APPROVALS:

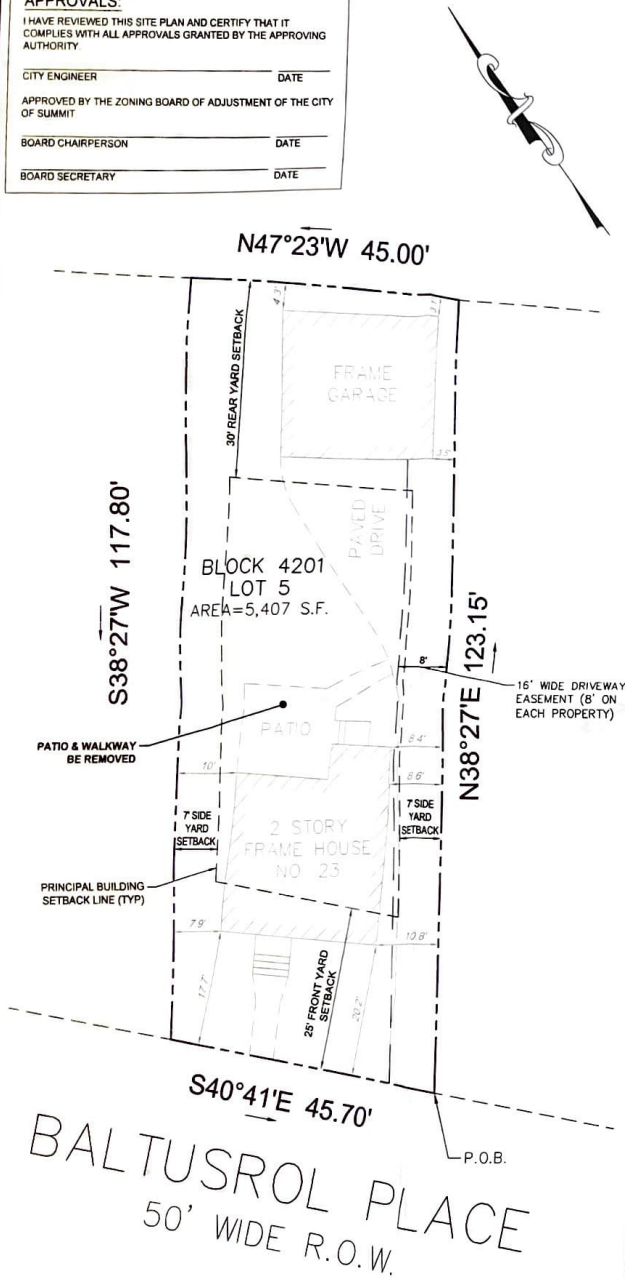
I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT COMPLIES WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY.

CITY ENGINEER _____ DATE _____

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF SUMMIT

BOARD CHAIRPERSON _____ DATE _____

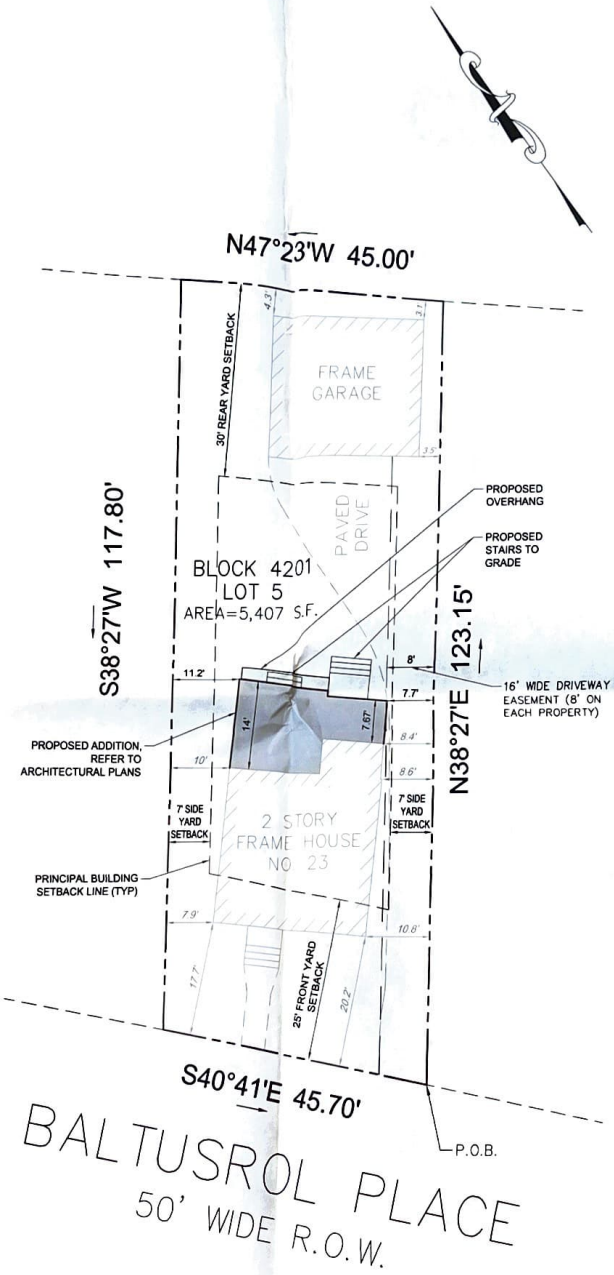
BOARD SECRETARY _____ DATE _____



EXISTING CONDITIONS

SCALE 1"=10'

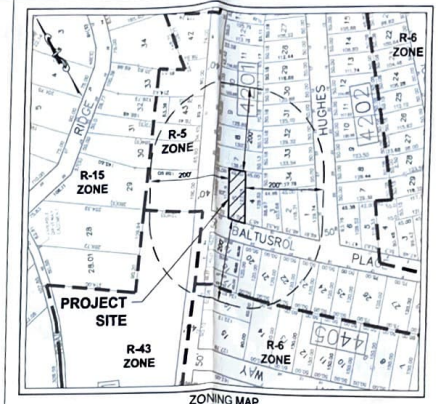
0 10 20 40 ft.



PROPOSED CONDITIONS

SCALE 1"=10'

0 10 20 40 ft.



ZONING MAP
(REFERENCE: CITY OF SUMMIT TAX MAP SHEETS 42, 44, AND 45)
SCALE: 1"= 150'

OWNER/APPLICANT:

NISENSON RESIDENCE
23 BALTUSROL PLACE
SUMMIT, NJ 07901

ZONING TABLE			
BLOCK 4201, LOT 5 (23 BALTUSROL PLACE)			
CITY OF SUMMIT, UNION COUNTY, NEW JERSEY			
LOT AREA = 5,407 SF (0.124 ACRES)			
ZONE: R-6 (SINGLE FAMILY RESIDENCE DISTRICT)			
EXISTING / PROPOSED USE: SINGLE-FAMILY RESIDENTIAL			
PROPOSED IMPROVEMENTS: ADDITION TO EXISTING SINGLE-FAMILY DWELLING			
REQUIREMENTS	PERMITTED	EXISTING	PROPOSED
Minimum Lot Area	5,000 SF	5,407 SF	NO CHANGE
Minimum Lot Width (At the required front setback line)	50 Feet	44.9 Feet (Pre-existing nonconforming)	NO CHANGE
Principal Building Minimum Front Yard Setback	25 Feet	17.7 Feet (Pre-existing nonconforming)	NO CHANGE
Principal Building Minimum Rear Yard Setback	30 Feet	70.9 Feet	60.1 Feet
Principal Building Minimum Side Yard Setback Each	7 Feet	East: 8.4 Feet West: 7.9 Feet	East: 7.7 Feet West: 7.9 Feet
Principal Building Minimum Total Side Yard	33% (14.8 Feet)	36.3% (16.3 Feet)	34.7% (15.6 Feet)
Maximum Lot (impervious) Coverage	45%	51.6% (Pre-existing nonconforming)	53.5% (VARIANCE)
Maximum Building Coverage	20%	23.6% (Pre-existing nonconforming)	29.7% (VARIANCE)
Maximum Principal Building Height	35 Feet and 2 Stories	< 35 Feet and 2 Stories	NO CHANGE
Floor Area Ratio	55%	22.0% (Refer to architectural plans)	32.4% (Refer to architectural plans)

Coverage Table

TOTAL LOT AREA (SF) = 5,407

Existing Coverage

Description	Area (SF)	Percentage
Dwelling Including Overhangs	704	
Detached Garage	571	
Total Building Coverage	1,275	23.6%
Driveway	1,152	
Front Walkway and Steps	91	
Rear Patio, Walkway, and Steps	274	
Total Impervious Coverage	2,792	51.6%

Proposed Coverage

Description	Area (SF)	Percentage
Dwelling Including Overhangs	1,037	
Detached Garage	571	
Total Building Coverage	1,608	29.7%
Increase in Building Coverage	333	
Driveway	1,152	
Front Walkway and Steps	91	
Rear Patio, Walkway, and Steps	42	
Total Impervious Coverage	2,893	53.5%
Increase in Impervious Coverage	101	

REFERENCES/NOTES:

1. THE INTENTION OF THIS PLAN IS TO SHOW THE LOCATION OF THE PROPOSED ADDITION FOR ZONING REVIEW. REFER TO ARCHITECTURAL PLANS BY BYRNE DESIGN ASSOCIATES INC. FOR INFORMATION RELATED TO THE DWELLING.
2. EXISTING CONDITIONS SHOWN HEREON HAS BEEN DIGITIZED FROM A SURVEY ENTITLED "MAP OF PROPERTY SITUATED IN CITY OF SUMMIT, UNION COUNTY, NEW JERSEY" PREPARED BY BENJAMIN AND WZORSK, INC. DATED JUNE 12, 2017
3. THE PROJECT SITE IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 34039C0002F WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 2006.
4. THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GEO-WEB MAPPING DOES NOT REVEAL ANY WETLANDS AND/OR WETLAND TRANSITION AREAS ON THE SUBJECT PROPERTY. THIS STATEMENT IS BASED ON THE NJDEP RESOURCE MAPPING AND DOES NOT QUALIFY AS A FORMAL INTERPRETATION OR WETLAND ABSENCE DETERMINATION.
5. THIS PROJECT IS NOT A MAJOR STORMWATER DEVELOPMENT AS THE PROPOSED DISTURBANCE OF LAND SINCE FEBRUARY 2, 2004 IS LESS THAN ONE ACRE. THE PROPOSED REGULATED IMPERVIOUS SURFACE SINCE FEBRUARY 2, 2004 IS LESS THAN ONE QUARTER ACRE AND THE PROPOSED REGULATED MOTOR VEHICLE SURFACE SINCE MARCH 2, 2021 IS LESS THAN ONE QUARTER ACRE. THE PROJECT IS NOT A MINOR STORMWATER DEVELOPMENT PER ARTICLE XV OF THE CITY ORDINANCE AS THE CUMULATIVE INCREASE IN IMPERVIOUS AREA IS LESS THAN 300 SQUARE FEET.
6. CONTRACTOR TO CONFIRM EXISTING UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE THAT THERE ARE NO CONFLICTS WITH PROPOSED IMPROVEMENTS. UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY IN ACCORDANCE WITH FIELD MARK-OUTS AND/OR PHYSICAL LOCATIONS OBSERVED DURING CONSTRUCTION. CONNECTIONS BETWEEN STRUCTURES, IF SHOWN, ARE BASED ON SAID MARK-OUTS AND OCCUPATIONS AND MAY NOT REPRESENT ACTUAL BELOW GROUND CONDITIONS.
7. THIS PLAN DOES NOT INCLUDE STAKEOUT OF PROPERTY AND PROPOSED STRUCTURES.
8. PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION ACTIVITY, THE CONTRACTOR SHALL COMPLETE THE FOLLOWING:
   - VERIFY THE PLANS CONTAIN THE RAISED SEAL OF THE ENGINEER AND DISPLAY THE LATEST REVISION AS "ISSUED FOR CONSTRUCTION." THE USE OF ANY OTHER PLANS IS AT THE CONTRACTOR'S RISK.
   - VERIFY THE INFORMATION SHOWN ON THESE PLANS IS CONSISTENT WITH THE INFORMATION SHOWN ON ALL OTHER PLANS (ARCHITECTURAL, LANDSCAPING, ETC.) BEING USED FOR CONSTRUCTION OF THE PROJECT. ALSO, VERIFY THE PLANS ARE CONSISTENT WITH ALL CONDITIONS AND REQUIREMENTS SET FORTH IN THE PERMITS. REPORT ANY DISCREPANCIES/INCONSISTENCIES TO THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY CONSTRUCTION.
   - DETERMINE ALL APPLICABLE SPECIFICATIONS, AS WELL AS ALL REQUIREMENTS FOR SHOP DRAWINGS, INSPECTIONS AND TESTING APPLICABLE TO PROJECT BY CONTACTING THE LOCAL BUILDING OFFICIAL, MUNICIPAL ENGINEER AND EACH AFFECTED UTILITY COMPANY (OR AGENCY). IN THE EVENT OF A CONFLICT BETWEEN ANY SPECIFICATIONS AND THE INFORMATION SHOWN ON THESE PLANS, THE DESIGN ENGINEER AND THE OWNER SHALL BE NOTIFIED IN ORDER TO RESOLVE THE CONFLICT PRIOR TO ANY CONSTRUCTION.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY AND FOR DETERMINING THE MEANS AND METHODS FOR ALL CONSTRUCTION ACTIVITIES. ALL SAFETY PRECAUTIONS MUST BE UNDERTAKEN AND MAINTAINED AS REQUIRED BY LOCAL, STATE AND FEDERAL CODES.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR ANY DAMAGE TO IMPROVEMENTS WITHIN THE TOWNSHIP RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, SIDEWALK, CURB, AND ASPHALT CAUSED BY CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE INSTALLATION OF THE IMPROVEMENTS ON THE SUBJECT LOT.
11. THE CONTRACTOR IS AWARE THAT IF STORMWATER RUNOFF DRAINAGE PROBLEMS OCCUR ON THEIR PROPERTY AND/OR NEIGHBORING PROPERTIES AS A RESULT OF THE PROPOSED IMPROVEMENTS OR DURING CONSTRUCTION, IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO REMEDY THAT DRAINAGE ISSUE.
12. CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS REGARDING SUBSURFACE CONDITIONS, INCLUDING BUT NOT LIMITED TO SOIL CHARACTERISTICS, AS WELL AS DEPTH TO ROCK AND GROUNDWATER. THE DESIGN ENGINEER WAS NOT CONTRACTED TO MAKE ANY SUCH DETERMINATIONS.
13. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH THE LOCAL SOIL CONSERVATION DISTRICT'S REQUIREMENTS. SINCE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SQUARE FEET, SESC CERTIFICATION IS NOT REQUIRED FROM SOIL CONSERVATION DISTRICT.

REV #	DATE	REVISION

MICHAEL J. ROTH
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05262600

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ROTH ENGINEERING
N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA28300600
ROTH ENGINEERING, LLC
5 SUMMIT AVENUE, BLOOMFIELD, NJ 07003
PHONE: 973-715-7427
EMAIL: MIKE@ROTHENGINEERS.COM

23 BALTUSROL PLACE

ZONING PLAN

BLOCK 4201, LOT 5

CITY OF SUMMIT, UNION COUNTY, NEW JERSEY

DATE: 11/06/24

PROJECT NO.: 240707

SHEET NO.: 1 OF 1

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