

Douglas Asral, AIA  
NJ LIC. No. AI 15169

APPROVALS

Board Chairperson \_\_\_\_\_ (Date) \_\_\_\_\_

Board Secretary \_\_\_\_\_ (Date) \_\_\_\_\_

Board Engineer \_\_\_\_\_ (Date) \_\_\_\_\_

**BLOCK: 2201**  
**LOT: 10**

| MARK | DATE     | DESCRIPTION                       |
|------|----------|-----------------------------------|
| 2    | 07/17/25 | ZONING BOA APPLICATION SUBMISSION |
| 1    | 09/16/24 | ZONING BOA APPLICATION SUBMISSION |

|               |                         |
|---------------|-------------------------|
| ISSUE DATE:   | SEPTEMBER 16, 2024      |
| PROJECT NO:   | 24-0916                 |
| CAD DWG FILE: | Z-1.DWG                 |
| DRAWN BY:     | -                       |
| CHK'D BY:     | -                       |
| COPYRIGHT:    | © 2025, Asral Architect |

**KILBY RESIDENCE**  
**Addition & Alteration**

John & Andrea Kilby, Owner  
19 Oxbow Lane  
Summit, NJ  
**SITE PLANS, ZONING**

**Z-1**

| City of Summit<br>Schedule of Area, Yard and Building Requirements |                |                   |                   |
|--------------------------------------------------------------------|----------------|-------------------|-------------------|
| Zone R-25 Block 2201 Lot 10 Area: 28,613 sf                        |                |                   |                   |
| ITEM                                                               | REQUIRED       | EXISTING          | PROPOSED          |
| Lot Area                                                           | 25,000 sf      | 28,613 sf         | 28,613 sf         |
| Lot Width                                                          | 100'           | 110.0'            | 110.0'            |
| Front Yard Setback                                                 | 35'            | 50.9'             | 46.9'             |
| Rear Yard Setback                                                  | 45'            | 119.6'            | 119.6'            |
| Side Yard Min. Ea. Side                                            | 17'            | 12.8'             | 12.8'             |
| Min. Total Side Yard                                               | 40%            | 37.0%             | 37.0%             |
| Lot Coverage                                                       | 30% (8,584 sf) | 17.98% (5,144 sf) | 19.47% (5,570 sf) |
| Building Coverage                                                  | 14% (4,006 sf) | 7.91% (2,263 sf)  | 9.46% (2,708 sf)  |
| Building Height                                                    | 35'            | 20.7'             | 33.54'            |
| Maximum Stories                                                    | 2              | 1-1/2             | 2                 |
| Floor Area Ratio                                                   | 25% (7,153 sf) | 8.81% (2,521 sf)  | 16.85% (4,821 sf) |
|                                                                    |                |                   |                   |
|                                                                    |                |                   |                   |

LOT COVERAGE CALCULATIONS

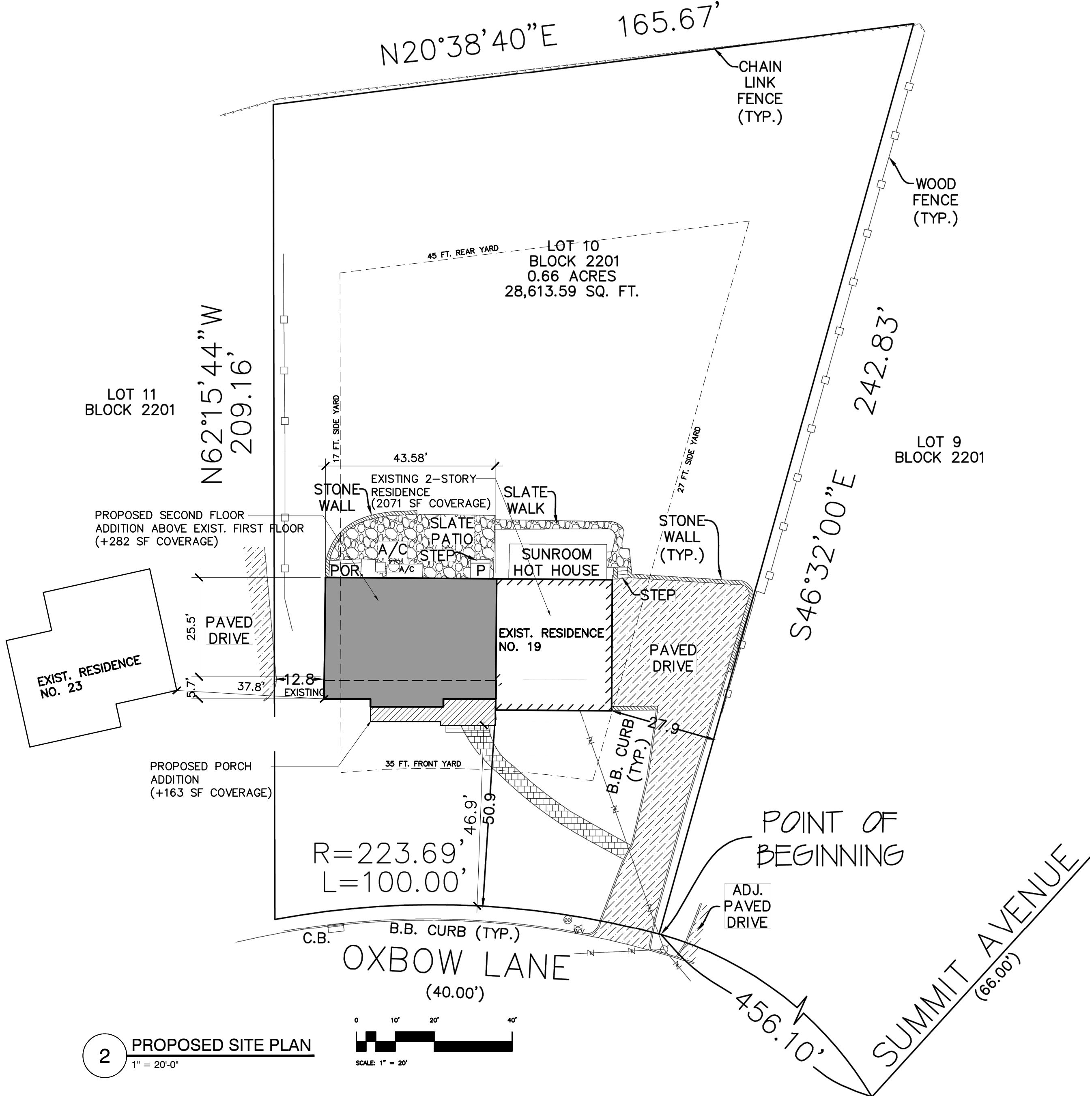
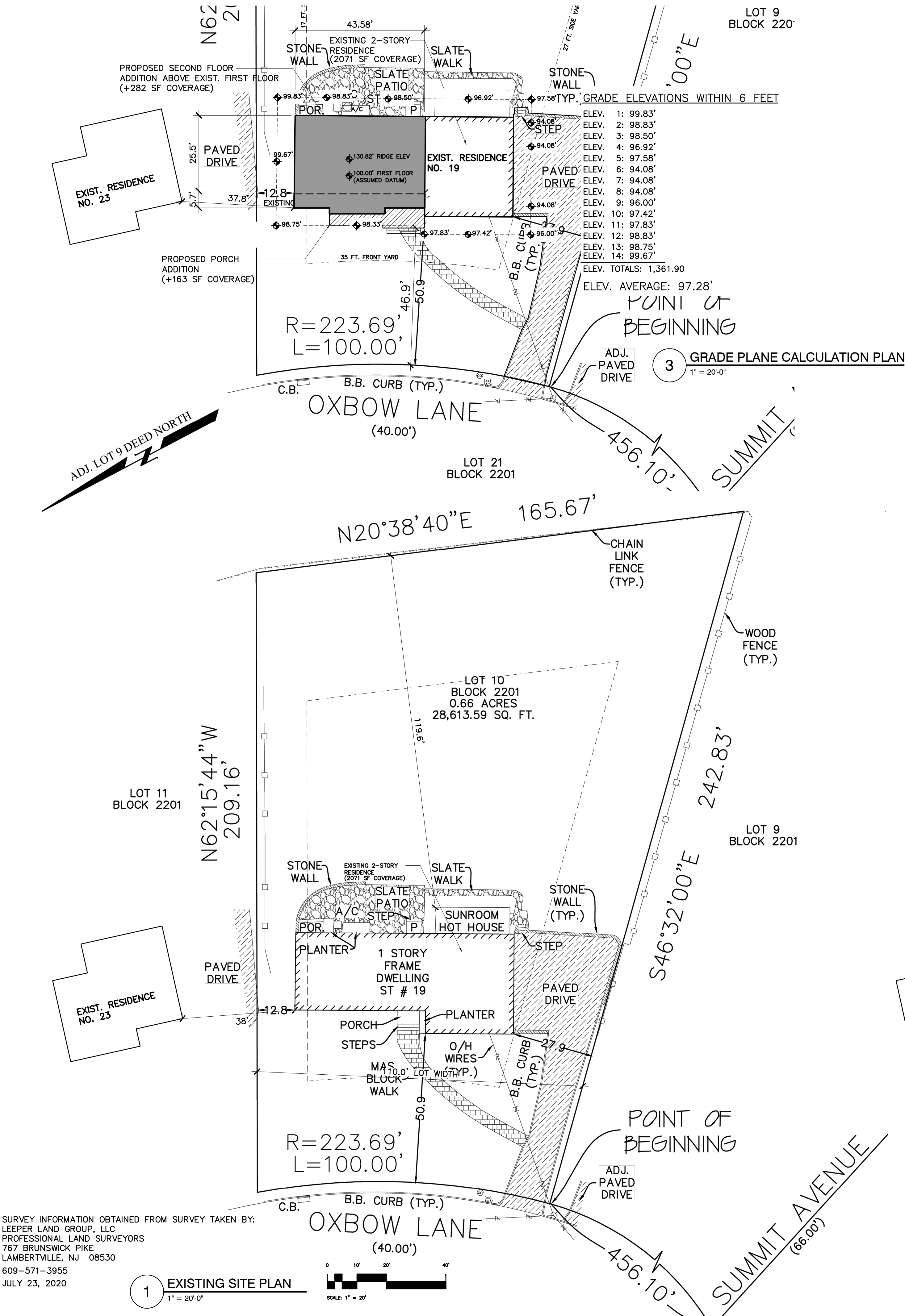
| ITEM               | EXIST. AREA | REMOVED AREA | ADDED AREA | TOTALS |
|--------------------|-------------|--------------|------------|--------|
| PRINCIPAL BUILDING | 2071        | -            | 282        | 2353   |
| PORCH, FRONT       | 35          | -35          | 163        | 163    |
| HOT HOUSE          | 192         | -            | 0          | 192    |
| FRONT STEPS        | 14          | -14          | 21         | 21     |
| PORCHES, REAR      | 62          | -            | -          | 62     |
| REAR STEPS         | 8           | -            | -          | 8      |
| WALKS, FRONT       | 261         | -            | -          | 261    |
| WALKS, REAR        | 107         | -            | -          | 107    |
| RETAINING WALLS    | 100         | -            | -          | 100    |
| DRIVEWAY           | 1768        | -            | 0          | 1768   |
| PATIO              | 517         | -            | 0          | 517    |
| A/C UNIT           | 9           | -            | 9          | 18     |
|                    | 5144        | -49          | 475        | 5570   |

BUILDING COVERAGE CALCULATIONS

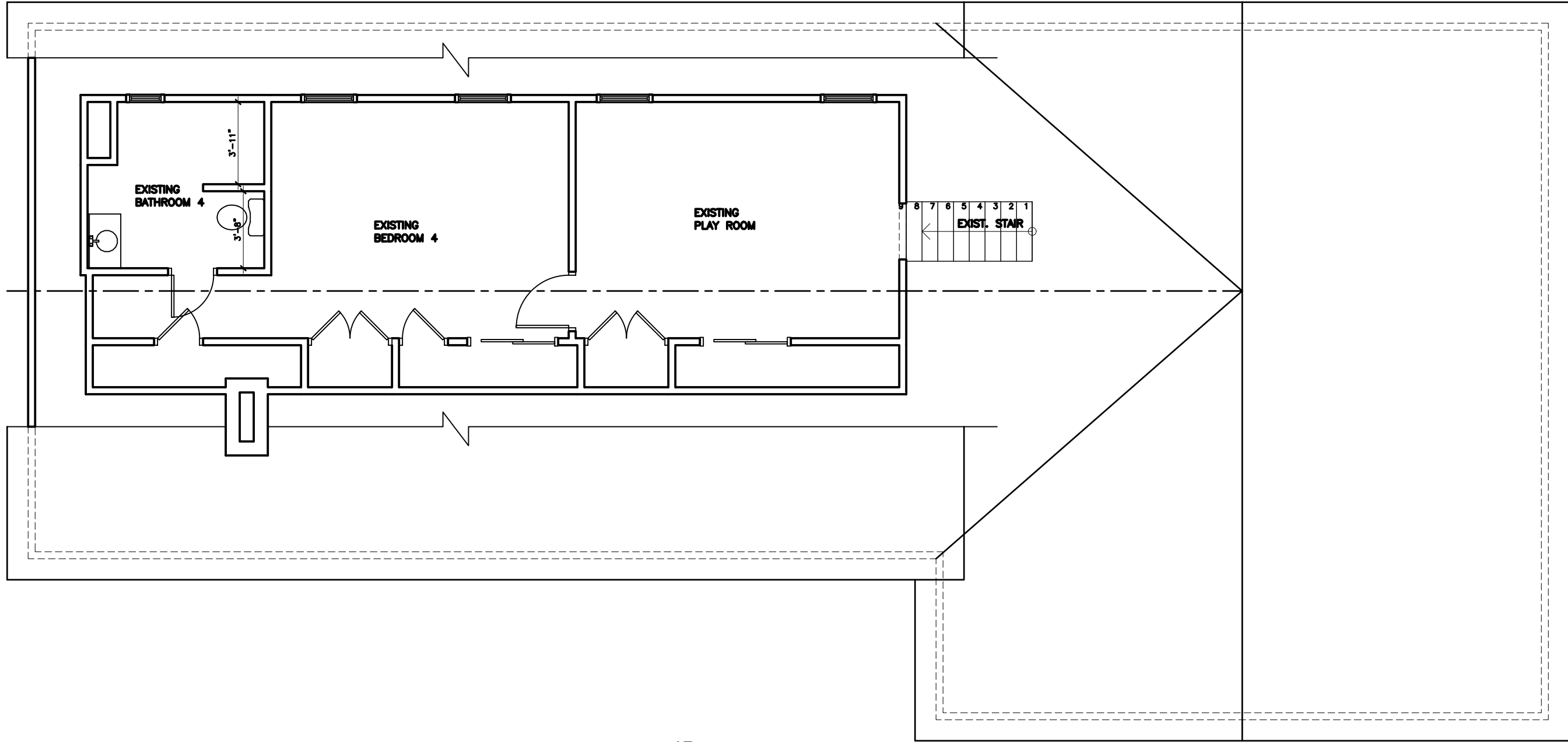
| BUILDING ITEM        | EXIST. AREA | REMOVED AREA | ADDED AREA | TOTALS |
|----------------------|-------------|--------------|------------|--------|
| MAIN BUILDING        | 2071        | -            | 282        | 2353   |
| COVERED PORCH, FRONT | 0           | -            | 163        | 163    |
| HOT HOUSE            | 192         | -            | 0          | 192    |
|                      | 2263        |              | 445        | 2708   |

RESIDENTIAL FLOOR AREA CALCULATIONS

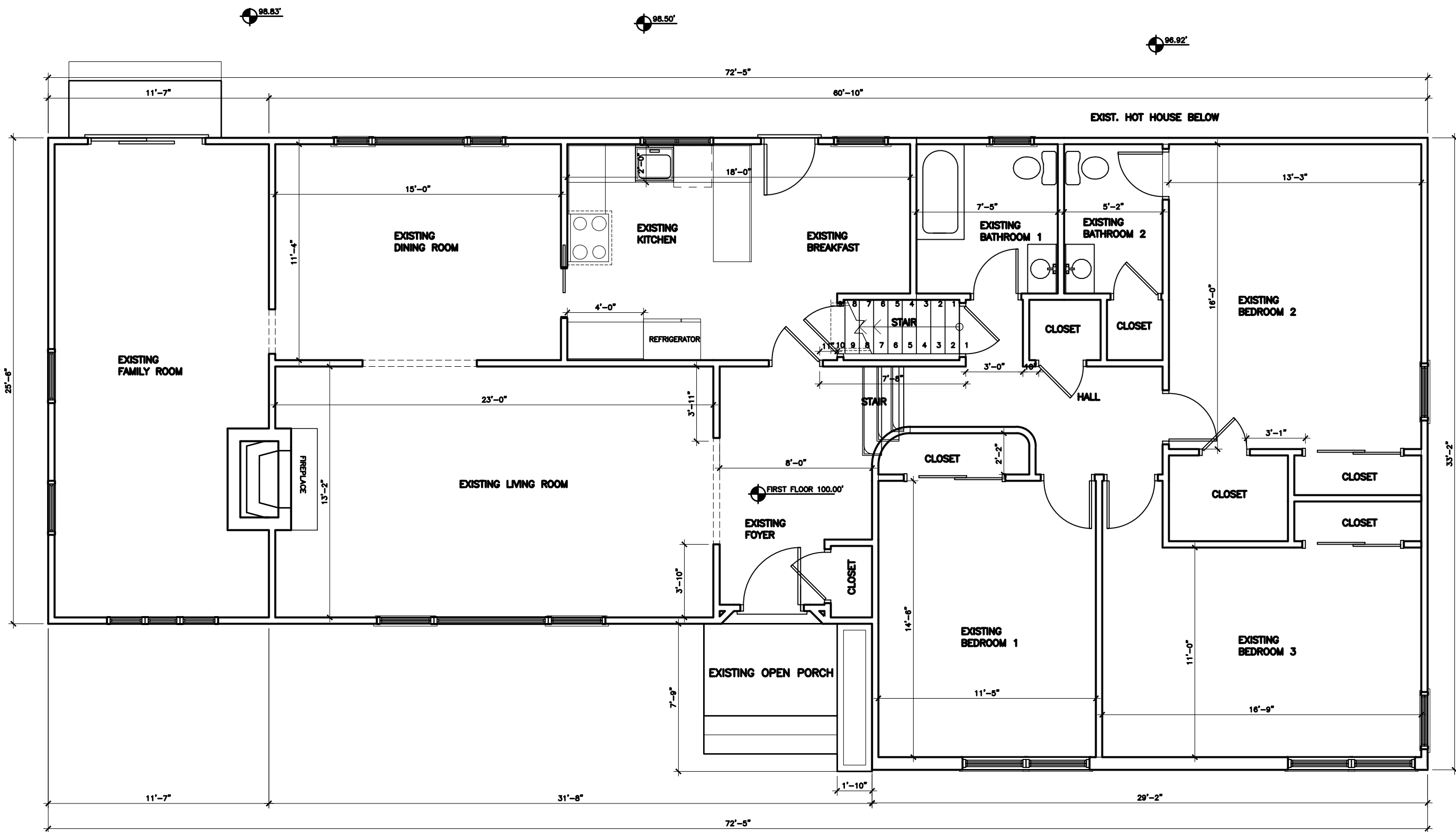
| ITEM             | EXIST. AREA | REMOVED AREA | ADDED AREA | TOTALS |
|------------------|-------------|--------------|------------|--------|
| GROUND FLOOR     | 459         | 0            | 0          | 459    |
| FIRST FLOOR      | 2071        | 0            | 282        | 2353   |
| SECOND FLOOR     | 450         | 0            | 946        | 1396   |
| ATTIC, 7FT+      | 0           | 0            | 613        | 613    |
|                  | 2980        | 0            | 1841       | 4821   |
| GARAGE (<576 SF) | 455         | 0            | 0          | 455    |



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**4 EXISTING SECOND FLOOR PLAN**  
3/16" = 1'-0"

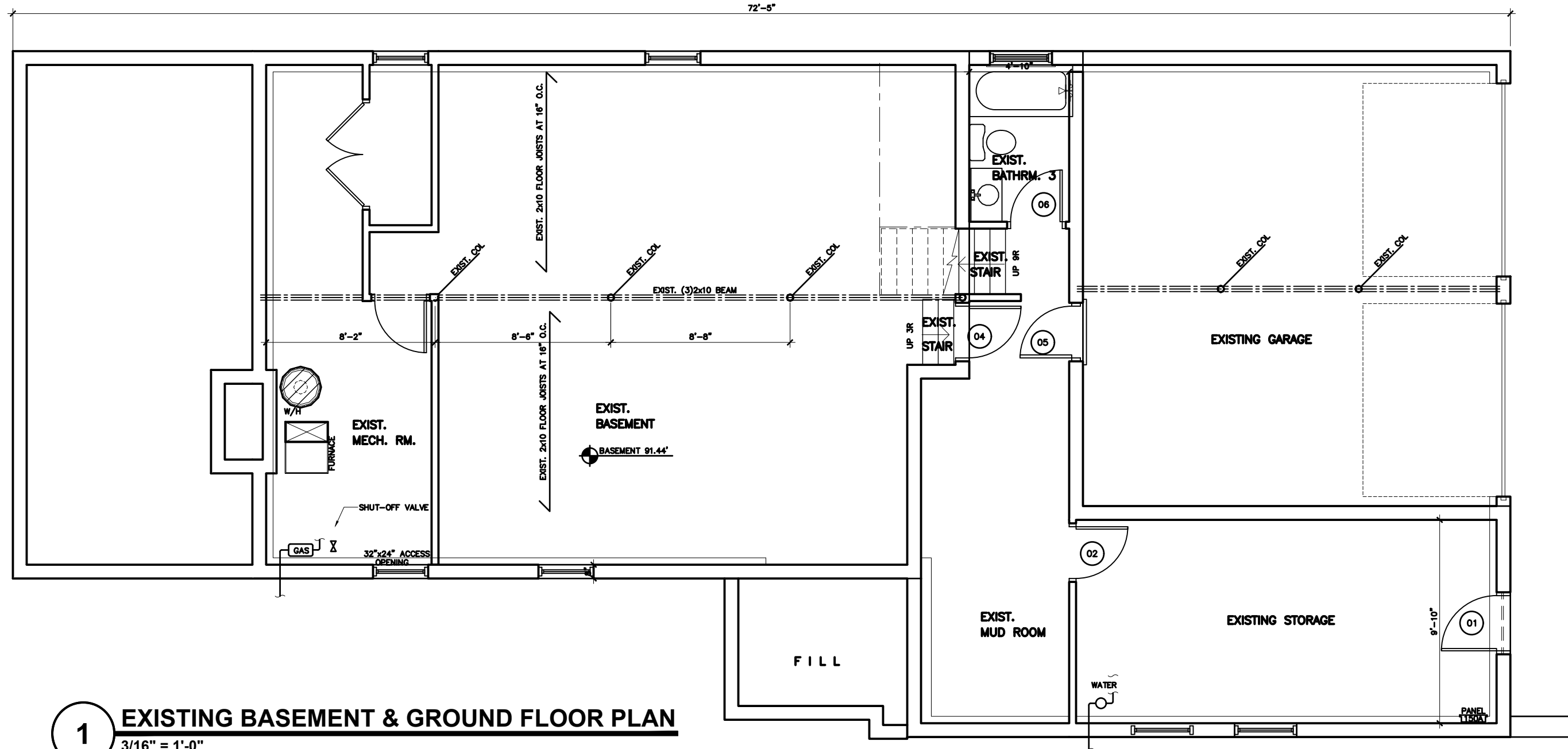


EXISTING FIRST FLOOR: 1,986 SF

**2 EXISTING FIRST FLOOR PLAN**  
3/16" = 1'-0"



**3 EXISTING FRONT ELEVATION**  
3/16" = 1'-0"



**1 EXISTING BASEMENT & GROUND FLOOR PLAN**  
3/16" = 1'-0"

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Board Secretary \_\_\_\_\_ (Date) \_\_\_\_\_

Board Engineer \_\_\_\_\_ (Date) \_\_\_\_\_

**BLOCK: 2201**  
**LOT: 10**

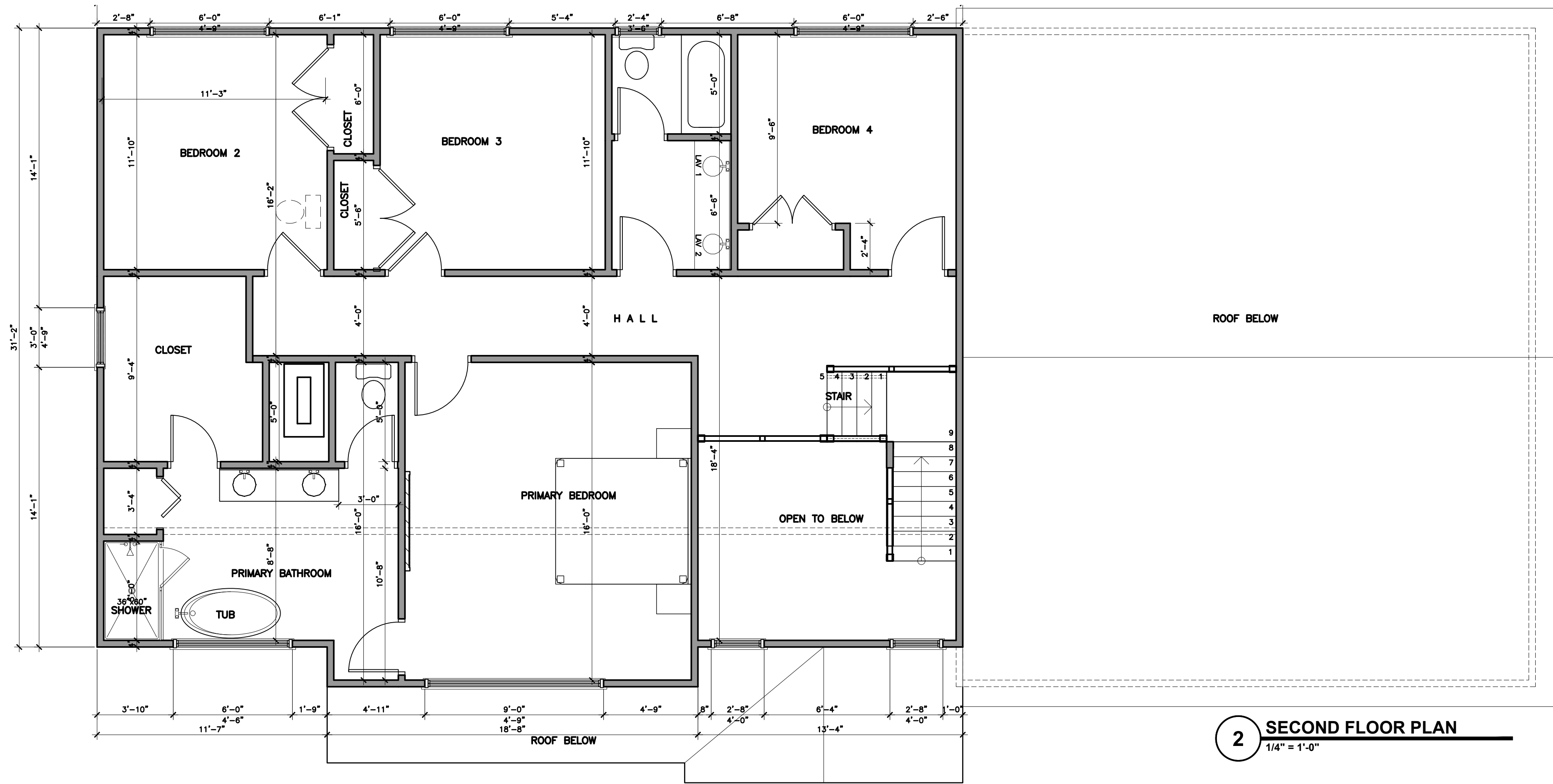
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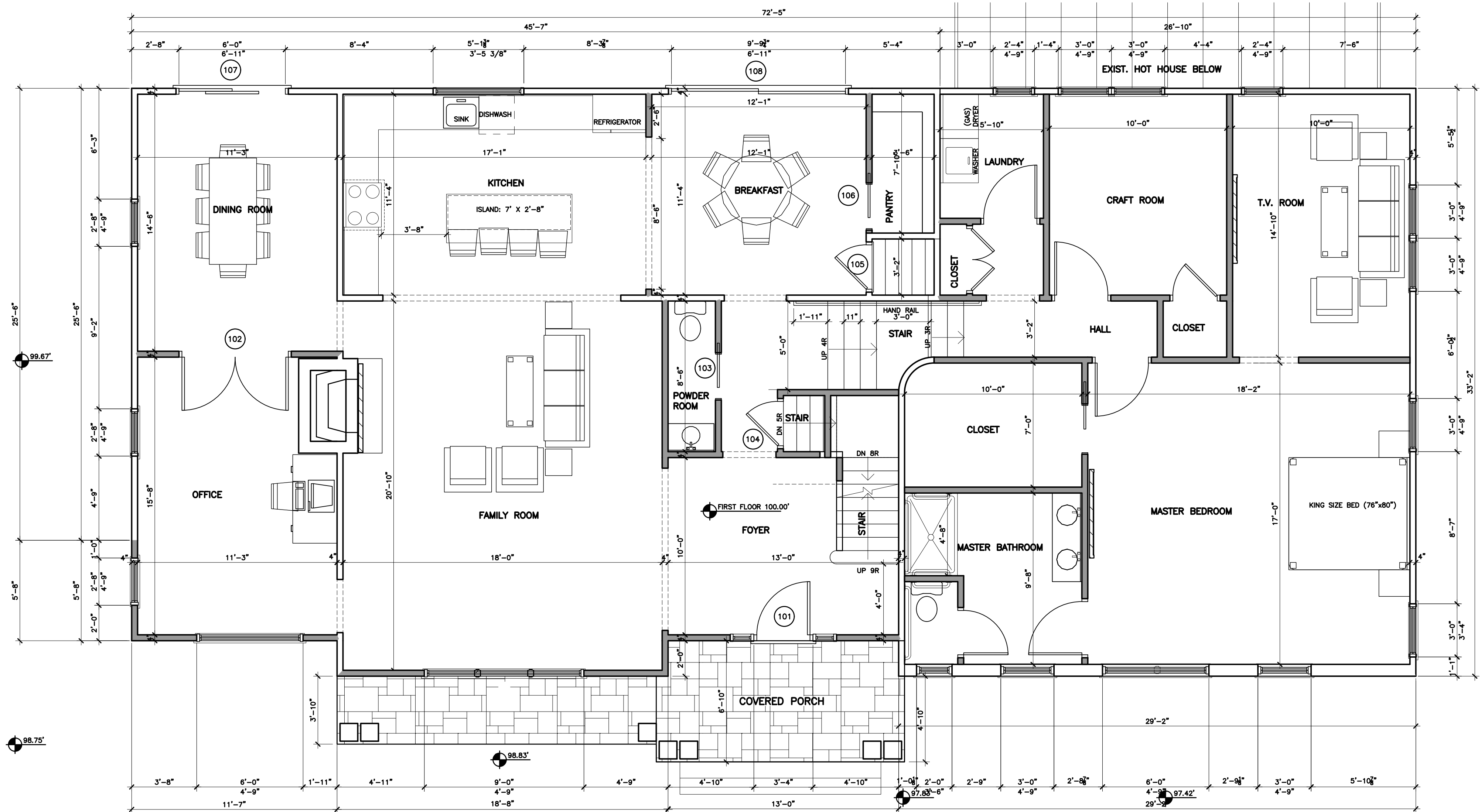
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**Addition & Alteration**

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Summit, NJ  
**EXISTING PLANS**

**Z-2**



2 SECOND FLOOR PLAN  
1/4" = 1'-0"



1 FIRST FLOOR PLAN  
1/4" = 1'-0"

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**FLOOR PLANS**

**Z-3**

