

SUMMIT ZONING REVIEW FORM

DATE FILED: 07/14/2025

APPLICANT: JORDAN & MRUDULA GLASSBERG

TELEPHONE: 765-610-5597

ADDRESS: 190 KENT PLACE BLVD

BLOCK: 1402

LOT: 7

PROJECT: GLASSBERG RESIDENCE

ZONE: R-15

ZONING DETAIL INSTRUCTIONS AND NOTES: Complete the table below; some entries require both a number and percent. Attach a copy of the current survey, showing the location of the proposed construction.

ON AN ATTACHED PAGE, SHOW ALL CALCULATIONS USED TO DERIVE YOUR FIGURES

1. Building area is the area of all covered or roofed areas on the lot including decks, cantilevered areas, bay or bow windows and similar projections, but not including roof eaves or chimneys projecting a maximum of 24 inches from the structure.
2. Lot coverage is the area of all buildings on the lot plus the area covered by all other impervious surfaces such as driveways, swimming pools, patios, paddle tennis courts, tennis courts, and similar structures, divided by the lot area, expressed as a percentage.
3. Floor area ratio for single family and two family dwellings is the sum of the gross floor areas of each floor measured from the exterior face of exterior walls including areas in the attic with headroom above 7 feet, but not including the area of the required garage, divided by the lot area, expressed as a percentage.
4. Floor area ratio for multi-family or commercial structures, please see DRO Article 4, Definitions.
5. Garage attached or part of house? YES^a NO^a Doors face street? YES^a NO^a
6. Accessory structure located in rear yard or buildable area? YES^a NO^a, and a minimum of four feet from side and rear property lines? YES^a NO^a

TABLE ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS	VAR?
Lot Area (in square feet)	15,000 SF	20,779 SF	UNCHANGED		
Lot Width in Feet (at building line)	90 FT	60 FT	UNCHANGED	EX-NON CONFORM	NO
Front Yard (minimum in feet)	35 FT	52.1 FT	50.3 FT		
Rear Yard (minimum in feet)	45 FT	243.6 FT	233.3 FT		
Side Yard (minimum in feet)	15 FT	8.2 FT L 7.3 FT R	8.2 FT L UNCHANGED	EX-NON CONFORM	YES
Total Side Yard % (total lot width)	35% / 21 FT	25.8% / 15.5 FT	25.8% / 15.5 FT	EX-NON CONFORM	YES
Lot Coverage & % (see note 2)	35% / 7,272.7 SF	16.0% / 3,325.5 SF	17.9% / 3,728.9 SF		
Bldg. Coverage & % (see note 1)	18% / 3,740.2 SF	9.9% / 2,067.9 SF	11.1% / 2,297.1 SF		
Building Height (feet/stories)	35 FT / 2 STORIES	31.3 FT / 2 STORIES	31.3 FT / 2 STORIES	UNCHANGED	
Floor Area Ratio (see note 3)	25% / 5,194.8 SF	14.2% / 2,946.2 SF	17.1% / 3,544.3 SF	INCLUDES GROUND LEVEL & ATTIC LEVEL	
* * * FOR OFFICE USE ONLY * * * DO NOT WRITE BELOW THIS LINE * * *					
ZONING OFFICER COMMENTS:					
APPLICATION APPROVED / DENIED			FURTHER APPLICATION(S) REQUIRED:		
Zoning Officer _____ Date _____			____ Site Plan (major/minor) ____ Subdivision (major/minor) ____ Variance (see VAR column above)		

6.8' VIOLATION
9.2%
5.5' VIOLATION