

**ROSEN
KELLY
CONWAY**

July 13, 2022

DAVID M. ROSEN, AIA, LEED AP
NJ - AI 08664 NY - 025464

David M. Rosen

JOHN H. KELLY, JR., AIA, LEED AP
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THOMAS A. CONWAY, AIA, LEED AP
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16 Maple Street Summit NJ 07901
908 273 6565 rkcad.com

Variance Submission 07.13.22

Description Date

**BARTLETT RESIDENCE
72 FERNWOOD ROAD
SUMMIT, NJ**

DRAWING LIST, LIST OF VARIANCES,
ZONING INFORMATION, EXISTING AND
PROPOSED SITE PLANS

V-1

Additions and Alterations to the
BARTLETT RESIDENCE

72 Fernwood Road Summit, NJ

CIVIL ENGINEERING NOTE

Existing conditions survey and proposed grading plan provided by:

Korzen Engineering LLC
26 Berkshire Street
Whippany, NJ 07981
Phone: (973) 884-9300

DRAWING LIST

- V-1 Drawing List, List of Variances, Zoning Information, Existing and Proposed Site Plans
- V-2 Existing First Floor Plan
- V-3 Proposed First Floor Plan
- V-4 Existing Rear Elevation, Proposed Rear Elevation
- V-5 Existing Right Side Elevation, Proposed Right Side Elevation

LIST OF VARIANCES

1. Maximum Lot Coverage
2. Maximum Building Coverage

ZONING INFORMATION

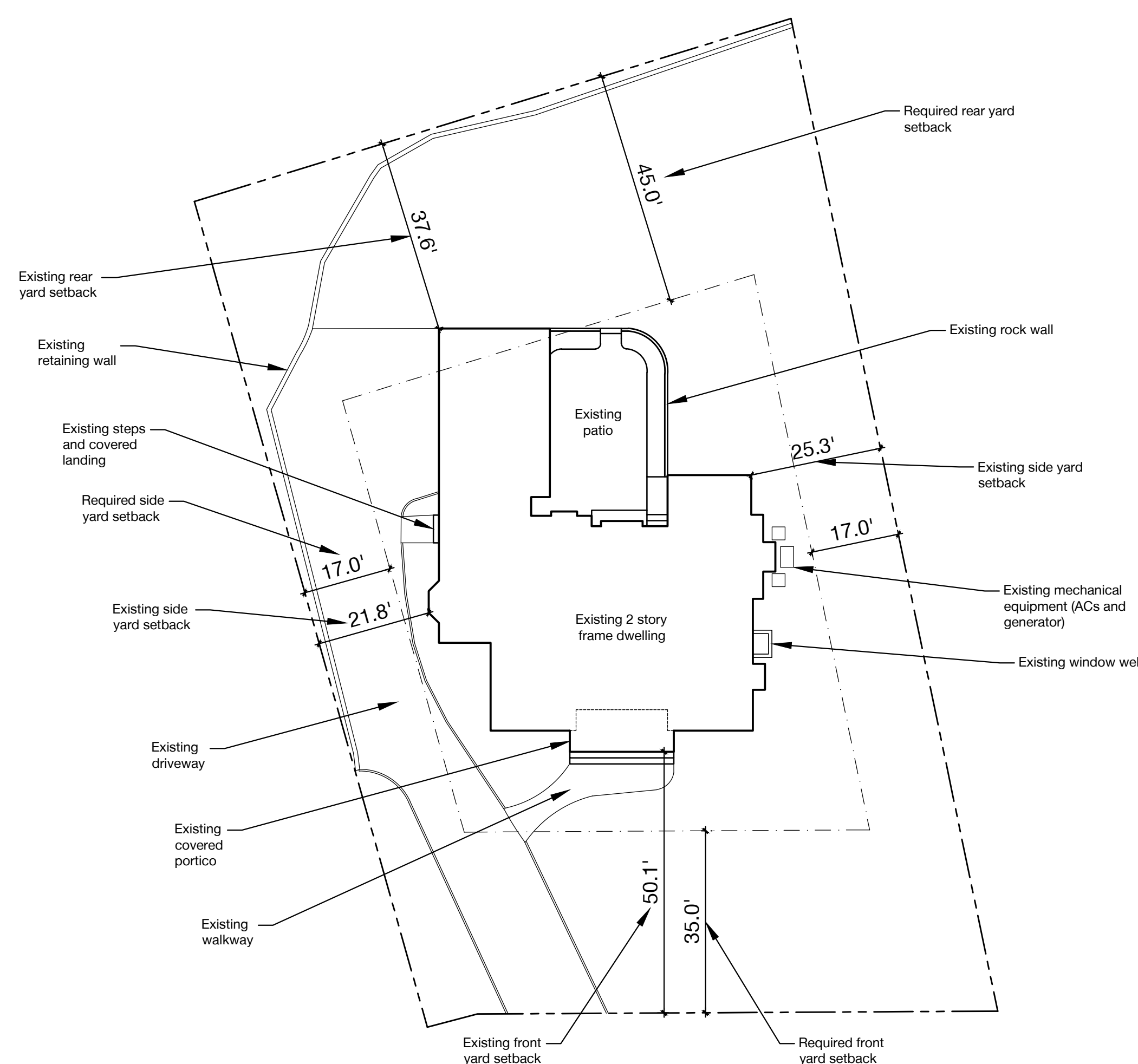
BLOCK: 2201 LOT: 18
USE GROUP: R 4 ZONE: R25
CONSTRUCTION CLASSIFICATION: 5B

	REQUIRED/ ALLOWABLE	EXISTING	PROPOSED
LOT AREA	25,000 SF	20,328 SF	NO CHANGE
LOT WIDTH	100'	112'	NO CHANGE
FRONT YARD SETBACK	35'	50.1'	NO CHANGE
SIDE YARD SETBACK	17'	21.8'/ 25.3'	NO CHANGE
REAR YARD SETBACK	45'	* 37.6'	NO CHANGE
SIDE YARD COMBINED	40% (45.0')	41.9% (47.1')	NO CHANGE
LOT COVERAGE	30.0% (6,098.4 SF)	* 34.9% (7,100.0 SF)	** 34.5% (7,016.0 SF)
BUILDING COVERAGE	14% (2,845.9 SF)	* 16.7% (3,393.0 SF)	** 16.8% (3,411.0 SF)
FLOOR AREA RATIO	25% (5,082.0 SF)	24.1% (4,905.8 SF)	24.2% (4,912.8 SF)
NUMBER OF STORIES	2	2	NO CHANGE
BUILDING HEIGHT	35'	33.5'	NO CHANGE
NEW VOLUME			63 CF

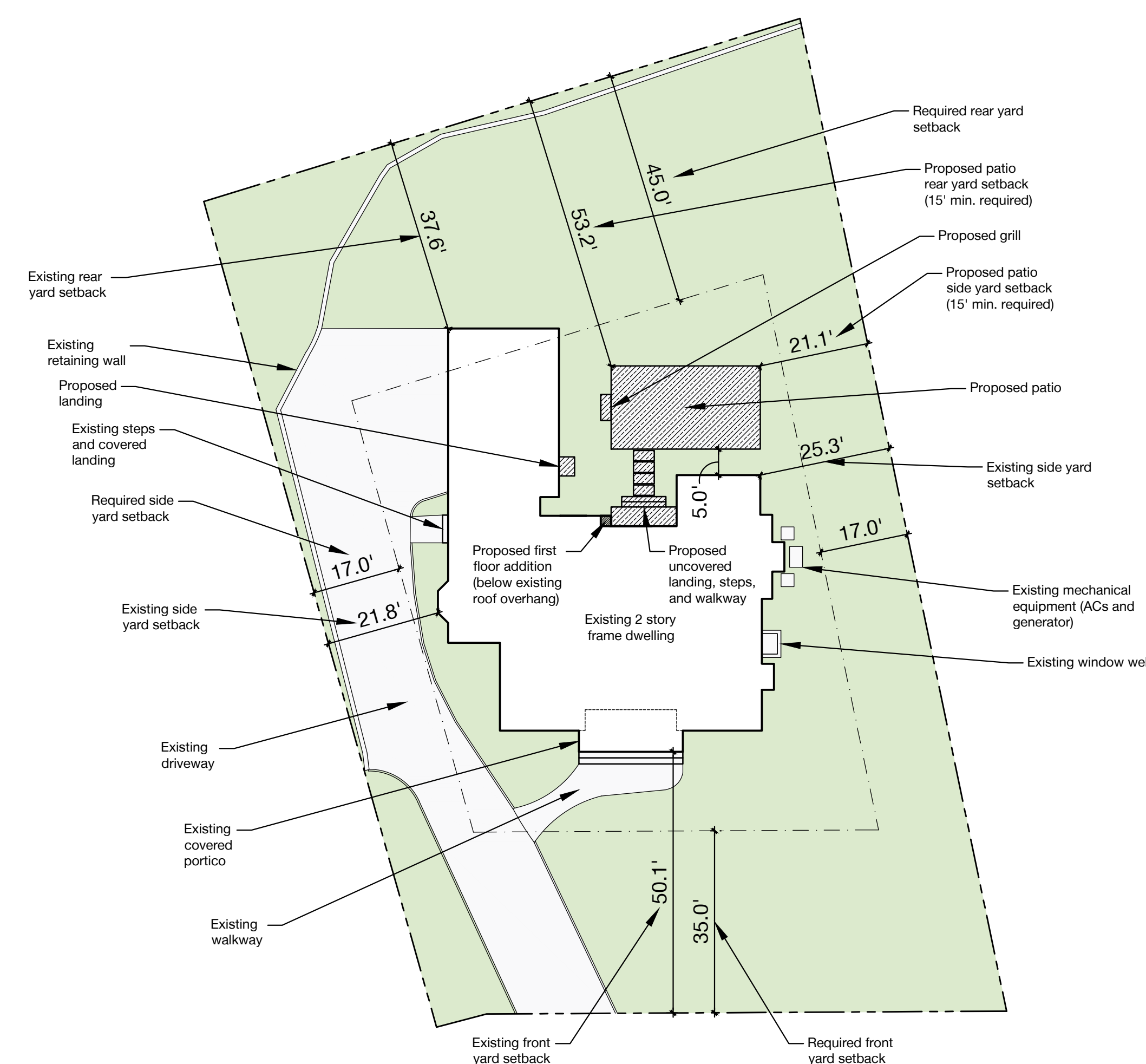
F.A.R. CALCULATIONS:

	EXISTING	PROPOSED	TOTAL
FIRST FLOOR	2,493.7 SF	7.0 SF	2,500.7 SF
SECOND FLOOR	2,198.0 SF	0.0 SF	2,198.0 SF
ATTIC (ABOVE 7'-0")	214.1 SF	0.0 SF	214.1 SF
TOTALS	4,905.8 SF	7.0 SF	4,912.8 SF

* = existing nonconforming
** = variance required



EXISTING SITE PLAN
SCALE: 1" = 20'

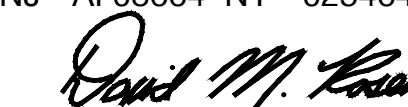


PROPOSED SITE PLAN
SCALE: 1" = 20'

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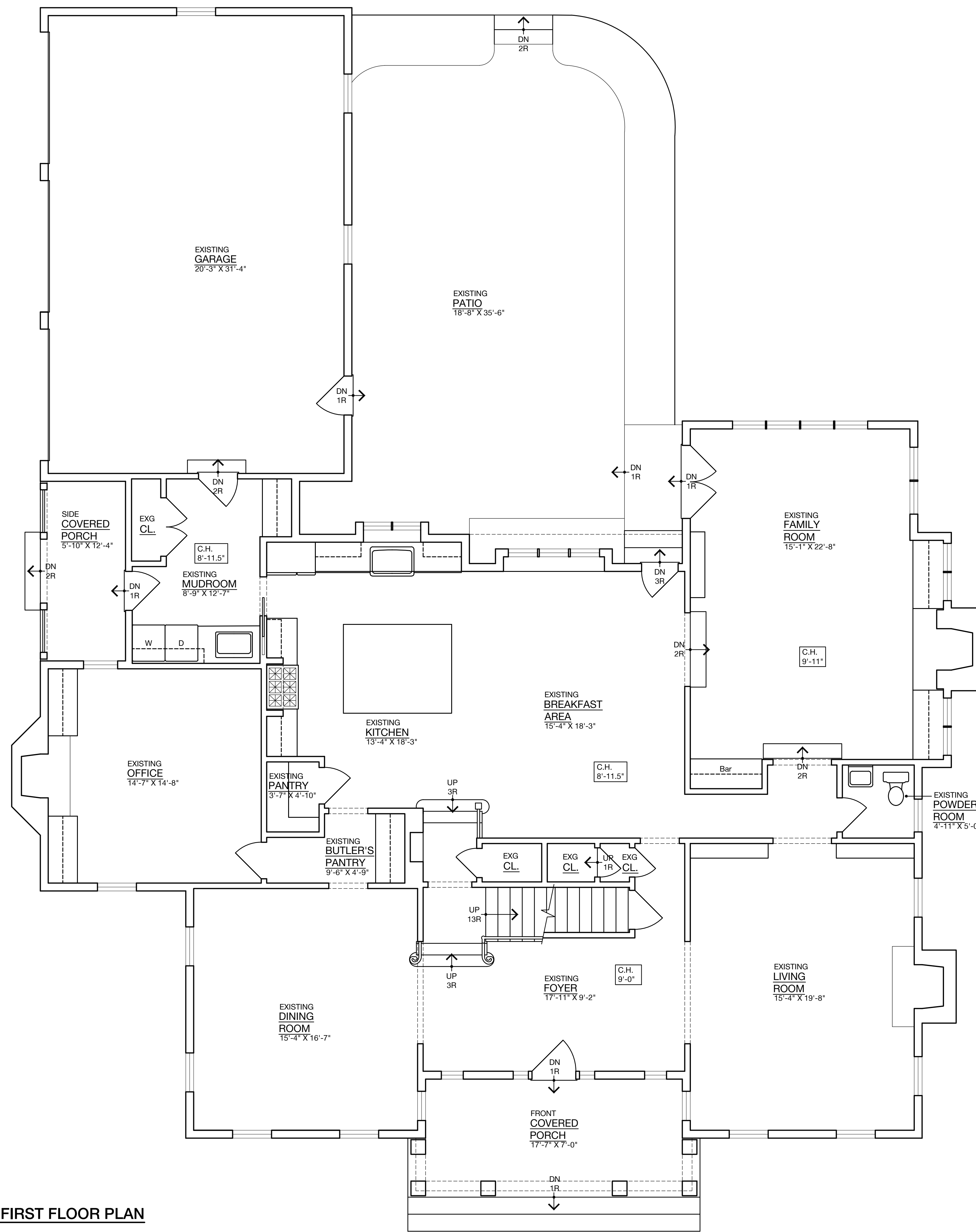
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EXISTING FIRST FLOOR PLAN

V-2



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

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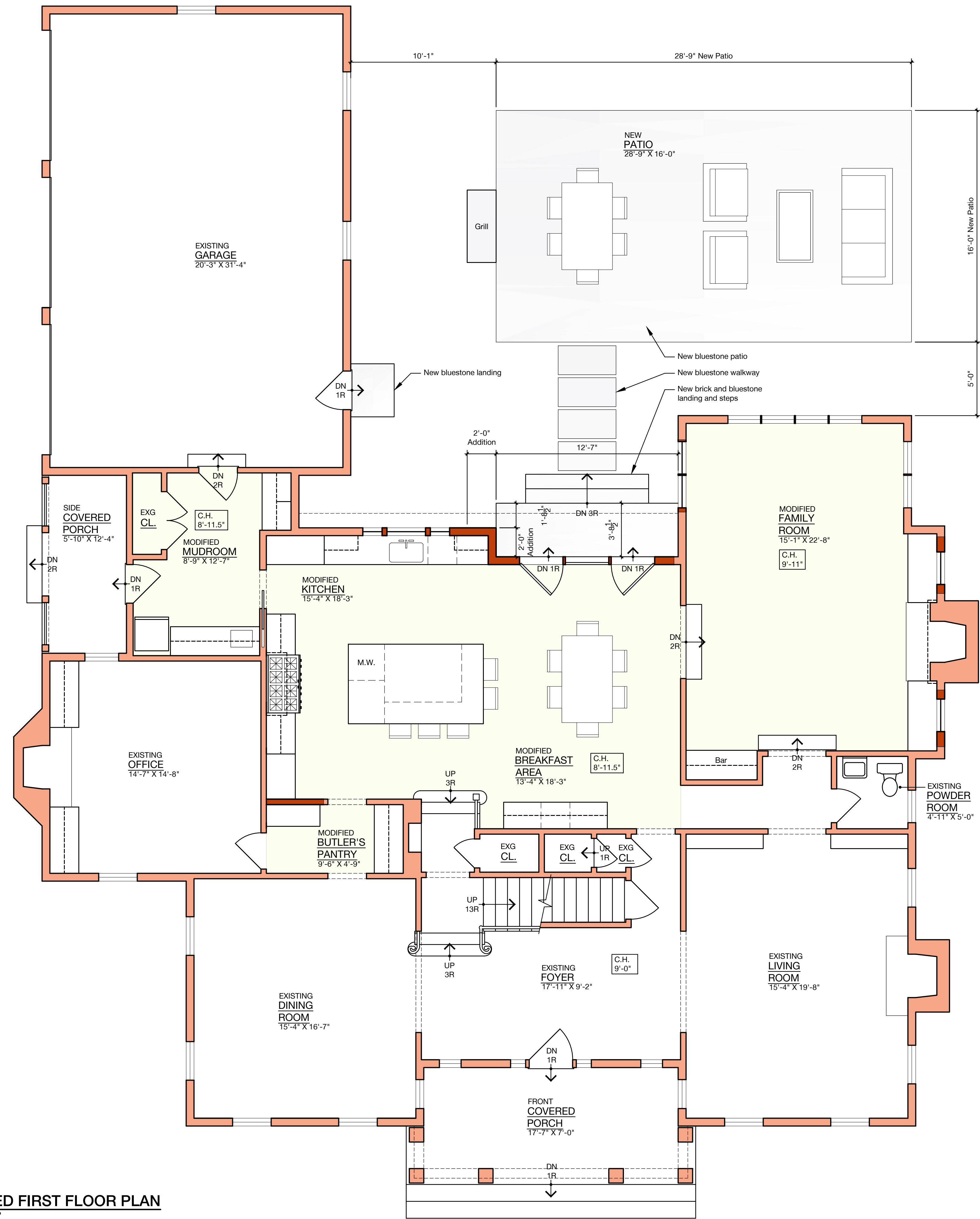
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PROPOSED FIRST FLOOR PLAN

V-3



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

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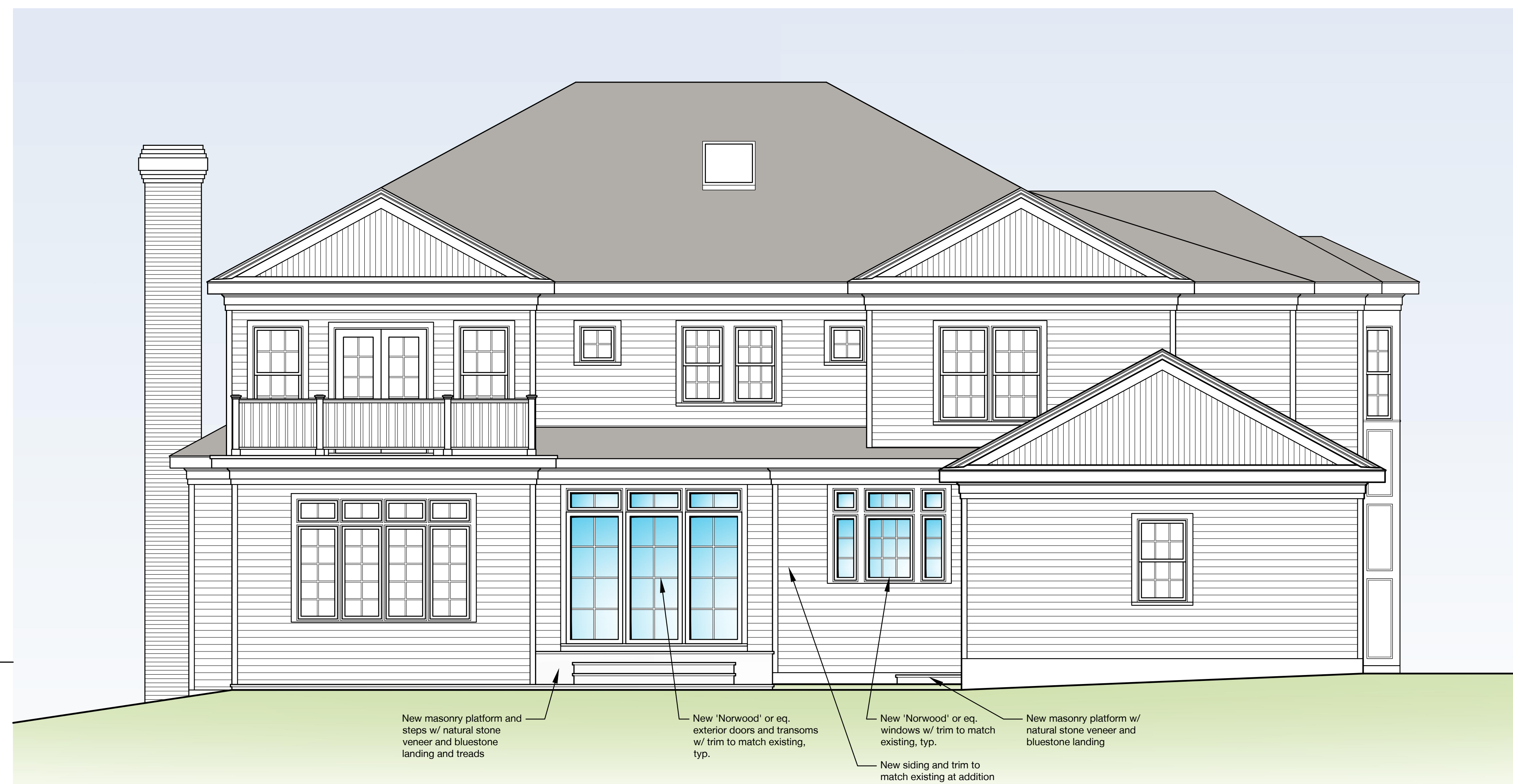
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EXISTING REAR ELEVATION,
PROPOSED REAR ELEVATION

V-4



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



1 PROPOSED REAR ELEVATION
V-4 SCALE: 1/4" = 1'-0"

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EXISTING RIGHT SIDE ELEVATION
PROPOSED RIGHT SIDE ELEVATION

V-5