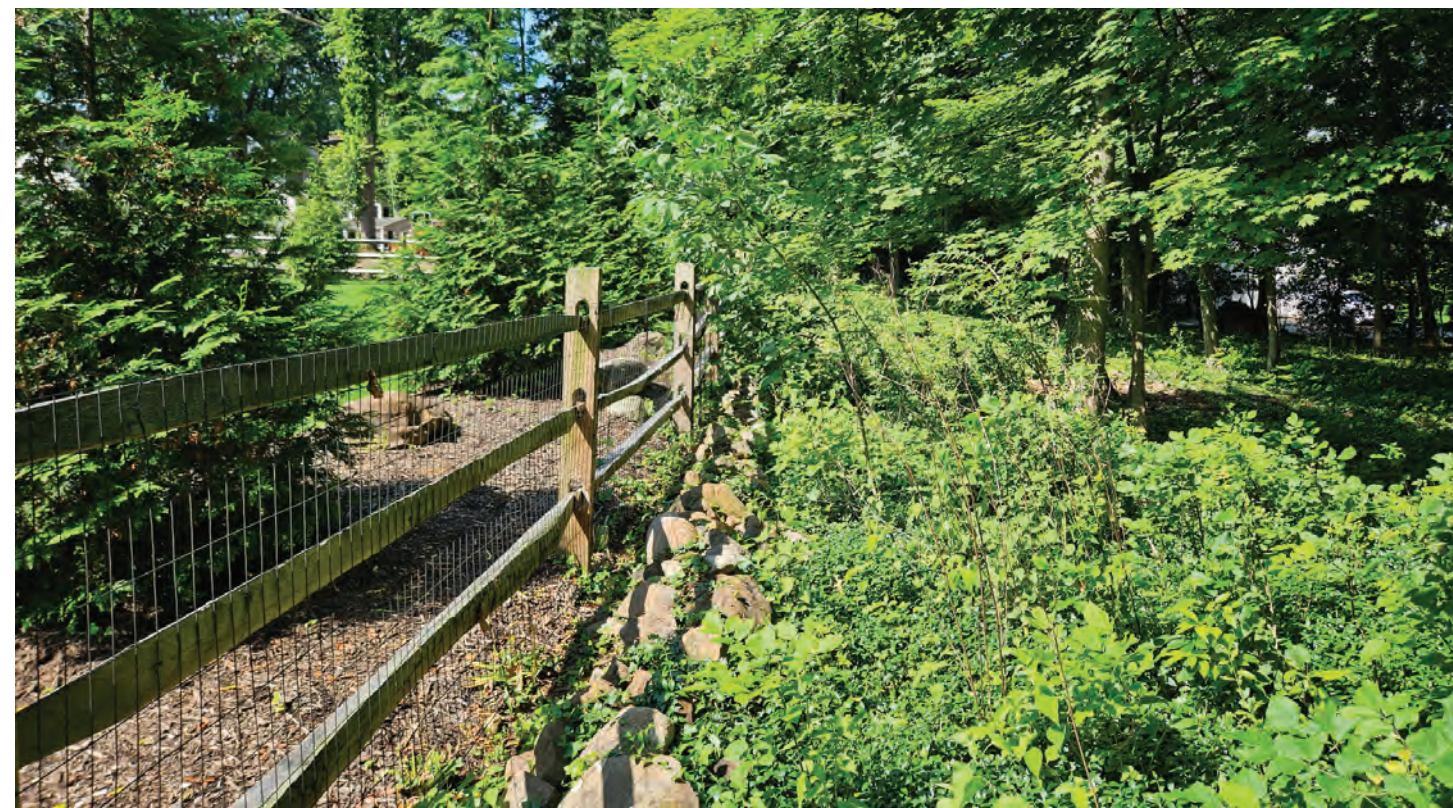




1.1 Streetscape View: The principal structure at 47 Hillcrest Avenue was built in 1890. It was designed by noted Summit architect John N. Cady, who is credited with many of the homes built during this period in the North Side Historic District. (Photo by In-TOWN Design Studio taken on September 12, 2024)



1.4 Yard Spaces: The proposed screen porch will overlook and provide access to the shady sideyard along the western side of the property. (Photo by In-TOWN Design Studio taken on October 29, 2024)



1.6 Existing Rear Property Line: The rear yard behind the barn rises approximately 8' to the two neighboring properties (20 and 16 Llewellyn). There are existing landscape and fencing that will be supplemented and enhanced by the proposed improvements. (Photo by In-TOWN Design Studio taken on June 19, 2025)



1.7 Existing Rear Yard: The rear yard behind the barn is cut off from the rest of the property. It is a secluded area framed by the barn, neighboring properties' accessory structures and deep backyards, and rise in grade. (Photo by In-TOWN Design Studio taken on September 12, 2024)



1.2 View of Barn: The original barn, added to the property in the 1890's has been renovated as a pool house while retaining the charm and character of the historic structure. (Photo by In-TOWN Design Studio taken on June 19, 2025)



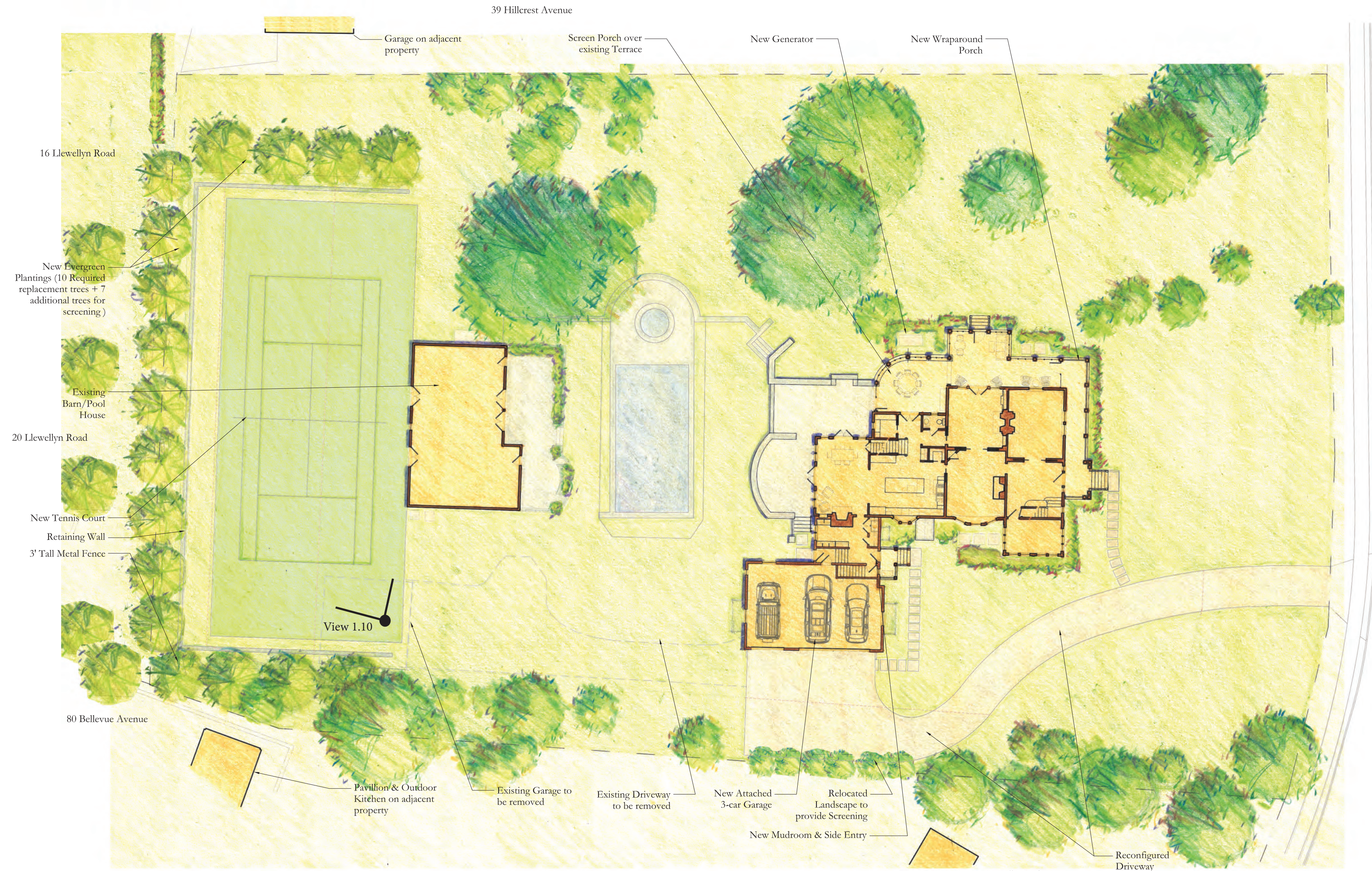
1.3 Existing Garage: A two-car garage with attic storage is a more recent addition to the property. The structure is not historic and is proposed to be removed. (Photo by In-TOWN Design Studio taken on June 19, 2025)



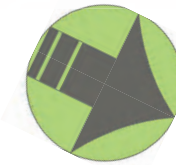
1.5 Historic Detailing: Character-defining details from the historic home have been incorporated into the proposed improvements, including a decorative frieze, dentil moulding, elliptical windows, and gambrel roofs. (Photo by In-TOWN Design Studio taken on October 29, 2024)



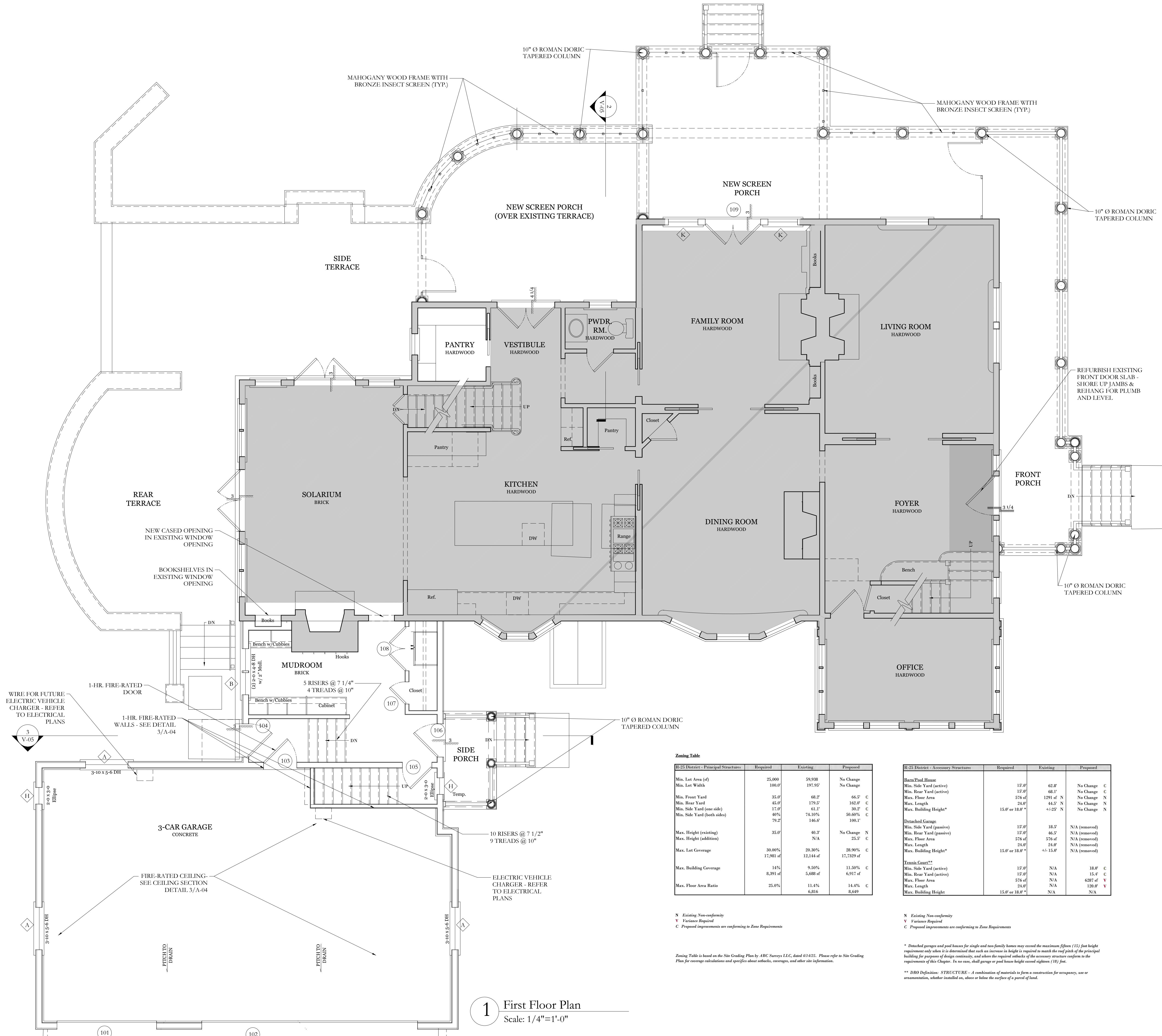
1.8 View from neighbors: In the bottom image, the property located at 20 Llewellyn Road has a large rear yard at an elevation ~9ft higher than the barn and proposed tennis court, and has tall evergreen trees and a fence along the shared property line. To the far right is 80 Bellevue Avenue's rear pavilion and outdoor kitchen, which back up to the property and provide shielding between the dwelling and the proposed court. Similarly the property located at 16 Llewellyn Road has landscape screening along its perimeter, which is at the same higher elevation as 20 Llewellyn. The barn and proposed tennis court area are barely visible from each of the neighbors and will be fully screened with the proposed landscape plantings and sunken retaining wall. (Photos by In-TOWN Design Studio taken on June 19, 2025)



1.9 Concept Site Plan
Scale: 1"=20'-0"



1.10 View of Proposed Tennis Court and Privacy Screening



- FLOOR PLAN LEGEND:**
- EXISTING WALLS TO REMAIN
 - AREAS NOT IN PROJECT SCOPE
 - CEILING HEIGHTS
 - DOOR TAG
 - WINDOW TAG
 - SECTION CUTS
 - DETAIL REFERENCE

1 First Floor Plan
Scale: 1/4"=1'-0"

Zoning Table

R-25 District - Principal Structures	Required	Existing	Proposed
Min. Lot Area (sf)	25,000	59,950	No Change
Min. Lot Width	100.0'	195.55'	No Change
Min. Front Yard	35.0'	68.2'	66.5' C
Min. Rear Yard	45.0'	178.5'	162.5' C
Min. Side Yard (one side)	17.0'	61.1'	30.2' C
Min. Side Yard (both sides)	40%	74.10%	50.60% C
	79.2'	186.0'	100.1'
Max. Height (existing)	35.0'	40.3'	No Change N
Max. Height (addition)		N/A	25.5' C
Max. Lot Coverage	30.00%	20.30%	28.90% C
	17,981 sf	12,144 sf	17,7329 sf
Max. Building Coverage	14%	9.50%	11.50% C
	8,391 sf	5,688 sf	6,917 sf
Max. Floor Area Ratio	25.0%	11.4%	14.4% C
		6,816	8,640

R-25 District - Accessory Structures

Required	Existing	Proposed	
Barn/Pool House			
Min. Side Yard (active)	15.0'	62.8'	No Change C
Min. Rear Yard (active)	15.0'	68.1'	No Change C
Max. Floor Area	576 sf	1291 sf	No Change N
Max. Length	24.0'	44.5'	No Change N
Max. Building Height*	15.0' or 18.0'*	+/-25'	No Change N
Detached Garage			
Min. Side Yard (passive)	15.0'	18.5'	N/A (removed)
Min. Rear Yard (passive)	15.0'	46.5'	N/A (removed)
Max. Floor Area	576 sf	576 sf	N/A (removed)
Max. Length	24.0'	24.0'	N/A (removed)
Max. Building Height*	15.0' or 18.0'*	+/- 15.0'	N/A (removed)
Fennis Court**			
Min. Side Yard (active)	15.0'	N/A	18.0' C
Min. Rear Yard (active)	15.0'	N/A	15.4' C
Max. Floor Area	576 sf	N/A	6287 sf V
Max. Length	24.0'	N/A	128.0' V
Max. Building Height	15.0' or 18.0'*	N/A	N/A

N Existing Non-conformity
V Variance Required
C Proposed improvements are conforming to Zoning Requirements

N Existing Non-conformity
V Variance Required
C Proposed improvements are conforming to Zoning Requirements

Zoning Table is based on the Site Grading Plan by ABC Surveys LLC, dated 4/18/25. Please refer to Site Grading Plan for coverage calculations and specifies about setbacks, coverage, and other site information.

* Detached garages and pool houses for single and two-family homes may exceed the maximum fifteen (15) foot height requirement only when it is determined that such an increase in height is required to match the roof pitch of the principal building for purposes of design continuity, and where the required setbacks of the accessory structure conform to the requirements of this Chapter. In no case, shall garage or pool house height exceed eighteen (18) feet.
** DRB Definition: STRUCTURE - A combination of materials to form a construction for occupancy, use or ornamentation, whether installed on, above or below the surface of a parcel of land.

Ekmejian Residence
47 Hillcrest Avenue

Anthony Ekmejian & Jessica Roy
47 Hillcrest Avenue
Summit, NJ

FOR VARIANCE APPLICATION - NOT FOR CONSTRUCTION

Revision:

Drawing Title:
First Floor Plan

Date: 7/23/2025

Scale: As-Noted







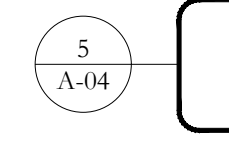
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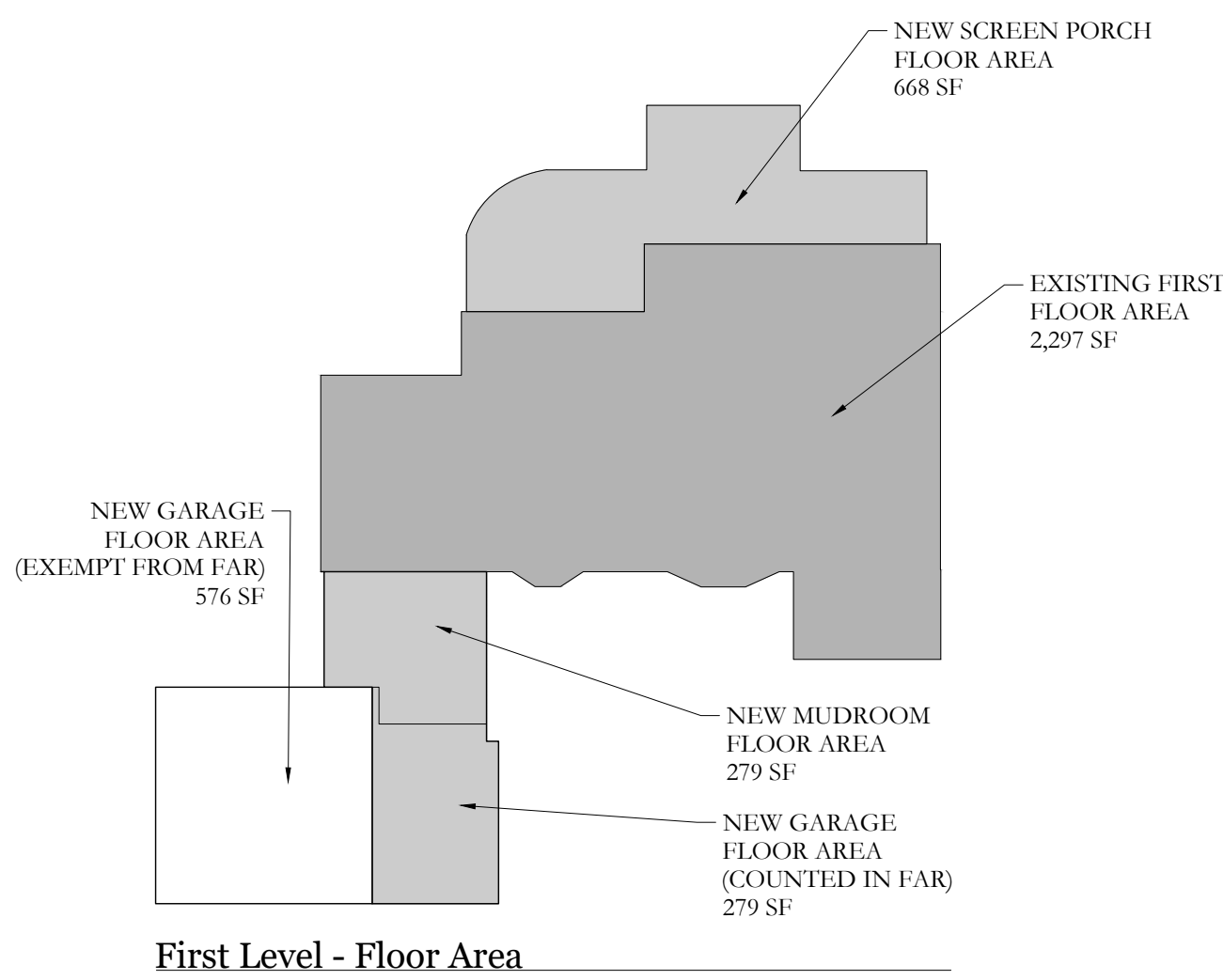
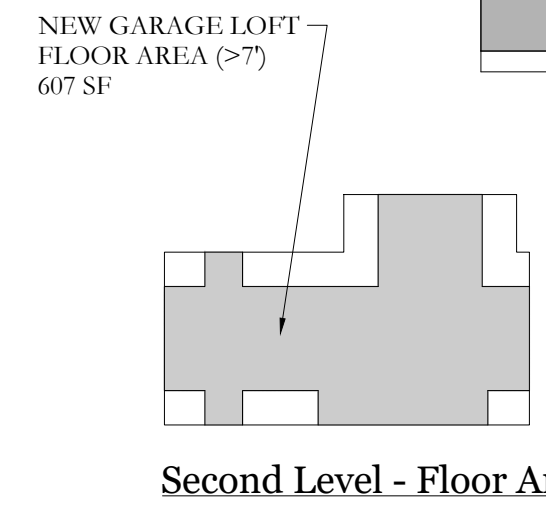
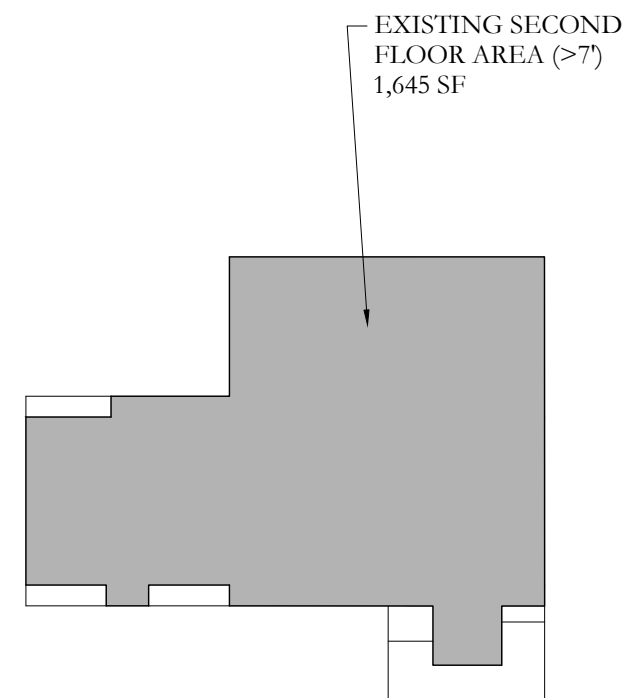
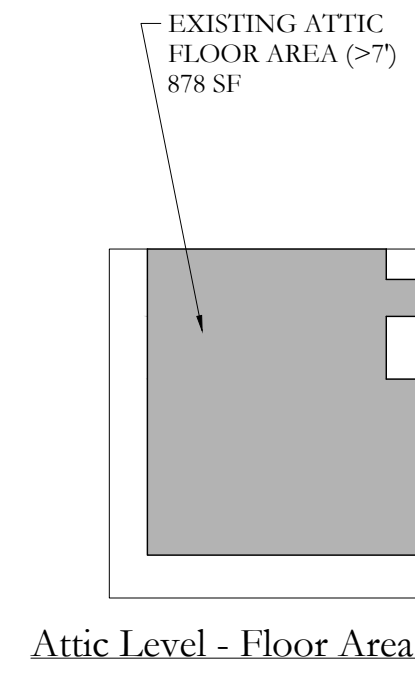
Checked by: MSD

Sheet:

V-02

FLOOR PLAN LEGEND:

-  EXISTING WALLS TO REMAIN
-  AREAS NOT IN PROJECT SCOPE
-  CEILING HEIGHTS
-  DOOR TAG
-  WINDOW TAG
-  SECTION CUTS
-  DETAIL REFERENCE

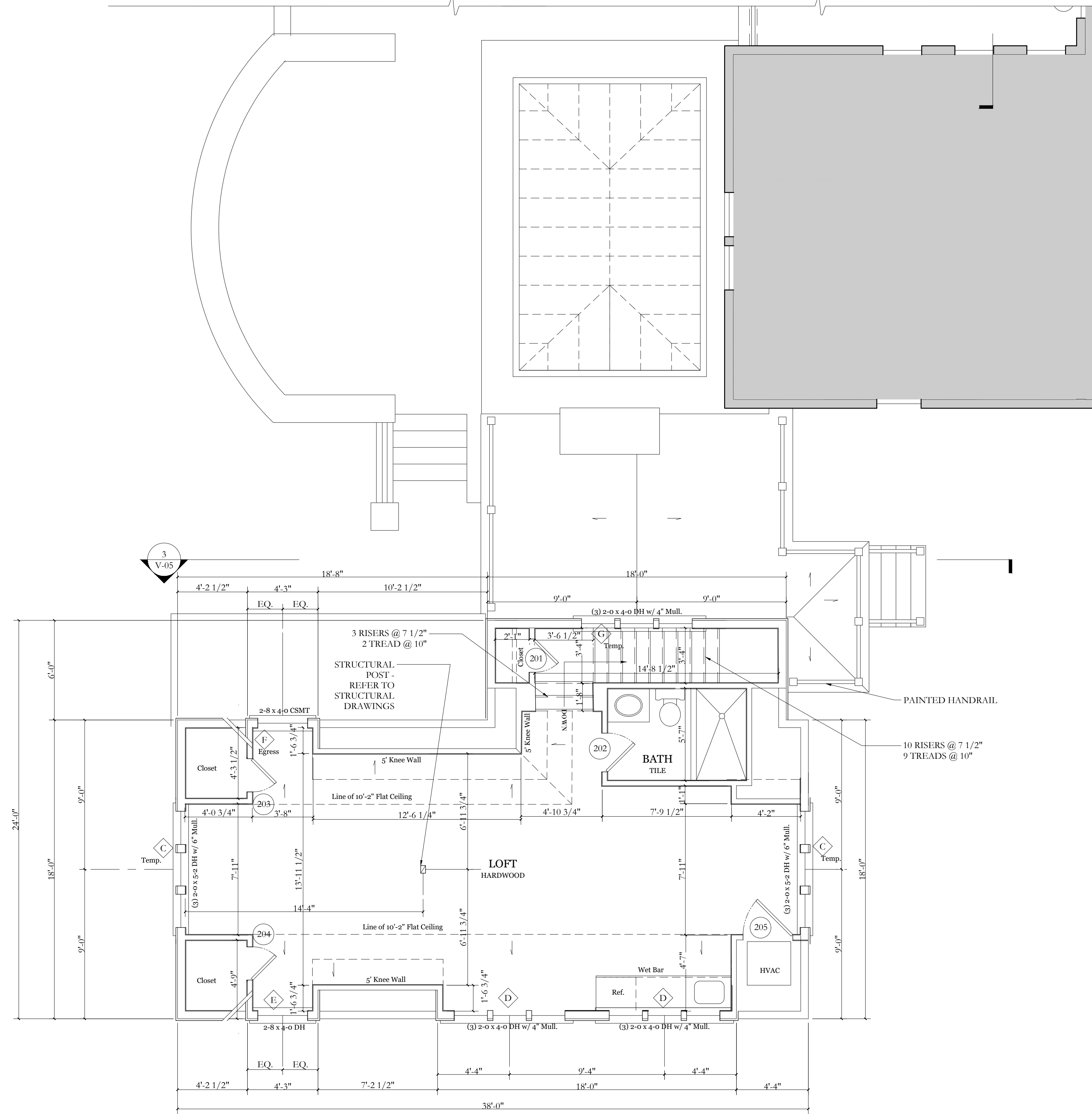


Floor Area Ratio (FAR) Calculations

	Floor Area (sf)		
	Existing	Proposed	Net
House - 1st Floor	2,297	2,576	279
House - 2nd Floor (>7' height)**	1,645	1,645	-
House - Attic (>7' height)**	878	878	-
Screen Porch	-	668	668
Garage - (> Parking Min.)**	-	279	279
Garage - Loft (>7' height)*	-	607	607
Barry/Pool House	1,291	1,291	-
Pool House Loft (>7' height)	706	706	-
Totals	6,816	8,649	1,833
Lot Size	59,938	59,938	-
	11.37%	14.43%	-
		3.06%	-

* any space in an attic or in a story above grade where the floor to roof height is more than seven (7) feet, whether finished or not

** Garage floor area excludes the area of the required garage (for 1-car garages = 288 sf, 2-car garages = 576 square feet) or the existing garage, whichever is less.



2 Second Floor Plan
Scale: 1/4"=1'-0"

1 Floor Area Calculations
Scale: 1"=20'-0"

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Ekmejian Residence
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Anthony Ekmejian & Jessica Roy
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FOR VARIANCE APPLICATION - NOT FOR CONSTRUCTION

Revision:

Drawing Title:
Second Floor, Roof Plans & Wall Assemblies

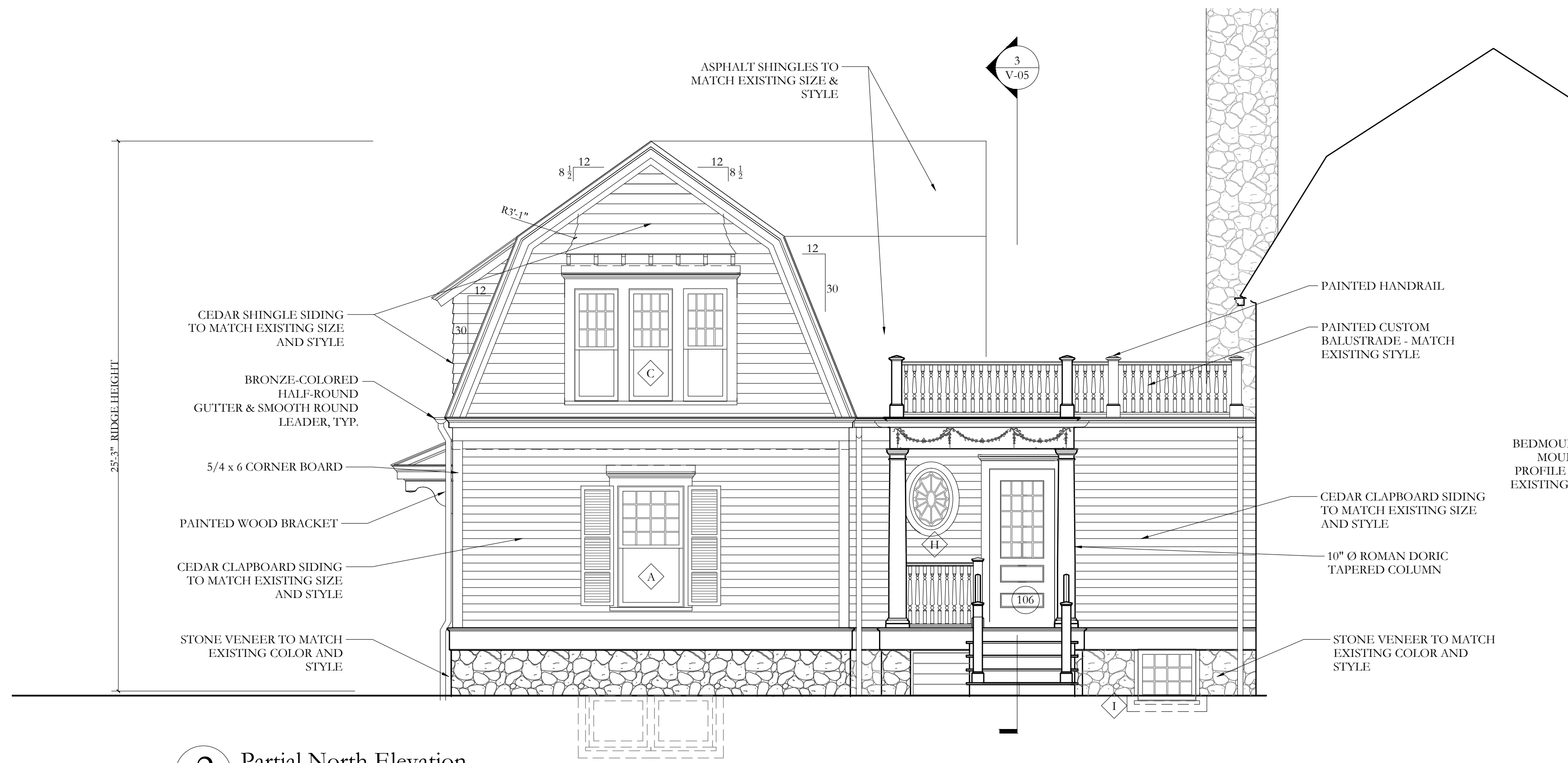
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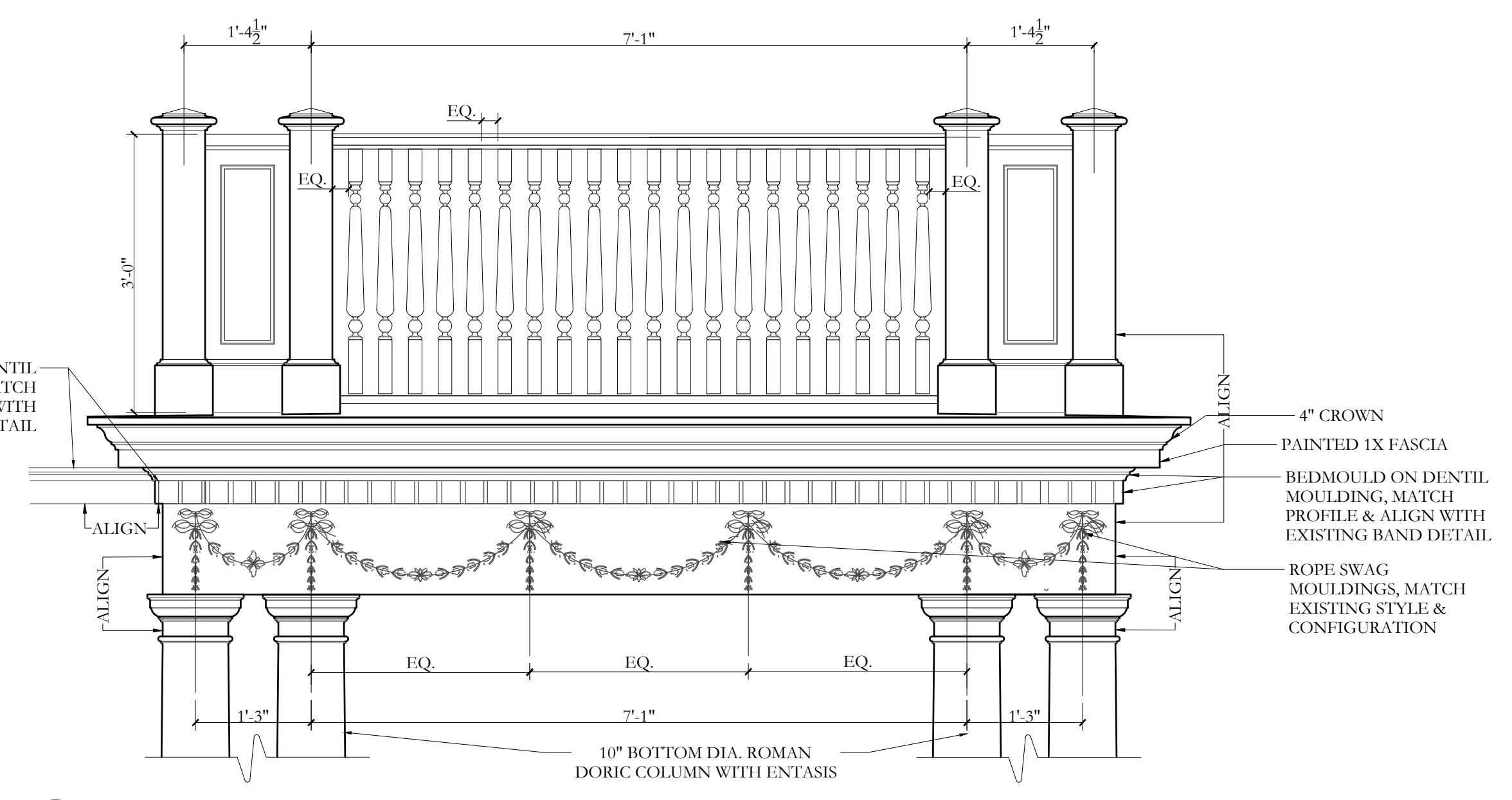
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V-03



2 Partial North Elevation
Scale: 1/4"=1'-0"



3 Front Freize & Balustrade Elevation Detail
Scale: 3/4"=1'-0"

- ELEVATIONS & SECTIONS LEGEND:
- EXISTING AREAS TO REMAIN
 - # DOOR TAG
 - ## WINDOW TAG
 - 1 A-04 SECTION CUTS
 - 5 A-04 DETAIL REFERENCE



1 North Elevation
Scale: 1/4"=1'-0"

FOR VARIANCE APPLICATION - NOT FOR CONSTRUCTION

Revision:

Drawing Title:
Exterior Elevations

Date: 7/23/2025

Scale: As-Noted

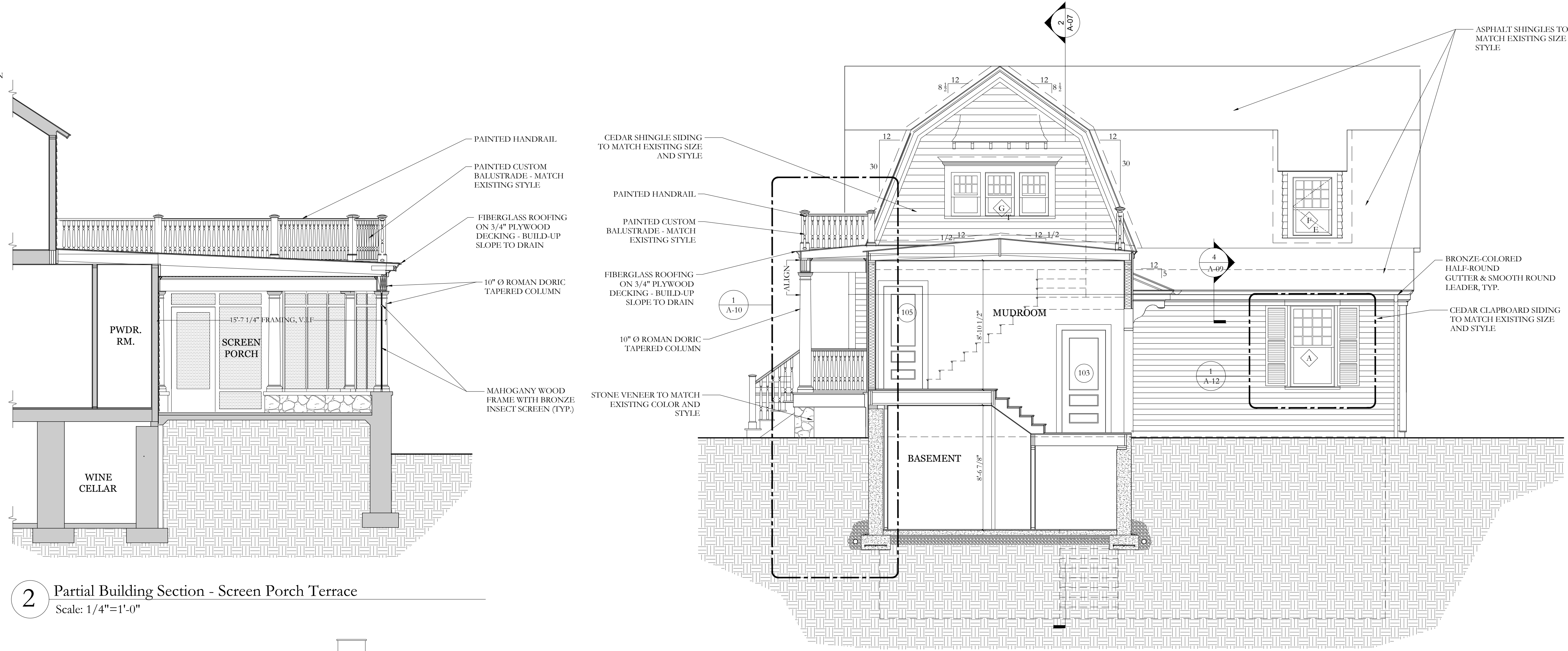
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Checked by: MSD

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ELEVATIONS & SECTIONS LEGEND:

- EXISTING AREAS TO REMAIN
- # DOOR TAG
- ## WINDOW TAG
- 1 A-04 SECTION CUTS
- 5 A-04 DETAIL REFERENCE

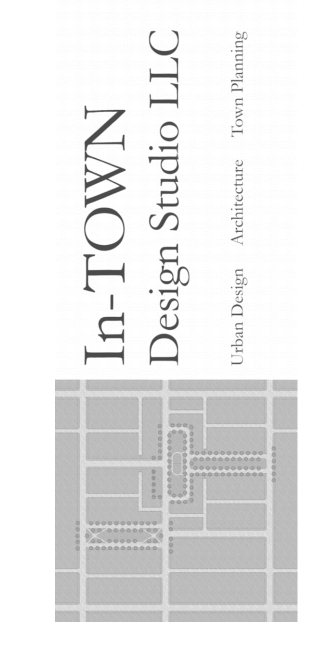


2 Partial Building Section - Screen Porch Terrace
Scale: 1/4"=1'-0"

3 Partial Building Section & West Elevation
Scale: 1/4"=1'-0"



1 West Elevation
Scale: 1/4"=1'-0"



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Ekmejian Residence
47 Hillcrest Avenue

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Revision:

Drawing Title:
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Date: 7/23/2025

Scale: As-Noted




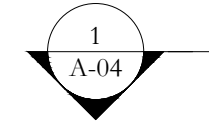
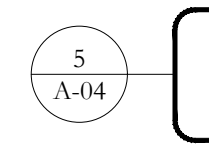
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V-05

ELEVATIONS & SECTIONS LEGEND:

-  EXISTING AREAS TO REMAIN
-  DOOR TAG
-  WINDOW TAG
-  SECTION CUTS
-  DETAIL REFERENCE



1 South Elevation
Scale: 1/4"=1'-0"



1 East Elevation
Scale: 1/4"=1'-0"

Ekmejian Residence
47 Hillcrest Avenue

Anthony Ekmejian & Jessica Roy
47 Hillcrest Avenue
Summit, NJ

FOR VARIANCE
APPLICATION -
NOT FOR
CONSTRUCTION

Revision:

Drawing Title:

Exterior Elevations

Date: 7/23/2025

Scale: As-Noted

Drawn by: MSD

Checked by: MSD

Sheet:

V-06