	NC

EXISTING BUILDING F.A.R. CALCULATION BREAKDOWN

First Floor Area	1,908 SF
Second Floor Gross Area	1,913 SF
Total Floor Area	3,188 SF - 493SF Garage Space = 3,096 SF



2 First Floor Plan
Scale: 1/4" = 1'-0"



3 Back Elevation
Scale: 1/4" = 1'-0"

4 Side Elevation
Scale: 1/4" = 1'-0"

08/05/20	BOA Application

Gary Rosard Architect
321 Millburn Ave., Suite 3
Millburn, NJ 07041
Tel. 973 218-6656

Allen Residence

16 Knoll Rd
Tenafly, NJ

Title
PROPOSED SITE PLAN
AND ARCHITECTURAL DRAWING
FOR BOA APPLICATION

Date	August 07, 2020
Scale	1/4" = 1'-0"

Drawing No.

A-01