

EXISTING COVERAGE CALCS

FOOTPRINT	= 6,009 S.F.
PORCH	= 212 S.F.
CONCRETE DRIVE	= 1,100 S.F.
SHED	= 1,100 S.F.
TOTAL	= 8,531 S.F. (15.37%)

EXISTING IMPERVIOUS COVERAGE CALCS

BLDG. COVERAGE	= 4,251 S.F.
PAVED DRIVE	= 1,000 S.F.
W.C. & DRIVEWAY	= 1,000 S.F.
CONCRETE DRIVE	= 1,000 S.F.
TOTAL	= 7,251 S.F. (13.28%)

EXISTING Z.F.A.R. CALCULATIONS

3rd FLOOR	= 1,000 S.F.
2nd FLOOR	= 1,000 S.F.
CHANGE	= 4,000 S.F.
TOTAL	= 6,000 S.F. (10.91%)

PROPOSED IMPERVIOUS COVERAGE CALCS

BLDG. COVERAGE	= 4,251 S.F.
PAVED DRIVE	= 1,000 S.F.
W.C. & DRIVEWAY	= 1,000 S.F.
CONCRETE DRIVE	= 1,000 S.F.
TOTAL	= 7,251 S.F. (13.28%)

ZONING NOTES
 ZONE R-20
 MIN. LOT AREA = 125,000 S.F. (2.85 AC)
 MIN. LOT WIDTH @ STREET LINE = 125.00 FT.
 MIN. FRONT YARD = 25 FT.
 MIN. REAR YARD = 25 FT.
 MIN. SIDE YARD (ONE) = 15 FT.
 MIN. SIDE YARD (COMBINED) = 30 FT. (2)
 MIN. SIDE YARD (CONCRETE DRIVEWAY/PATIO) = 15 FT.
 MAX. BUILDING COVERAGE = 15.00% (1)
 MAX. BALCONY COVERAGE = 25.00% (1)
 MAX. BLDG. HEIGHT = 2 1/2 STY.
 MAX. IMPERVIOUS COVERAGE = 30% (1)
 MAX. AREA = 30,208 S.F.
 (1) EXISTING NON-CONFORMING
 (2) LOT WIDTH = 0.38 = 125.77 FT. x 0.3 = 38.93 FT.

ACCESSORY NOTES - POOL

EXISTING

BLDG. COVERAGE	= 4,251 S.F.
PAVED DRIVE	= 1,000 S.F.
W.C. & DRIVEWAY	= 1,000 S.F.
CONCRETE DRIVE	= 1,000 S.F.
TOTAL	= 7,251 S.F. (13.28%)

PROPOSED

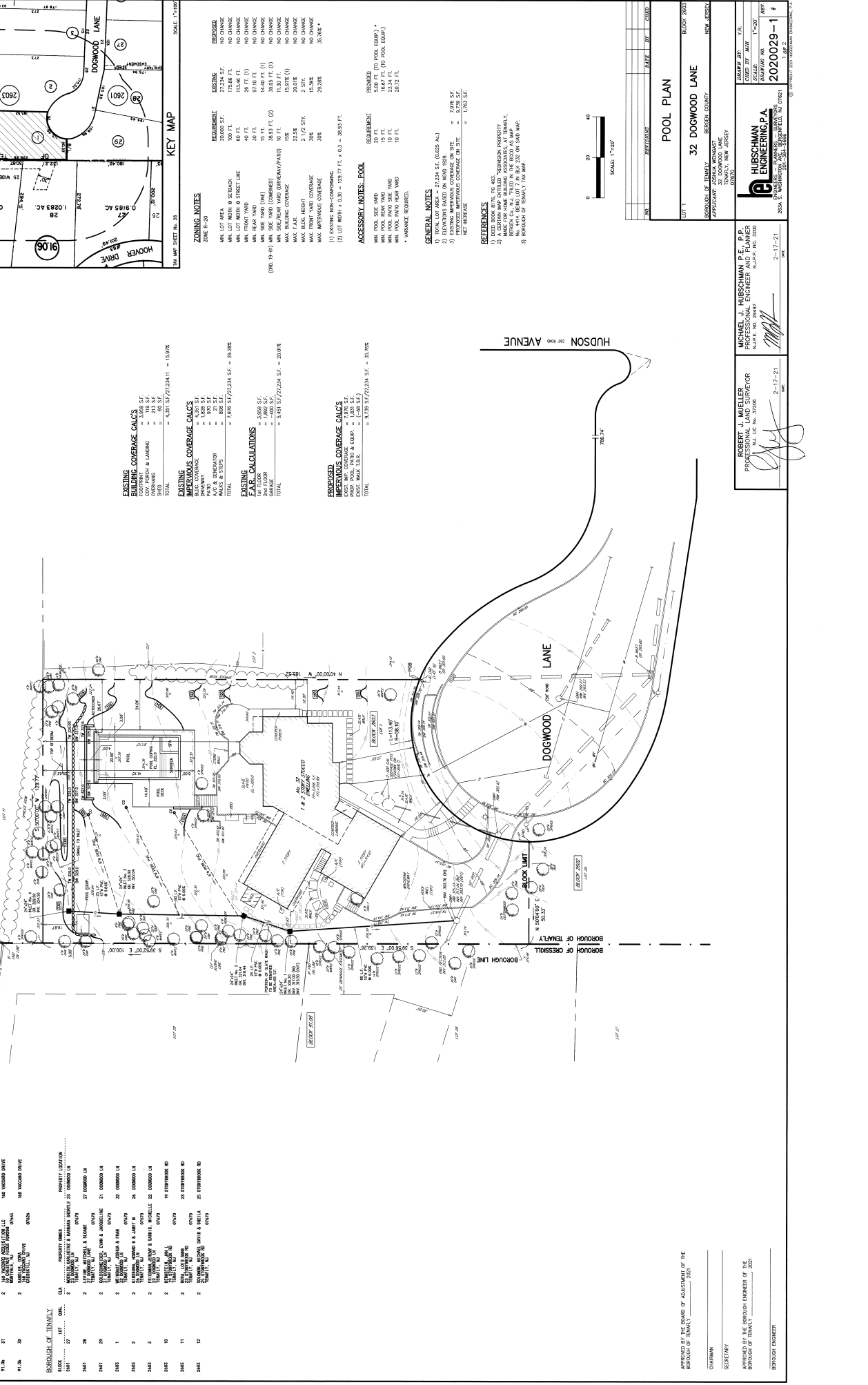
BLDG. COVERAGE	= 4,251 S.F.
PAVED DRIVE	= 1,000 S.F.
W.C. & DRIVEWAY	= 1,000 S.F.
CONCRETE DRIVE	= 1,000 S.F.
TOTAL	= 7,251 S.F. (13.28%)

GENERAL NOTES

- TOTAL LOT AREA = 27,234 S.F. (6.22 AC)
- EXISTING IMPERVIOUS COVERAGE ON SITE = 7,251 S.F.
- PROPOSED IMPERVIOUS COVERAGE ON SITE = 7,251 S.F.
- NET IMPROVEMENT = 1,100 S.F.

REFERENCES

- DEED BOOK 8784, PG. 483, TEMANLY BOROUGH PROPERTY.
- MADE FOR HOME BUILDING ASSOCIATES, INC. TEMANLY, N.J. 08060.
- DEED BOOK 8784, PG. 483, TEMANLY BOROUGH PROPERTY, INC. 414, 82ND LOT IN BLDG. 232 ON SAID MAP.
- BOROUGH OF TEMANLY TAX MAP.



PROPERTY OWNERS WITHIN 200' RADIUS

BOROUGH OF CRESSKILL

BLK	LOT	OWNER	PROPERTY LOCATION
91-06	24	QJ	PROPERTY LOCATION
91-06	25	QJ	PROPERTY LOCATION
91-06	26	QJ	PROPERTY LOCATION
91-06	27	QJ	PROPERTY LOCATION
91-06	28	QJ	PROPERTY LOCATION
91-06	29	QJ	PROPERTY LOCATION
91-06	30	QJ	PROPERTY LOCATION
91-06	31	QJ	PROPERTY LOCATION
91-06	32	QJ	PROPERTY LOCATION

BOROUGH OF TEMANLY

BLK	LOT	OWNER	PROPERTY LOCATION
2001	28	28	PROPERTY LOCATION
2001	29	29	PROPERTY LOCATION
2001	30	30	PROPERTY LOCATION
2001	31	31	PROPERTY LOCATION
2001	32	32	PROPERTY LOCATION
2001	33	33	PROPERTY LOCATION
2001	34	34	PROPERTY LOCATION
2001	35	35	PROPERTY LOCATION
2001	36	36	PROPERTY LOCATION
2001	37	37	PROPERTY LOCATION
2001	38	38	PROPERTY LOCATION
2001	39	39	PROPERTY LOCATION
2001	40	40	PROPERTY LOCATION
2001	41	41	PROPERTY LOCATION
2001	42	42	PROPERTY LOCATION
2001	43	43	PROPERTY LOCATION
2001	44	44	PROPERTY LOCATION
2001	45	45	PROPERTY LOCATION

APPROVED BY THE BOARD OF ADJUSTMENT OF THE BOROUGH OF TEMANLY _____ 2021

CHAIRMAN _____ SECRETARY _____

APPROVED BY THE BOROUGH ENGINEER OF THE BOROUGH OF TEMANLY _____ 2021

BOROUGH ENGINEER _____

APPROVED BY THE BOROUGH ENGINEER AND PLANNER _____

PROFESSIONAL ENGINEER AND PLANNER

N.J.P.E. NO. 34007

2-17-21

APPROVED BY THE BOROUGH ENGINEER AND PLANNER _____

PROFESSIONAL ENGINEER AND PLANNER

N.J.P.E. NO. 3500

2-17-21

