



57 HOBART AVENUE - RESIDENT DISTRICT			
ZONING TABLE - R-10			
	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN)	10,000 SF	10,184 SF	NO CHANGE
LOT WIDTH (MIN)	75'	50.92'	NO CHANGE (NC)
FRONT SETBACK (MIN)	30'	42.32'	NO CHANGE
REAR SETBACK (MIN)	40'	99.99'	91.97'
SIDE SETBACK (MIN)	12' (EACH)	7.78' - 12.45'	NO CHANGE (NC)
TOTAL SIDE YARD (MIN)	35%	42%	
BUILDING HT. (FT)	35'	N/A	NO CHANGE
MAX STORIES	2	2.5	
BUILDING COVERAGE (MAX)	18%	25.2%	27.5% (NC) (1)
LOT COVERAGE (MAX)	35%	53.6%	56.0% (NC) (1)
FLOOR AREA RATIO	25%	N/A	NO CHANGE

(1) - VARIANCE NEEDED (NC) - NON-CONFORMING CONDITION

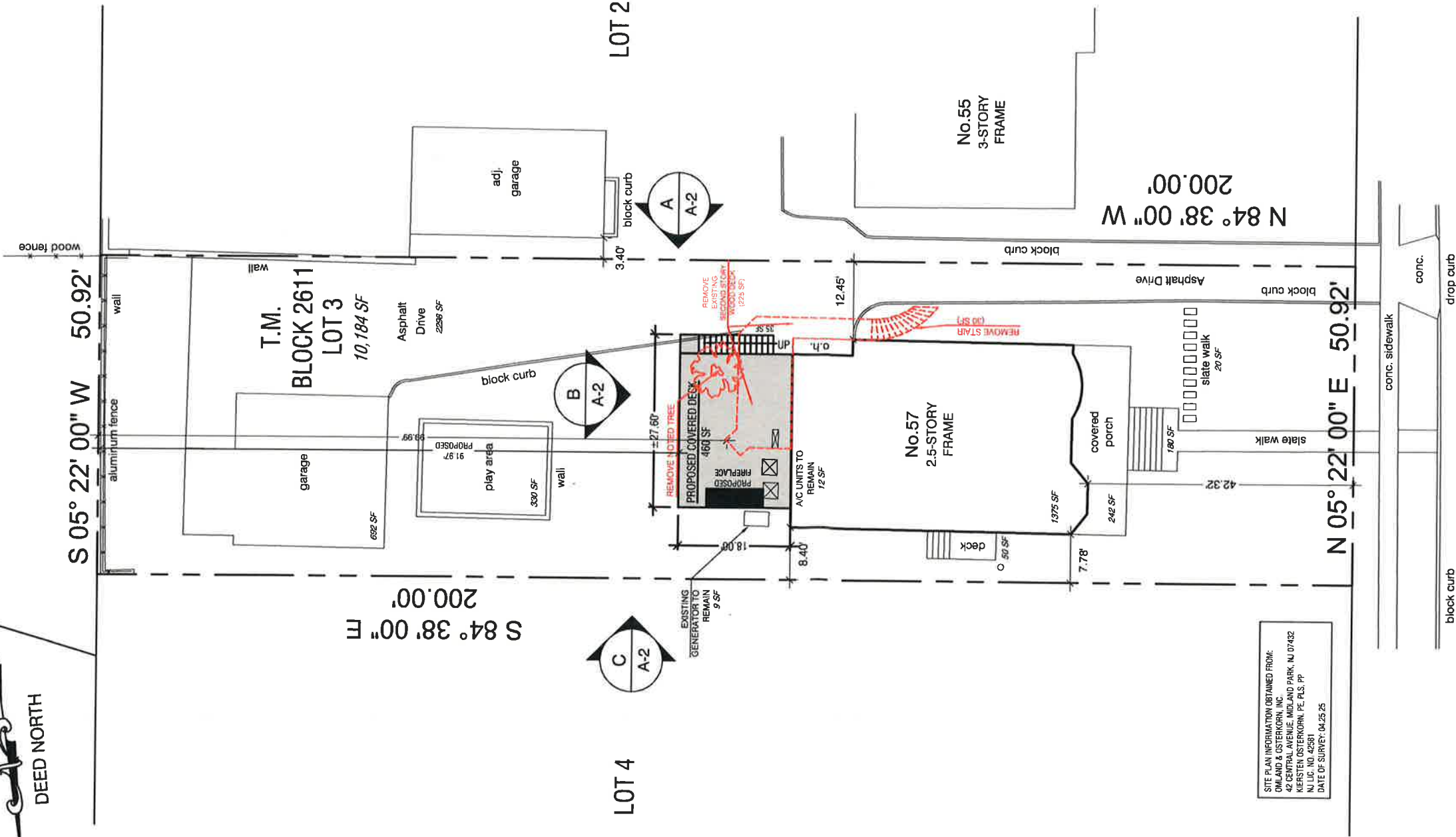
EXISTING CONDITIONS:
ASPHALT DRIVE
BUILDING FOOTPRINT
GARAGE
PLAY AREA
EXISTING WOOD DECK + STAIRS
COVERED PORCH (FRONT)
SLATE WALK + STAIRS (FRONT)
SIDE ENTRY
SLATE WALK (SIDE)
A/C UNITS
GENERATOR
TOTAL:
2298 SF
1375 SF
692 SF
330 SF
225 SF + 30 SF
242 SF
180 SF
50 SF
20 SF
12 SF
9 SF
5463 SF
EXISTING LOT COVERAGE = 53.6%

EXISTING CONDITIONS:
BUILDING FOOTPRINT
GARAGE
EXISTING WOOD DECK + STAIRS
COVERED PORCH (FRONT)
TOTAL:
1375 SF
692 SF
225 SF + 30 SF
242 SF
2564 SF
EXISTING BUILDING COVERAGE = 25.2%

PROPOSED CONDITIONS:
ASPHALT DRIVE
BUILDING FOOTPRINT
GARAGE
PLAY AREA
EXISTING WOOD DECK + STAIRS
PROPOSED WOOD DECK + STAIR 460 SF + 35 SF
COVERED PORCH (FRONT)
SLATE WALK + STAIRS (FRONT)
SIDE ENTRY
SLATE WALK (SIDE)
A/C UNITS
GENERATOR
TOTAL:
2298 SF
1375 SF
692 SF
330 SF
225 SF + 30 SF (DEMOLISH)
242 SF
180 SF
50 SF
20 SF
12 SF
9 SF
5703 SF
PROPOSED LOT COVERAGE = 56.0%

PROPOSED CONDITIONS:
BUILDING FOOTPRINT
GARAGE
EXISTING WOOD DECK + STAIRS
PROPOSED WOOD DECK + STAIR 460 SF + 35 SF
COVERED PORCH (FRONT)
TOTAL:
1375 SF
692 SF
225 SF + 30 SF (DEMOLISH)
242 SF
2804 SF
PROPOSED BUILDING COVERAGE = 27.5%

IMPERVIOUS COVERAGE INCREASE = 495 SF PROPOSED
-255 SF DEMOLISH
240 SF



SITE PLAN INFORMATION OBTAINED FROM:
OMLAND & OSTERKORN, INC.
42 CENTRAL AVENUE, MIDLAND PARK, NJ 07432
NJ LIC. NO. 42581
DATE OF SURVEY: 04/25/25

HOBART AVENUE (60' R.O.W.)

0 PROPOSED ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"