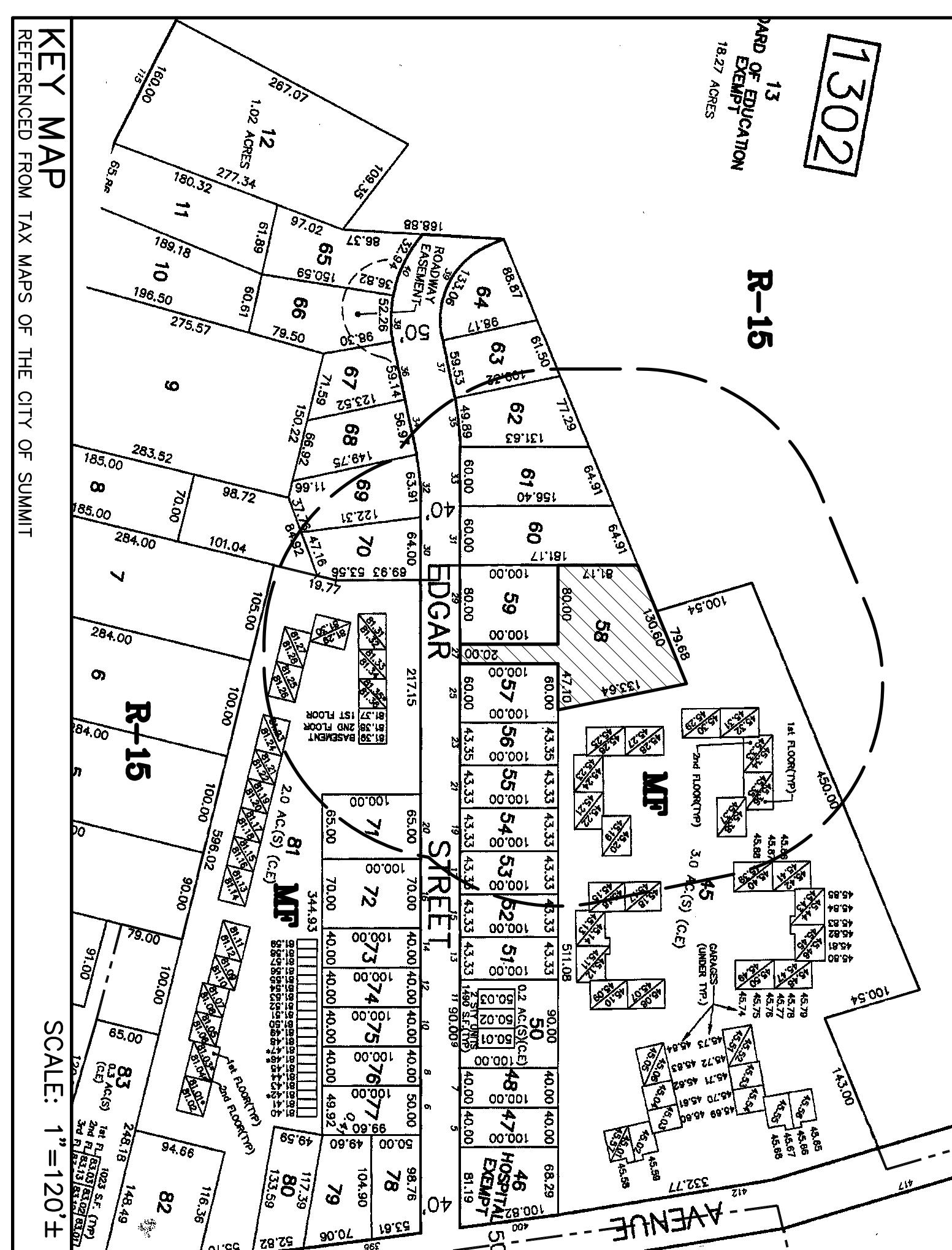


SITE PLAN

PREPARED FOR

27 EDGAR LLC

27 EDGAR STREET
TAX LOT 58 IN BLOCK 1302
CITY OF SUMMIT
UNION COUNTY NEW JERSEY



APPROVED BY THE ZONING BOARD OF ADJUSTMENT

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

SITE DATA CHART					
TAX LOT 58 IN BLOCK 1302 ZONE: MF (MULTI-FAMILY RESIDENTIAL) AREA = 16.518± S.F. (0.3792± A.C.)					
OWNER & APPLICANT: 27 EDGAR LLC MARTIN, NJ 07049					
PROPOSED USE: TOWNHOUSES (3 UNITS)					
DESCRIPTION	REQUIRED/	EXISTING	PROPOSED	VARIANCE REQUIRED	
MIN. LOT AREA	2 Acres	0.3792 Acres	NO CHANGE	E.N.C.	
MIN. LOT WIDTH	150 FT.	20 FT.	NO CHANGE	E.N.C.	
MIN. FRONT YARD	50 FT.	30.0 FT.	40.6 FT.	YES	
MIN. REAR YARD	35 FT.	17.6 FT.	10.0 FT.	YES	
MIN. SIDE YARD-LEFT SIDE	25 FT.	25.5 FT.	21.6 FT.	YES	
MIN. SIDE YARD-RIGHT SIDE	25 FT.	15.0 FT.	10.0 FT.	YES	
MIN. TOTAL SIDE YARD	30 FT.	10.0 FT.	10.0 FT.	NO	
MAX. IMPERVIOUS COVERAGE	70% (11,562 S.F.)	38.8% (6,416 S.F.)	61% (10,088 S.F.)	NO	
MAX. BLDG. COVERAGE	20% (3,303 S.F.)	14.4% (2,380 S.F.)	19.8% (3,271 S.F.)	NO	
MAX. BUILDING HEIGHT	35 FT.	16± FT.	33.8 FT.	NO	
MAX. BUILDING STORES	2 STY.	1 STY.	2 STY.	NO	
MAX. FLOOR AREA RATIO	4.0% (6,607 S.F.)	11.3% (1,860 S.F.)	39.8% (6,571 S.F.)	NO	
MAX. UNIT DENSITY	6 UNITS/ACRE	2.6 UNITS/ACRE	7.91 UNITS/ACRE	YES	
MIN. PARKING SPACES	7 SPACES	4+ SPACES	8 SPACES	NO	

PARKING CALCULATIONS:
RESIDENTIAL REQUIREMENTS: 2 SPACES REQUIRED PER 3BR TOWNHOUSE
REQUIRED PARKING: (3 UNITS) * (2.4 SPACES/UNIT) = 7.2 SPACES ==> USE 7 SPACES

COVERAGE CALCULATIONS:					
PRINCIPAL BUILDING PORTICOES	EXISTING	CHANGE	PROPOSED		
GARAGE ENDS/OUTSIDE WALKS/STEPS	0 S.F.	REMOVE & REPLACE	3,217 S.F.		
DRIVEWAY & PARKING AREA	96 S.F.	NEW	81 S.F.		
TOTAL COVERAGE	3,940 S.F.	REMOVE & REPLACE	5,920 S.F.		
			10,089 S.F.		

OTHER REQUESTED VARIANCES:

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TITLE PAGE

PREPARED FOR
27 EDGAR LLC

TAX LOT 58 IN BLOCK 1302
CITY OF SUMMIT
UNION COUNTY
NEW JERSEY

ANDREW B. CLARKE-P.S.P.
PROFESSIONAL LAND SURVEYING AND ENGINEERING
46 CHATHAM ROAD, NEW JERSEY 07058
VOICE 973-377-2174, FAX 973-377-5533

DATE: 07/10/24

DES.: A.B.C.

SCALE: N.T.S.

