

SITE PLAN
Scale 1" = 10'

Petersen Associates
Architecture, Planning & Design

ADDITION TO EXISTING SINGLE FAMILY HOUSE

314 SOUTH PROSPECT AVE.
BERGEN COUNTY, NEW JERSEY 07643

LANDSCAPE/PETERSEN ASSOCIATES

DATE:	11/18/16
PROJECT:	ADDITION TO EXISTING SINGLE FAMILY HOUSE
REVISION:	REVISED
SCALE:	AS SHOWN
DATE:	11/18/16
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SCALE:	AS SHOWN

BOUNDARY SURVEY

314 SOUTH PROSPECT AVE. LOT 19, BLOCK 001
BOROUGH OF BERGENFIELD, BERGEN COUNTY
NEW JERSEY

AMPOL SURVEYING, LLC
24 Woodland Court, Kenilworth, NJ 07033
Tel: 201-261-4500 Fax: 201-261-4504 Email: info@ampol.com

ZONING SCHEDULE R-5

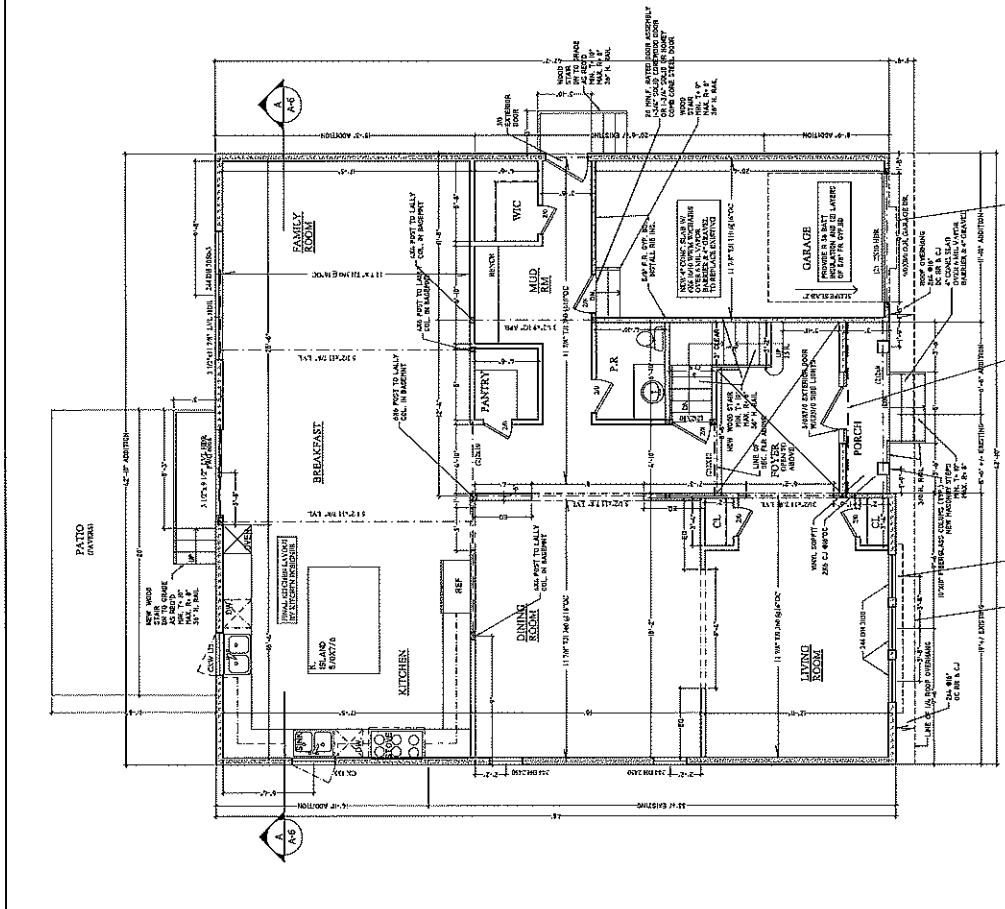
TABLE ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA (SQ.FT.)	5000	5330	SAME	NO
MIN. LOT WIDTH (in feet)	50	53.30	SAME	NO
FRONT YARD	25	24.8'	SAME TO EXISTING, 25.2' TO ADDITION	NONEXISTING
ONE SIDE YARD	5	5'15.4'	SAME	NO
TOTAL OF TWO SIDE YARD	10	10.4'	SAME	NO
REAR YARD	25	42.1'	27.16'	NO
HEIGHT (FT.) (PRINCIPAL BUILDING)	MAX. 28' & 2 STORIES	11 1/2 STORY	2 STORY	NO
MAX. PERCENT OF IMPROVED LOT COVERAGE (SQ.FT.)	40%	40.3%	51.22%	YES
LOT COVERAGE (SQ.FT.)	2152.0	2147	2730	YES
LOT COVERAGE (SQ.FT.)	35%	21.36%	38.37%	YES
LOT COVERAGE (SQ.FT.)	1865	1159	2045	YES

LOT COVERAGE

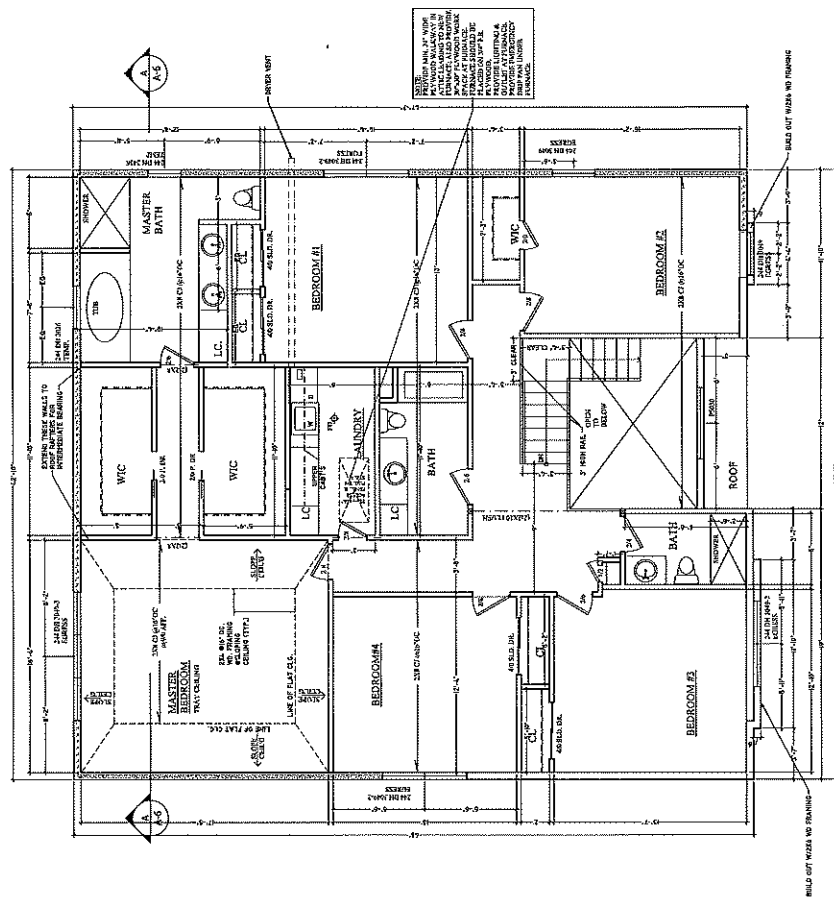
TABLE ITEM	EXISTING	PROPOSED	TOTAL
HOUSE (INCLUDING COVERED PORCH)	1159	906	2045
TOTAL COVERAGE	1159	906	2045

IMPROVED LOT COVERAGE

TABLE ITEM	EXISTING	EXISTING TO BE REMOVED	PROPOSED	TOTAL
BUILDING	1159	0	906	2045
NEW PAVEMENT DRIVEWAY TO REPLACE EXISTING DRIVEWAY	930	-930	(487 PAVEMENT DRIVEWAY - 487.10=342.9)	439
NEW PAVEMENT WALKWAY	0	0	56 PAVEMENT WALKWAY - 54.80=1.20	30
NEW PAVEMENT PATIO	0	0	24.0 PAVEMENT PATIO - 24.00=0.0	216
SHED	86	-86	0	0
SIDE PORCH	22	-22	0	0
TOTAL COVERAGE	2147	-1008	906	2730.0



PROPOSED FIRST FLOOR PLAN, 2009 SQ. FT. (INCLUDING GARAGE)
Scale 1/4" = 1'-0"



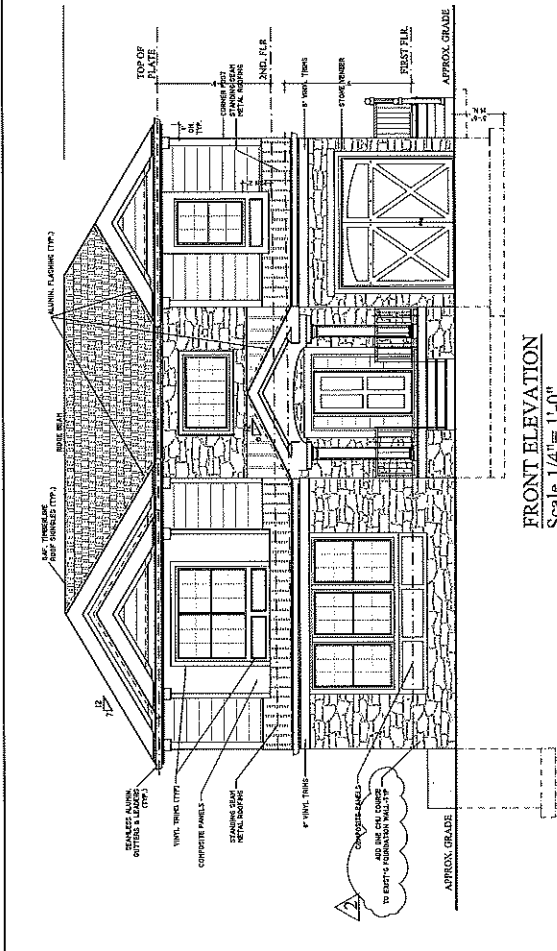
PROPOSED SECOND FLOOR PLAN 2017 SQ. FT.
Scale 1/4" = 1'-0"

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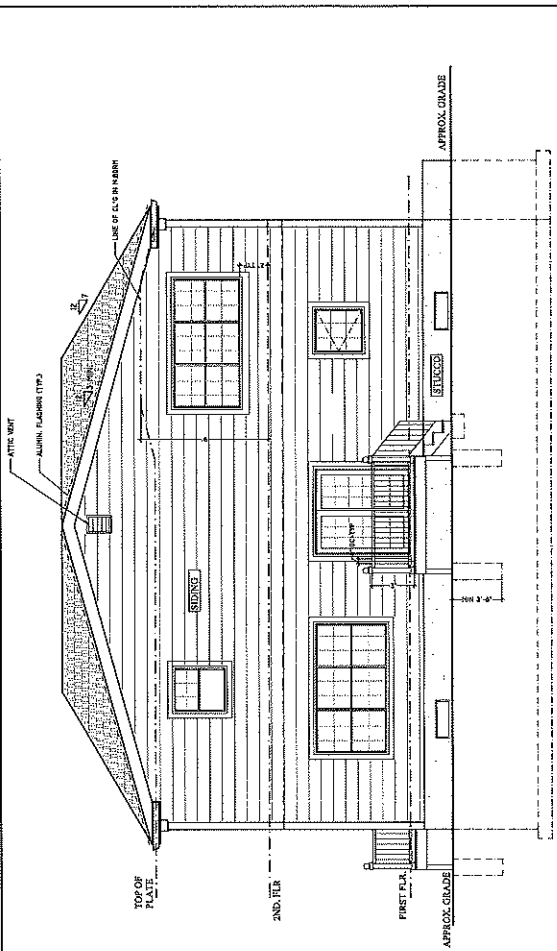
ADDITION TO EXISTING SINGLE FAMILY HOUSE

34 SOUTH WINDSOR AVENUE
ROSELAND, NJ 07068

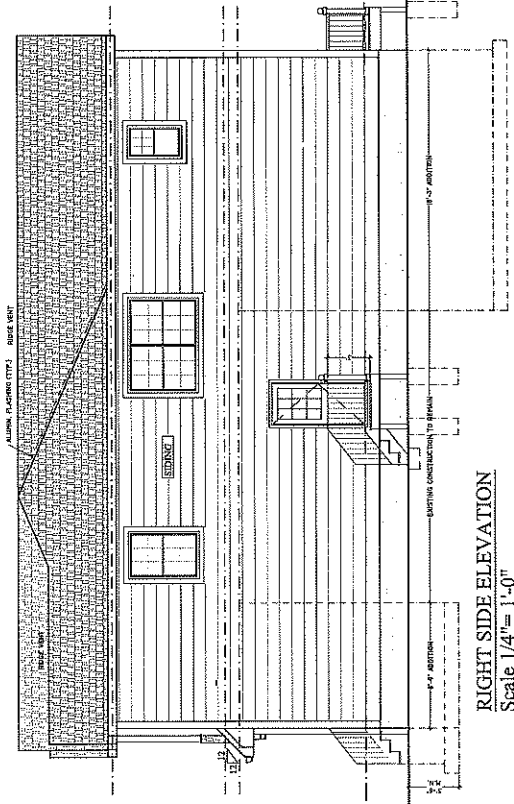
DRAWN BY: []
CHECKED BY: []
DATE: 11/18/19
SCALE: A-3
SHEET NO. 4 OF 4



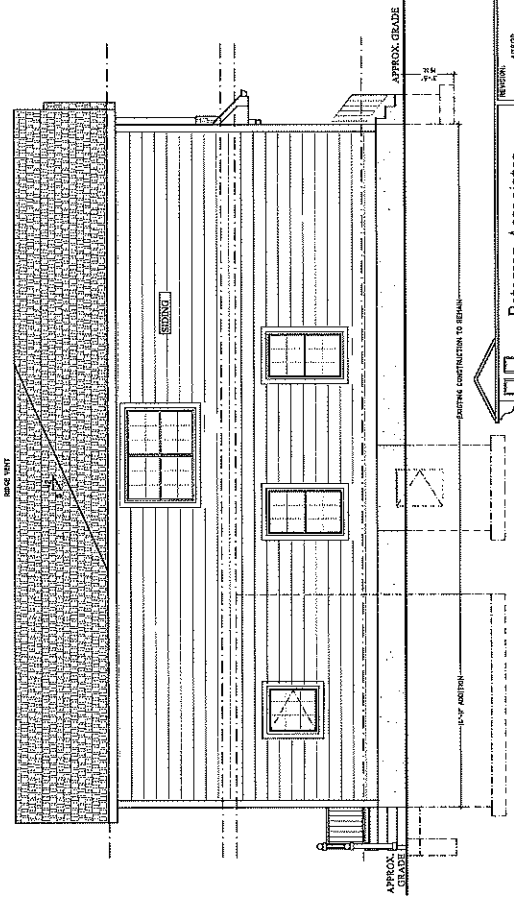
FRONT ELEVATION
Scale 1/4" = 1'-0"



REAR ELEVATION
Scale 1/4" = 1'-0"



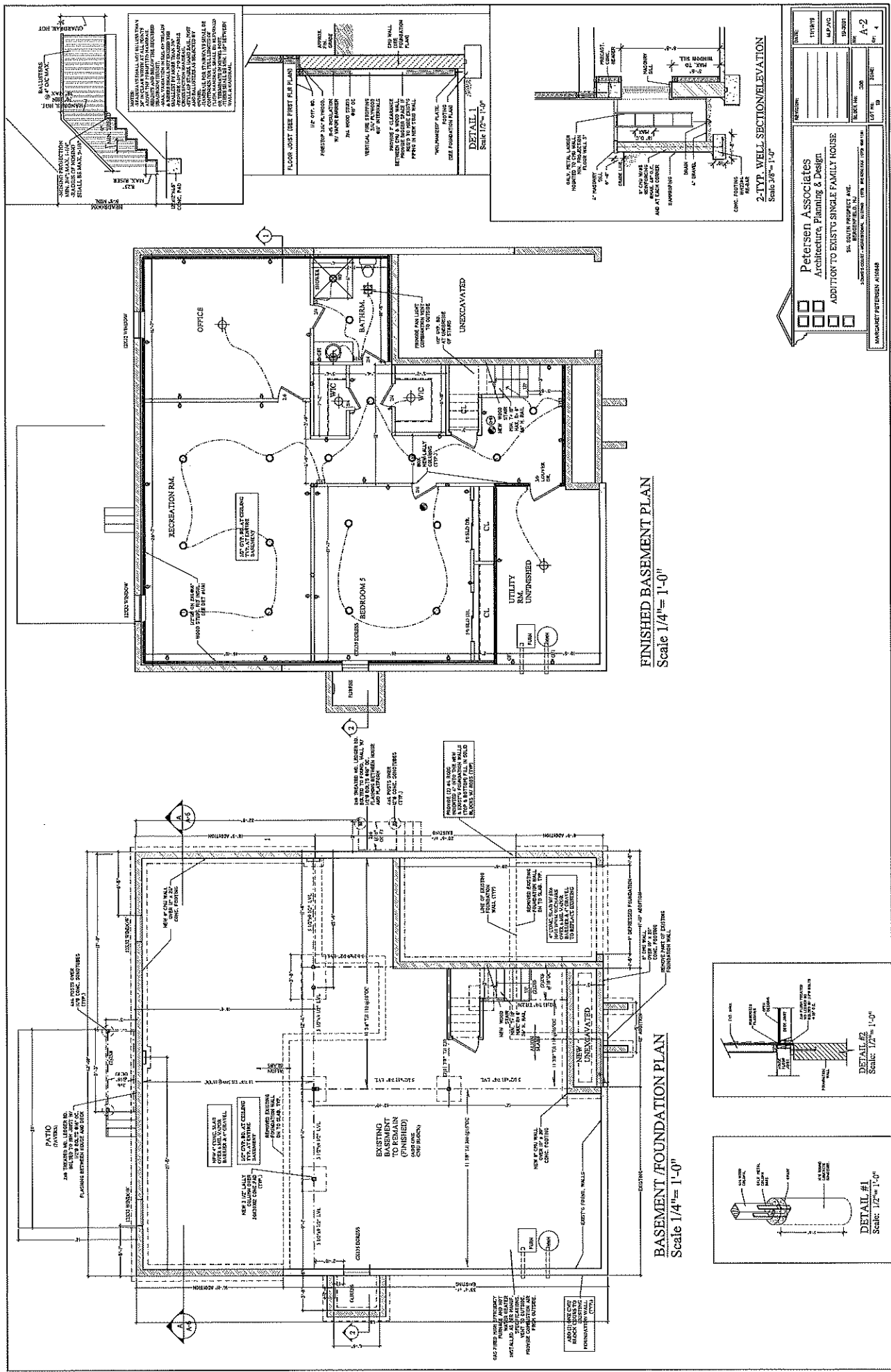
RIGHT SIDE ELEVATION
Scale 1/4" = 1'-0"



LEFT SIDE ELEVATION
Scale 1/4" = 1'-0"

DATE	11/19/19
REVISION	AS SHOWN
DESIGNED	AS SHOWN
APPROVED	AS SHOWN
PROJECT	ADDITION TO EXISTING SINGLE FAMILY HOUSE
CLIENT	MR. & MRS. J. W. HARRIS, JR.
ADDRESS	1000 W. HARRIS AVE., BEAUFIELD, N.C.
SCALE	1/4" = 1'-0"
DATE	11/19/19
BY	A-4
CHKD.	W.P.
DATE	11/19/19

Petersen Associates
Architecture, Planning & Design
ADDITION TO EXISTING SINGLE FAMILY HOUSE
1000 W. HARRIS AVE., BEAUFIELD, N.C.
PETERSEN ASSOCIATES, INC.
1000 W. HARRIS AVE., BEAUFIELD, N.C. 28518
WARGRET PETERSEN ARCHT.



FINISHED BASEMENT PLAN
Scale 1/4" = 1'-0"

BASEMENT FOUNDATION PLAN
Scale 1/4" = 1'-0"

2-TYP. WELL SECTION/ELEVATION
Scale 2/8" = 1'-0"

DETAIL #1
Scale: 1/2" = 1'-0"

DETAIL #2
Scale: 1/2" = 1'-0"

Petersen Associates
Architecture, Planning & Design
ADDITION TO EXISTING SINGLE FAMILY HOUSE
516 SOUTH PROSPECT AVE.
ANN ARBOR, MICHIGAN 48106
PROJECT NO. 2008-001
DATE: 10/10/08

DATE:	11/10/08
DESIGNER:	ALP/JAC
DRAWN:	ALP
CHECKED:	ALP
SCALE:	A-2
PROJECT NO.:	2008-001
DATE:	10/10/08
BY:	ALP
CHECKED BY:	ALP

UNISSUED PETERSEN ARCHS



BOROUGH OF BERGENFIELD

198 NORTH WASHINGTON AVENUE
BERGENFIELD, NEW JERSEY 07621

CONSTRUCTION CODE DEPT.
(201) 387-4055 EXT. 1-4092
FAX: (201) 385-7376

March 19, 2020

Zenon Kopec
514 S. Prospect Avenue
Bergenfield, NJ 07621

RE: Addition

Dear Mr. Kopec


Your application for an addition has been denied for the following reasons:

1. Required lot coverage 35% or 1,865.5 sq. feet. Proposed lot coverage 38.37% or 2,045 sq. feet.
2. Required improved lot coverage 40% or 2,132 sq. feet. Proposed improved lot coverage 52.6% or 2,807 sq. feet.
3. 10% credit for pavers minus 76.26 sq. feet equal 2,730 sq. feet or 51.22%

You have the right to appeal my decision to the zoning board of adjustment. You must contact the Building Department to obtain the proper applications.

If you have any question on the above matter, please contact our office. You can call the Building Department at 201-387-4055 Ext. 4

Sincerely,


Michael Ravenda
Zoning Officer