

GRANT RESIDENCE

221 Blackburn Rd Summit, NJ 07901

ZONING INFORMATION

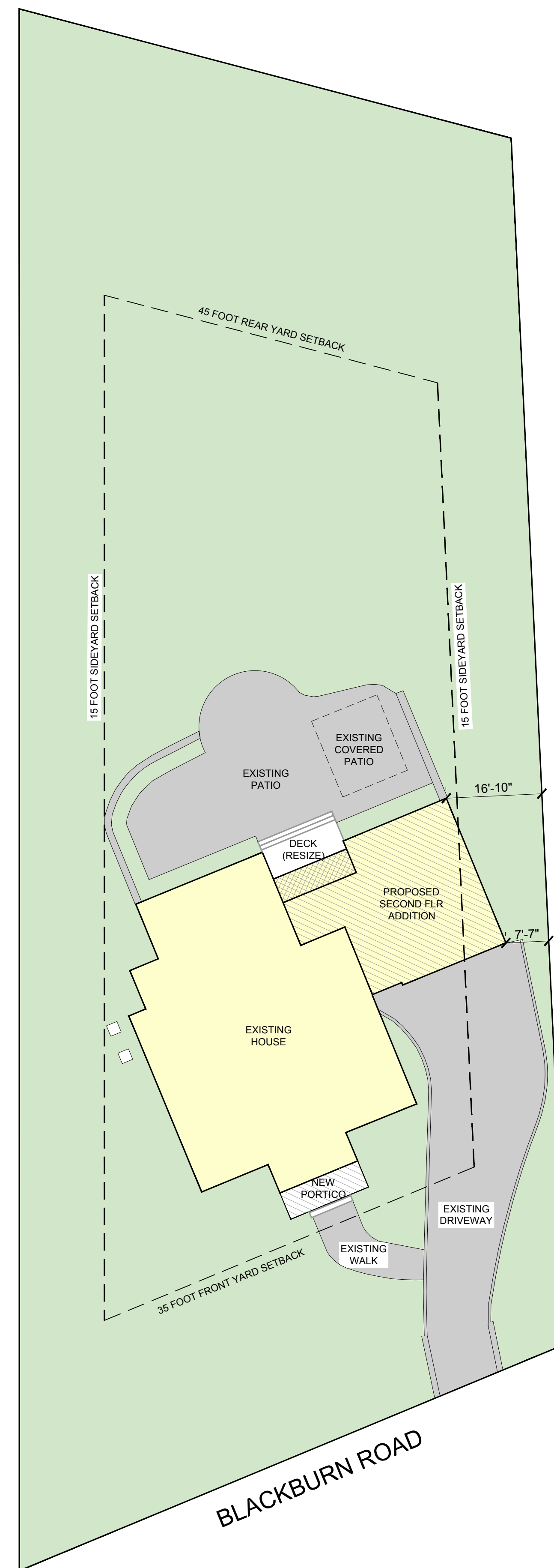
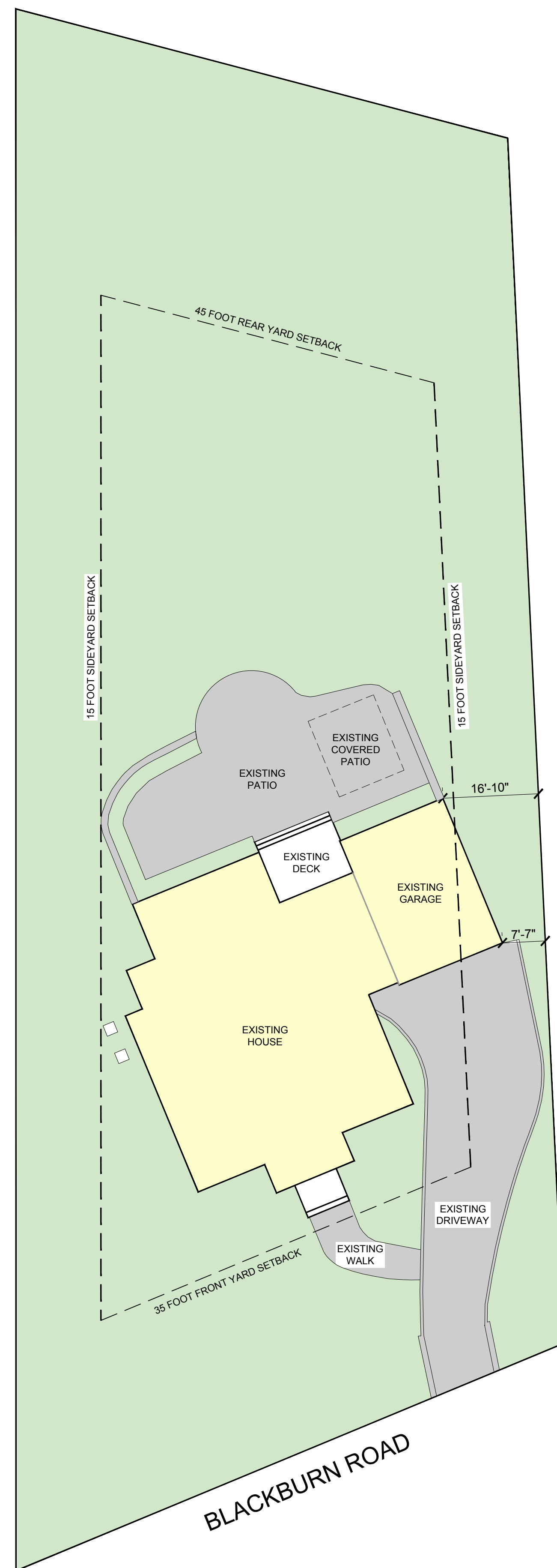
BLOCK: 3001 LOT: 30 ZONE: R-15
USE GROUP: R5
CONSTRUCTION
CLASSIFICATION: V-B

REQUIREMENT	ALLOWED	EXISTING	PROPOSED
LOT AREA	15,000 SF	22,559 SF	NO CHANGE
LOT WIDTH	90 FT	105 FT	NO CHANGE
FRONT YARD	35 FT	44.8 FT	NO CHANGE
REAR YARD	45 FT		NO CHANGE
SIDE YARD	15 FT	19.39 FT / 7.59 FT	NO CHANGE **
COMB. SIDE YARD	35%	26.16%	NO CHANGE **
BUILDING HEIGHT	35 FT	23.5 FT (EXIST)	NO CHANGE
MAX LOT COVERAGE	35% (7,896 SF)	24.7%	NO CHANGE
MAX BLDG COV.	18% (4,061 SF)	13.5%	NO CHANGE
MAX F.A.R.	25% (5,640SF)	15.5% (3,503 SF)	18.7% (4,227 SF)

COVERAGE CALCULATIONS	EXISTING	CHANGE	PROPOSED
HOUSE FOOTPRINT	2,671 SF	+85 SF	2,756 SF
FRONT PORTICO	48 SF	+32 SF	80 SF
REAR LANDING	144 SF	- 84 SF	60 SF
REAR PATIO	959 SF	-	959 SF
WALKWAYS	234 SF	-	234 SF
DRIVEWAY	1,333 SF	-	1,333 SF
FIRST FLOOR SF	2,638 SF	+67 SF	2,705 SF
SECOND FLOOR SF	1,408 SF	+657 SF	2,065 SF
ATTIC SF (ABOVE 7 FT)	0 SF	0 SF	0 SF
ATTACHED GARAGE	-543 SF		-543 SF
TOTAL F.A.R. COMPLIES	15.5% (3,503 SF)		18.7% (4,227 SF)

VARIANCES REQUESTED

- SIDE YARD SETBACK OF 7.59 FT
- COMBINED SIDE YARD SETBACK OF 26.16%



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973 255 8506

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CD SET
PERMIT SET
PRICING SET
ZONING APPLICATION
DESIGN DEVELOPMENT
SCHEMATIC DESIGN

06.04.25
05.12.25
01.24.25

ISSUE DATE

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COVER SHEET
CODE INFO
ZONING INFO
GENERAL NOTES

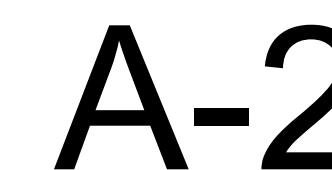
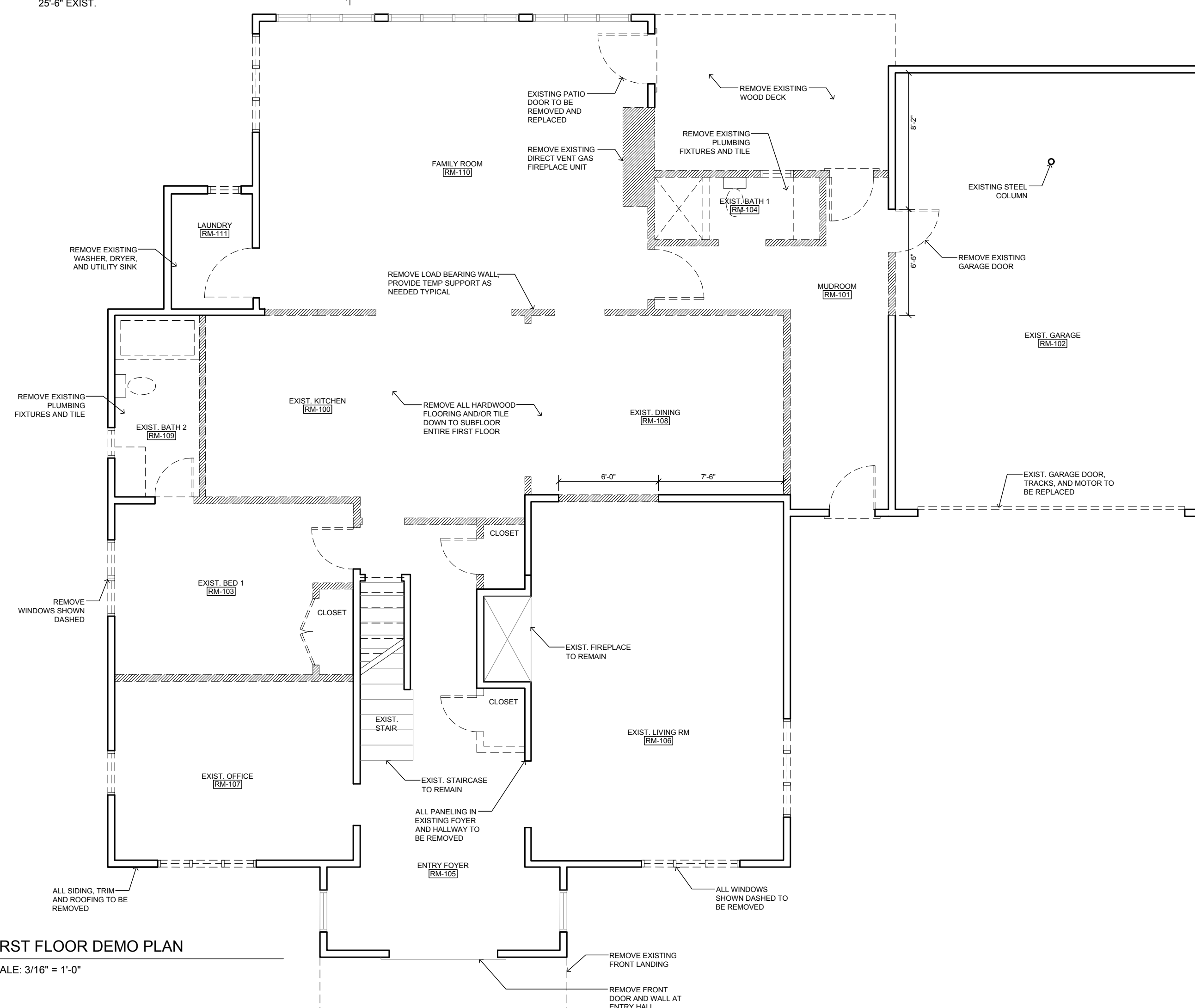
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DATE:
JUNE 04, 2025

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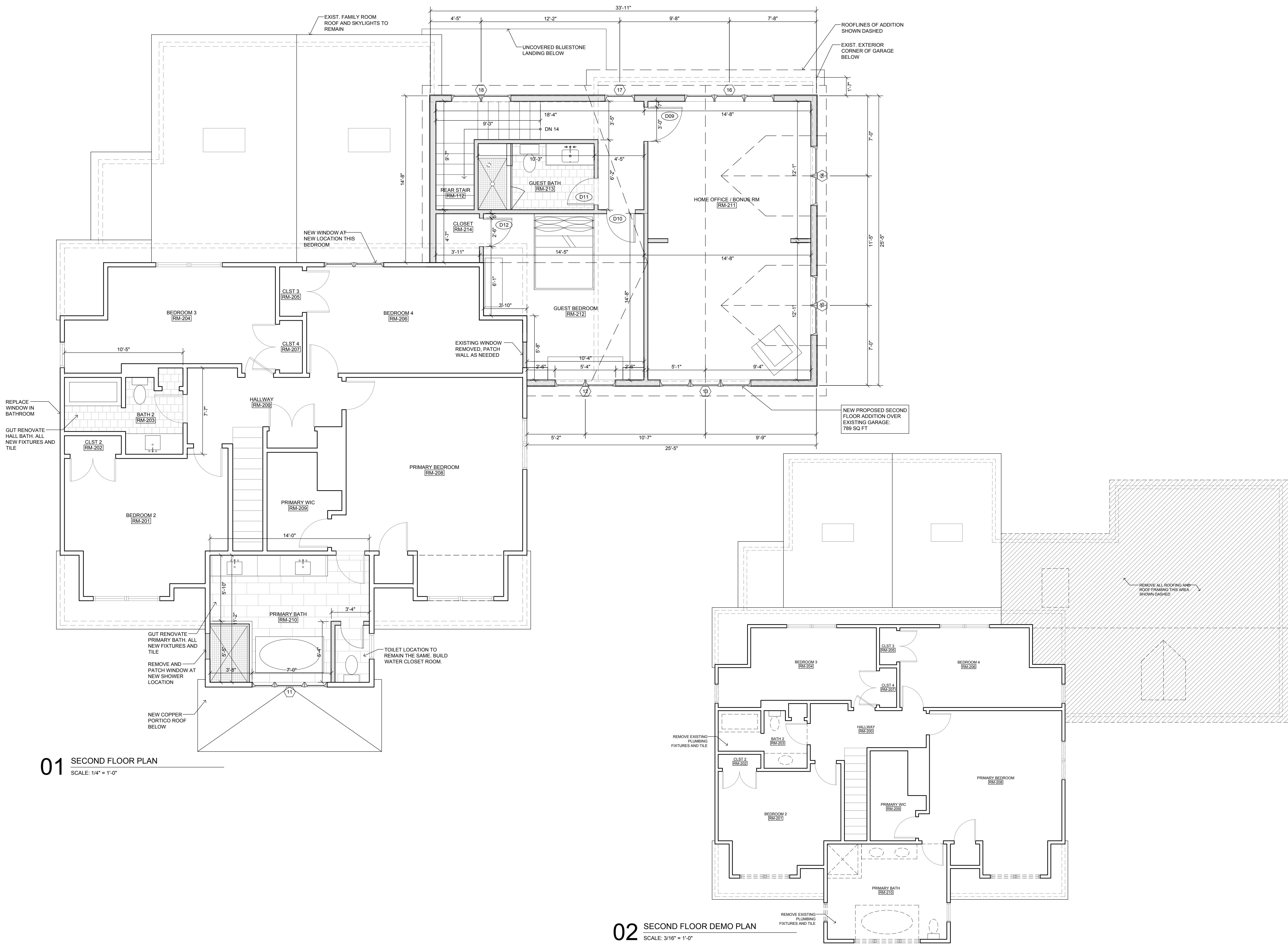
01 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

01 FIRST FLOOR DEMO PLAN

SCALE: 3/16" = 1'-0"



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SECOND FLOOR PLAN

SCALE:

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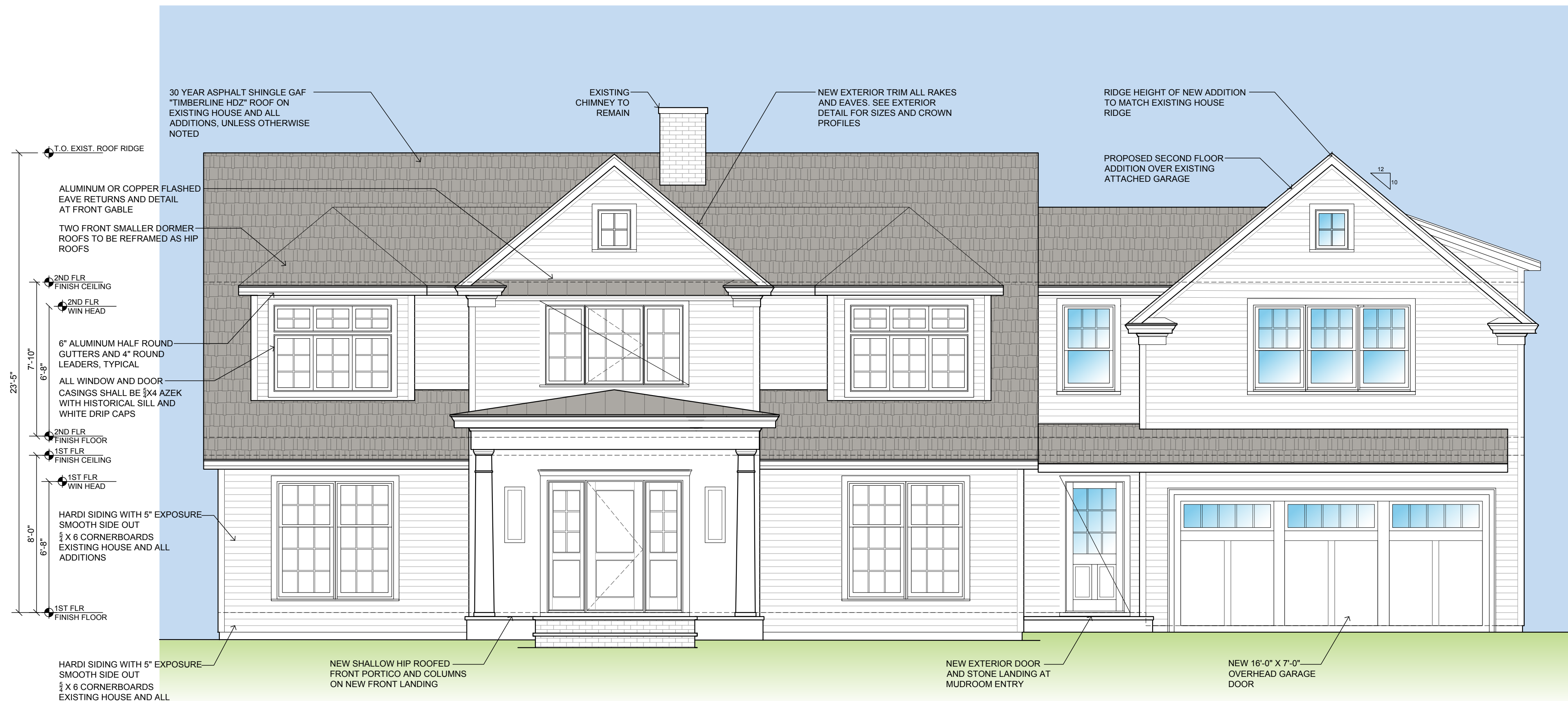
03 EXISTING PHOTOS

SCALE: NO SCALE



01 EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



02 PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



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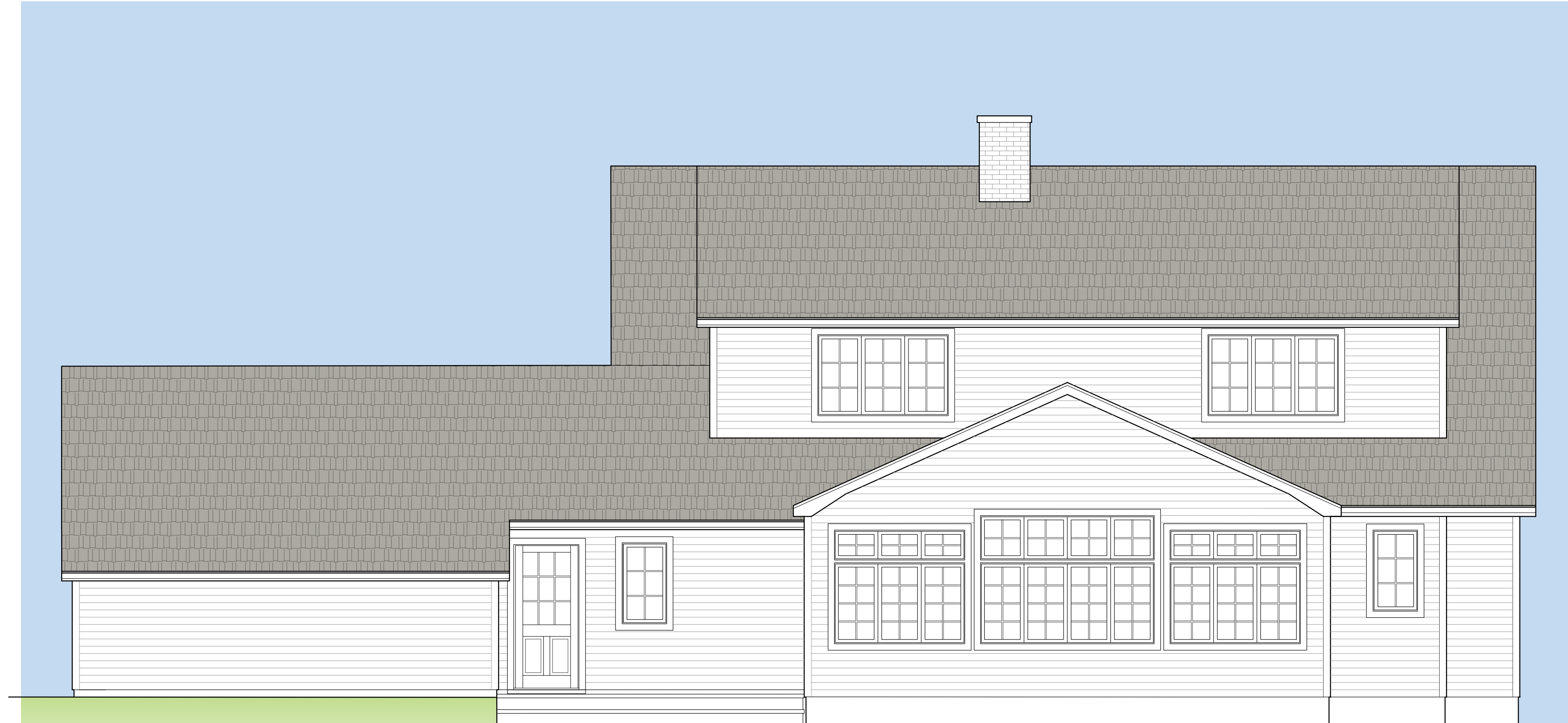
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EXISTING AND PROPOSED
FRONT ELEVATIONS

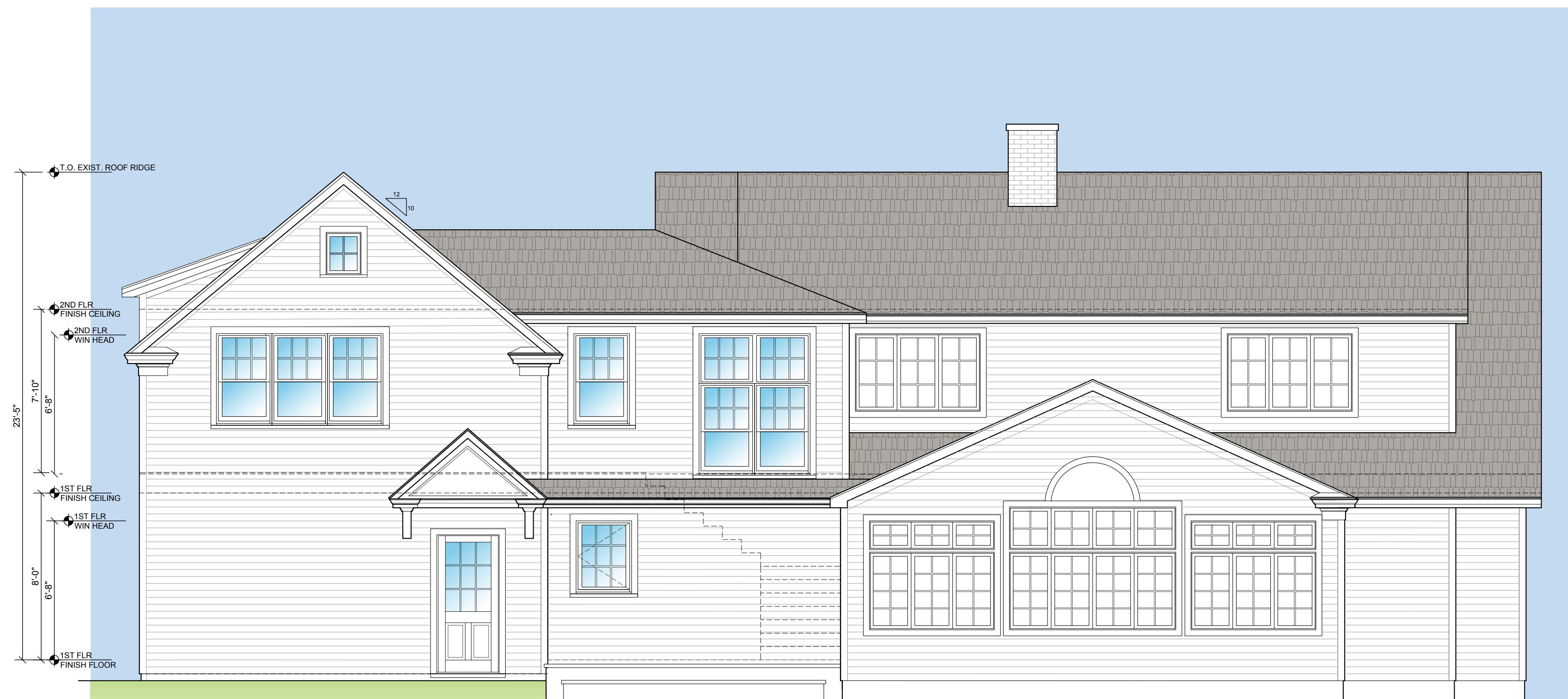
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01 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



02 PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



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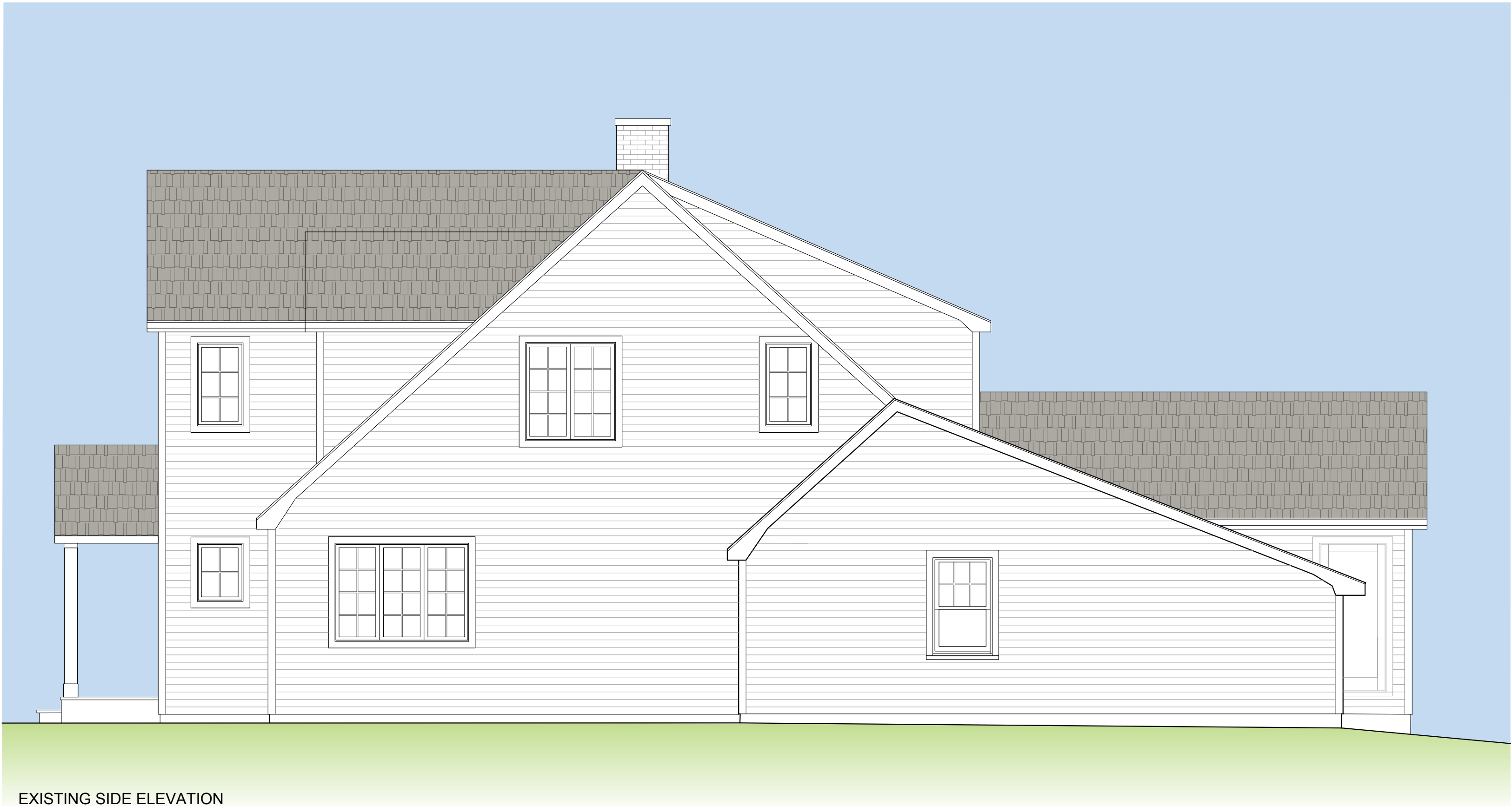
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EXISTING AND PROPOSED REAR ELEVATIONS

SCALE:
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01 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



02 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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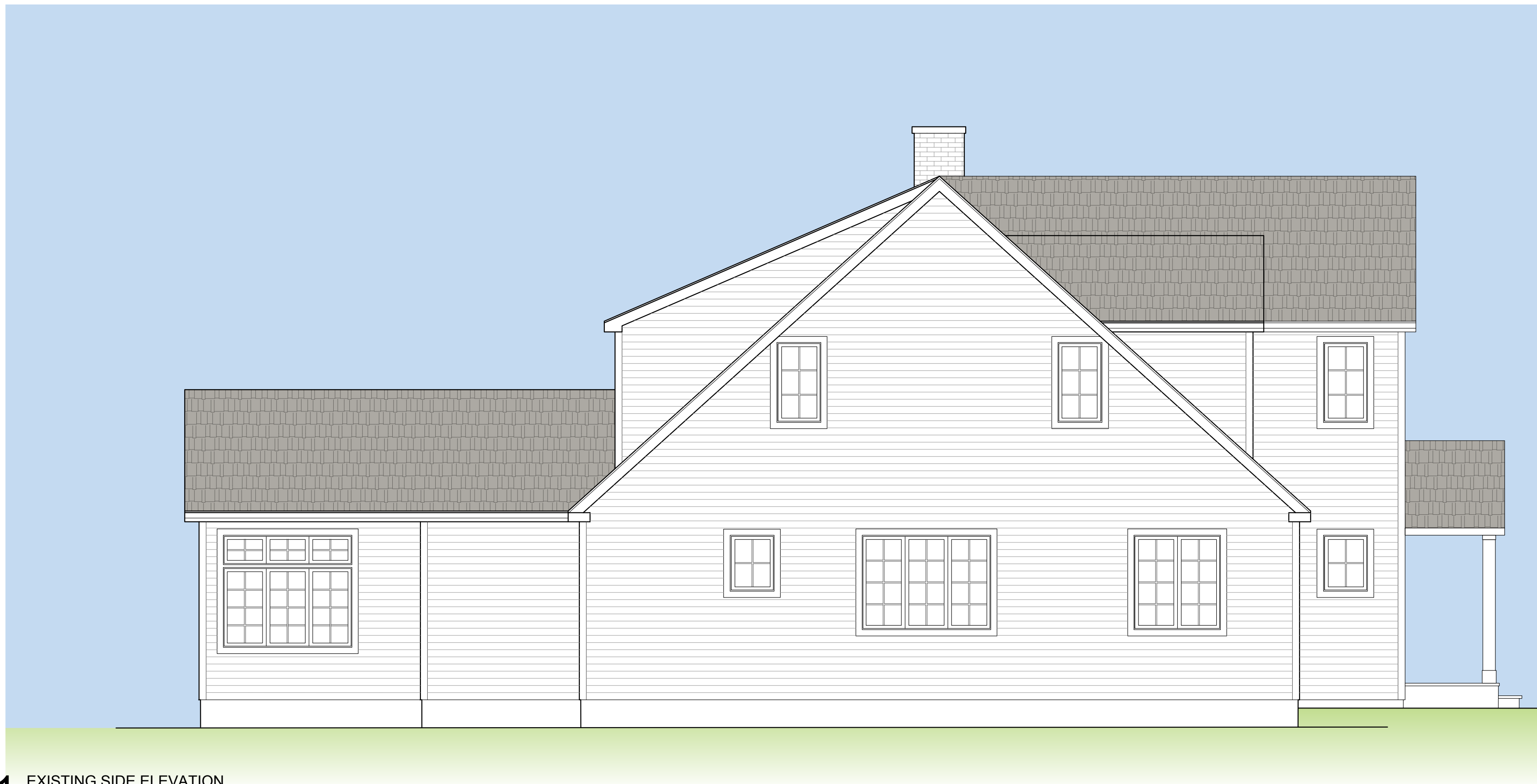
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EXISTING AND PROPOSED
SIDE ELEVATIONS

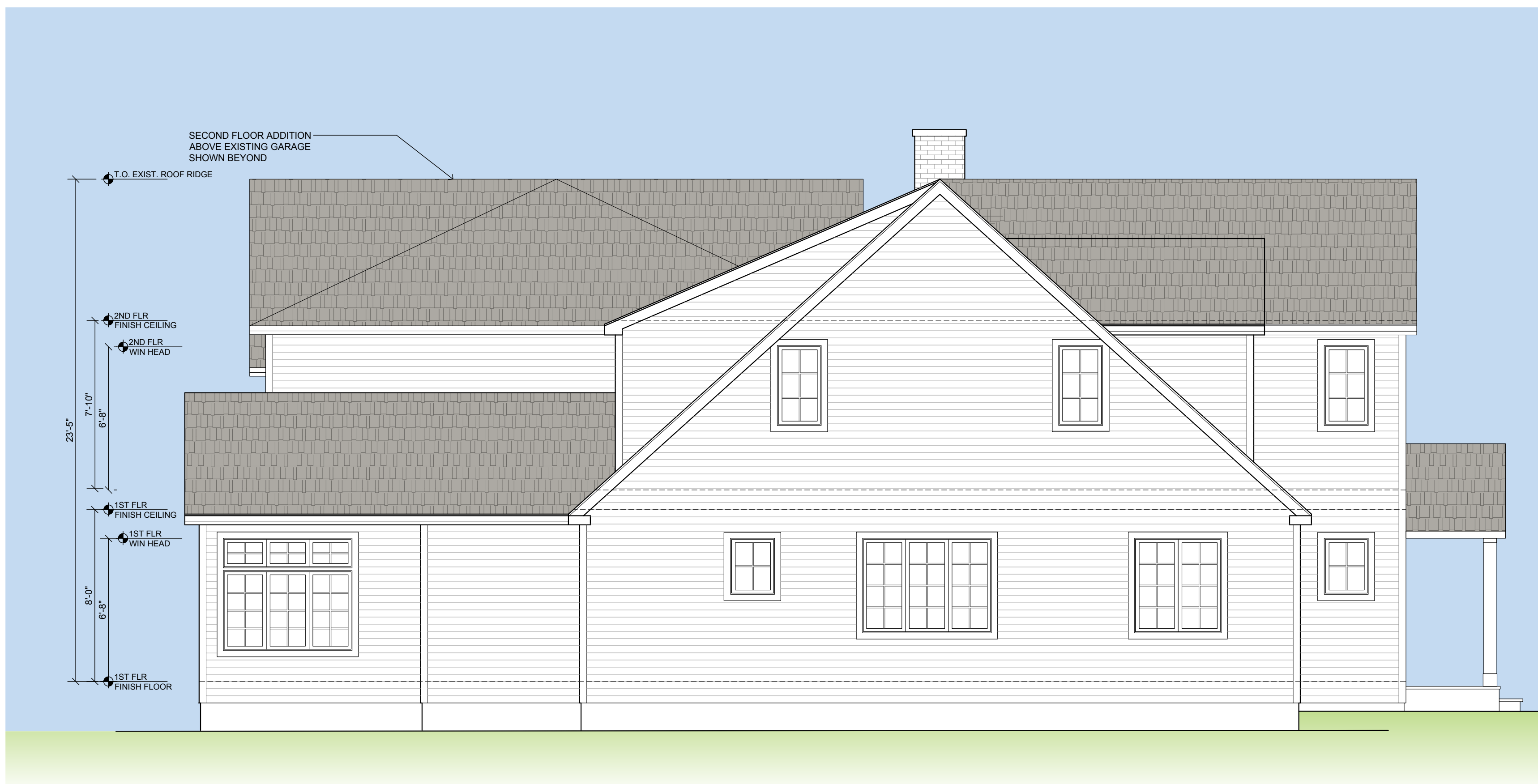
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01 EXISTING SIDE ELEVATION
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02 PROPOSED SIDE ELEVATION

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