



DEMPSEY, DEMPSEY & SHEEHAN

387 Springfield Avenue
Summit, New Jersey 07901
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Wilfred L. Dempsey (1906-1974)

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Mark J. Scancarella

Amanda C. Wolfe (NJ, NY & FL Bar)

June 17, 2025

Amanda C. Wolfe, Esq.

O: 908-277-0388 ext. 128

D: 908-679-8872

F: 908-277-1813

awolfe@ddsnjlaw.com

Via Electronic Mail (landuse@cityofsummit.org) and Hand Delivery

Christopher Nicola

512 Springfield Avenue

Summit, NJ 07901

RE: Guang Yang and Danhui Xu
30 Ridgedale Avenue, Summit, NJ 07901
Block 4204, Lot 35

Dear Mr. Nicola:

Enclosed for filing with the Zoning Board of Adjustment, please find the following:

1. Check in the amount of \$200 for fees;
2. Check in the amount of \$800 for escrow;
3. Original and 12 copies of application form;
4. Original and 12 copies narrative description of the project;
5. Original and 12 copies of plans prepared by Lester Katz, last revised June 5, 2025, same consisting of three (3) sheets;
6. Original and 12 copies of a table of uses;
7. Original and 12 copies of the certified list of property owners;
8. Original copy of evidence of paid property taxes;
9. Original copy of proposed notice to owners within 200';
10. Original copy of the proposed advertisement; and

11. Original copy of the completed checklist.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Dempsey, Dempsey & Sheehan



Amanda C. Wolfe

ACW/acw



APPENDIX E-2
ZONING BOARD APPLICATION CHECKLIST
City of Summit, Union County, NJ



Name of Applicant: Guang Yang and Danhui Xu Date: June 17, 2025

Address of Property: 30 Ridgedale Avenue Block 4204 Lot 35

Approval requested: Appeal zoning officer decision Interpret Ordinance or Map
 Bulk variance Use Variance

NOTE: This checklist is not a substitute for the specific requirements of the Development Regulations (zoning) Ordinance. See the Ordinance for detailed requirements.

NOTE: You must collate many of the items on this checklist into separate packages. Please refer to the *Procedure for Filing Applications to the Zoning Board of Adjustment* for instructions.

	Applicant	City
1. Original and 12 copies of application form	✓	
2. Original and 12 copies of narrative description of project	✓	
3. Original and 12 copies of plat/property survey, showing the Existing and proposed building setbacks	✓	
4. Original and 12 copies of proposed structure, including interiors	✓	
5. Grading plan	N/A	
6. Thirteen copies of the zoning officer's decision (if applicable)	N/A	
7. Thirteen copies of the area map of properties within 200 feet, Showing each of the following items:		
a. Street numbers	c. north arrow	
b. Date and graphic scale	d. zone district	
e. uses of each property within 200 ft.	✓	
8. Original and 12 copies of the certified list of owners of property Within 200 feet.	✓	
9. Original copy of evidence of paid property taxes	✓	
10. Original copy of the proposed notice to owners within 200'	✓	
11. Original copy of the proposed advertisement	✓	
12. Subdivision submittal (if applicable)	N/A	
13. Site plan submittal (if applicable)	N/A	
14. Original copy of this completed checklist	✓	
15. Application fee and escrow deposit	✓	
16. Electronic copies of all submissions shall be submitted by CD, USB drive or other means acceptable to the Summit Department Of Community Services Staff	✓	

Applicant – Please do not write below this line

On _____, this submittal was deemed complete _____ incomplete _____

ORIGINAL



CITY OF SUMMIT – Department of Community Services (DCS)

Application for Development – Worksheet



ORIGINAL FILING MODIFICATION OF PRIOR APPROVAL

RESUBMITTAL OF INCOMPLETE

AMENDED PLAN(S)

Address: 30 Ridgedale Avenue

Block (s) 4204 Lot(s) 35 Zone(s) R-6

How the property is used (one-family, offices, etc). single-family dwelling

Property Owner: Guang Yang and Danhui Xu Phone: 908-679-8872

Email: awolfe@ddsnjlaw.com

Owner Address: 30 Ridgedale Avenue

Applicant: Guang Yang and Danhui Xu Phone: 908-679-8872

Email: awolfe@ddsnjlaw.com

FILL IN ITEMS 1 THROUGH 5 – MARK EACH BOX OR CIRCLE AS APPROPRIATE FOR YOUR APPLICATION

① TYPE OF PROPERTY: RESIDENTIAL OTHER

② TYPE OF APPLICATION:

<input type="checkbox"/> Appeal	<input type="checkbox"/> Interpretation	<input checked="" type="checkbox"/> C – Bulk variance
<input type="checkbox"/> D – Use Variance	<input type="checkbox"/> Conditional use	<input type="checkbox"/> D-Floor area ratio (FAR)
<input type="checkbox"/> Minor subdivision	<input type="checkbox"/> Major subdivision	<input type="checkbox"/> Site plan
<input type="checkbox"/> Other _____		

Concept Plan Preliminary Final

③ Number of lots: 1 Existing 1 Proposed Number of dwelling units 1 Existing 1 Proposed

⑤ Building area: 1276.16 sf Existing
306.46 sf Proposed new *
1582.62f Total site building area

* NEW INCLUDES ADDITIONS AND EXPANDED AREAS AS WELL AS NEW STRUCTURES, BUT DOES
NOT INCLUDE AREAS ALTERED WITHIN THE EXISTING BUILDING FOOTPRINT

⑥ Comments: Please see the attached memorandum in support of the application.

⑦ Signature: Amanda C. Wolfe Date: 6/17/25

ORIGINAL

Application to Zoning Board of Adjustment
of Summit, New Jersey

Summit, N.J. June 17, 2025

In the matter of the petition of _____ for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner: Guang Yang and Danhui Xu

residing at 30 Ridgedale Avenue

says:

1.) Petitioner is the owner of property located at 30 Ridgedale Avenue.

Block 4204, Lot(s) 35 on the Tax Map located in the R-6 Zone.

2a.) With respect to said property petitioner desires a variance, special exception, or other relief from the bulk requirements of the Zoning Ordinance of the City of Summit to permit the use of the property in the following manner: Please see the attached memorandum in support of the application.

2b.) The proposed use described above requires the following variances: Please see attached memorandum in support of the application.

3. The premises affected are more particularly described as follows:

Area of Plot 9,911.98 square feet

Area of existing structures which will remain 1,276.16 square feet

Total area of plot to be occupied by structures 1,582.62 square feet

Percentage of lot to be occupied by structures 15.96 percent

Proposed set-back, front line 30.46 feet;

Proposed sidelines (specify if corner) 14.5/3 feet;

Proposed rear yard 86.52 feet;

Year house built _____.

Other pertinent characteristics None

4. There has been no previous petition for relief involving these premises except: _____

5. The reasons which support petitioner's claim of the right to relief are as follows: _____
Please see attached memorandum in support of application.

6. Attached hereto and made a part hereof are the following:

(a) Complete set of plans of any proposed building alteration or extension including schematic floor plans and elevations with sufficient notations to clearly establish the extent and character of the proposed structure;

(b) Plot plan showing size of plot bounding streets: compass point, size, type and location of all existing buildings and improvements on the plot; size and location of proposed building and improvements; distance of all property lines from buildings and improvements including the proposed building or buildings.

By signing this section, the petitioner hereby gives consent for City Officers and Board Members to enter upon this property for the purpose of reasonable inspections to investigate representations made herein.


Petitioner's Counsel

Petitioner's Phone Number 908-679-8872

Petitioner's Email awolfe@ddsnjlaw.com

Attorney's name, address, phone, email and fax numbers:

Amanda C. Wolfe

387 Springfield Avenue, Summit, NJ 07901

908-679-8872

Fax: 908-277-1813

State of New Jersey

County of Union

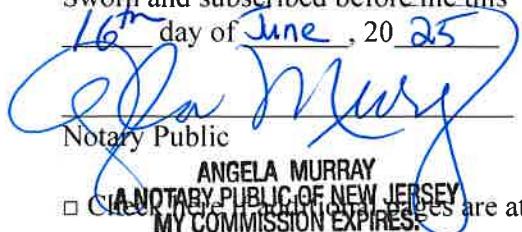
Amanda C. Wolfe, being duly sworn, says that she/he is the petitioner, or one of the petitioners, in the above action; that permission of the owner has been obtained if the petition is filed by a party other than the owner; and that all of the matters and things set forth herein are true.

Amanda C. Wolfe
Petitioner's printed name

Amanda C. Wolfe
Petitioner's Counsel's signature

Sworn and subscribed before me this

16th day of June, 20 23


Notary Public

ANGELA MURRAY

Check here if the original copies are attached.
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES
07-21-2027

Guang Yang and Danhui Xu
30 Ridgedale Avenue
Block 4204, Lot 35
Narrative

Narrative

The Applicants, Guang (“Jay”) Yang and Danhui Xu, are the owners of property located at 30 Ridgedale Avenue, which is designated as Block 4204, Lot 35 on the Official Tax Map of the City of Summit (the “Property”). The Property is located in the R-6 Zoning District and consists of approximately 9,912 square feet. The Property is presently improved with a 1.5 story frame dwelling, paver patio, shed, paver walkways, and an asphalt driveway. The shed is proposed to be removed.

Section 35-14.2.F of the City of Summit Development Regulations Ordinance (the “Ordinance”) provides that dwellings in the R-6 Zone District require a minimum of one enclosed garage space. Here, the dwelling currently lacks a garage and, therefore, does not comply with this provision of the Ordinance. To remedy this nonconformity, and to improve the functionality of the dwelling, the Applicants propose to construct an attached 11.5 foot by 22 foot one-car garage along the southerly side of the existing dwelling. The Applicants are also proposing a new vestibule and front steps. The asphalt driveway behind the proposed garage will likely be removed. Overall, the proposal will increase the coverage by 306.46 square feet (15.96% proposed; 20% permitted). The total lot coverage will be reduced by approximately 42 feet (30.54% existing; 30.1% proposed; 40% permitted).

The Applicants seek the following variance relief in connection with the proposed construction of the garage:

1. Bulk variance relief for a proposed side-yard setback of 3 feet, whereas the existing side-yard setback is 14.5 feet, and the minimum required side-yard setback is 8 feet, pursuant to Appendix C, Schedule of Space Regulations, of the Ordinance;
2. Bulk variance relief for a proposed combined side-yard setback of 17.5 feet (29.16%), whereas the minimum required combined side-yard setback is 19.8 feet (33%), pursuant to Appendix C, Schedule of Space Regulations, of the Ordinance
3. Any other exception, design waiver, variance, or other relief determined to be necessary by the Board and/or its reviewing professionals.

The Applicants contend that the requested relief can be granted pursuant to N.J.S.A. 40:55D-70(c)(2). In this regard, the Applicants will demonstrate that granting the requested relief

advances a purpose of the Municipal Land Use Law and that the benefits of granting the requested relief will substantially outweigh any detriment associated therewith. The Applicants will also satisfy the negative criteria.

As to the positive criteria for subsection c(2) variance relief, the proposed garage will eliminate an existing non-conforming condition associated with the lack of any garage parking and the proposed vestibule and front steps will improve the appearance of the dwelling. The proposed garage will provide an indoor location for the Applicants' vehicle such that it will not be visible to the public, thereby improving the appearance of the Property and further advancing the general welfare. There is existing vegetation that will help screen the proposed garage from the view of neighbors and will mitigate the impact of the proposal on the adjacent property. In addition to the benefits of improved functionality, appearance, and conformance with the Ordinance, the Applicants note that the project also involves the removal of the existing asphalt that will be located to the rear of the proposed garage. On balance, the Applicants contend that the benefits associated with granting the requested relief substantially outweigh any detriment associated with the proposal, particularly given the existing landscaping.

As to the negative criteria, the Applicants contend that granting the requested relief will not result in substantial detriment to the public good or substantial impairment of the Master Plan and Zoning Ordinance. As to the substantial detriment prong of the negative criteria, the Applicants contend that the proposed garage and vestibule will not have a negative impact on the neighborhood and, instead, will have a positive impact because the proposed garage and vestibule will make the dwelling more consistent with the neighborhood. The proposed garage will bring the Property closer into conformance with the Ordinance, particularly since garage spaces are required. Additionally, the Applicants contend that the proposed vestibule and garage are aesthetically pleasing and will complement the existing architecture of the dwelling. Any potential detriment associated with the modest one-car garage addition is mitigated by the existing landscaping. As to the substantial impairment prong of the negative criteria, the Applicants contend that garages are permitted, and, in fact, required, and the Applicants are only seeking to comply with the Ordinance requirements. As set forth in the 2000 Master Plan, some of the goals of the Master Plan include preserving existing residential neighborhoods and offering a diversity of housing types; balancing growth and development opportunities with the established pattern of development; updating substandard properties; promoting a desirable visual environment; and continuing Summit's tradition of providing for a variety of housing types. This proposal advances the goals of the Master Plan by providing for modest in-fill development where appropriate and without a significant impact on the existing character of the neighborhood. As such, the

Applicants contend that granting the requested relief would not impair the intent and purposes of the Zoning Ordinance or the Master Plan.

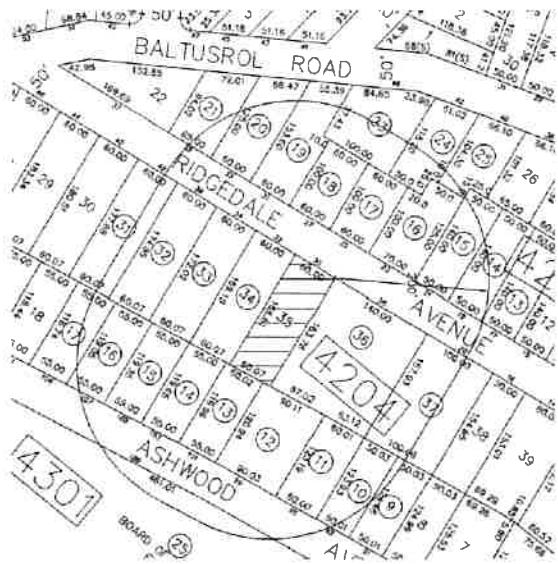
Given the aforementioned, the Applicants contend that they will be able to demonstrate an entitlement to the requested setback relief for the proposed one-car garage and respectfully request that the Board grant their application.

Guang Yang and Danhui Xu

30 Ridgedale Avenue

Block 4204, Lot 35

Use Plan



Block 4203

Lot 13 – Residential

Lot 14 – Residential

Lot 15 – Residential

Lot 16 – Residential

Lot 17 – Residential

Lot 18 – Residential

Lot 19 – Residential

Lot 20 – Residential

Lot 21 – Residential

Lot 23 – Residential

Lot 24 – Residential

Lot 25 – Residential

Block 4204

Lot 9 – Residential

Lot 10 – Residential

Lot 11 – Residential

Lot 12 – Residential

Lot 13 – Residential

Lot 14 – Residential

Lot 15 – Residential

Lot 16 – Residential

Lot 17 – Residential

Lot 31 – Residential

Lot 32 – Residential

Lot 33 – Residential

Lot 34 – Residential

Lot 36 – Residential

Lot 37 – Residential

Block 4301

Lot 25 – Board of Education/Institutional



PROPERTY OWNERS LIST / 200 FOOT LIST
Application for a *Certified List of Property Owners* within 200 feet of the following:

**PROPERTY INFO:**

Address: 30 Ridgedale Avenue	Date: March 25, 2025
City, State, Zip Code: Summit, New Jersey 07901	Block: 4204 Lot: 35

APPLICANT INFO:

Applicant		Owner (if different)
Name:	Guang Yang and Danhui Xu	
Address:	30 Ridgedale Avenue	
Email: (required)	awolfe@ddsnjlaw.com	
Phone:	908-679-8872	

PAYMENT INFO: **WITH Map (\$11)** **WITHOUT Map (\$10)** *Applicant must attach their own map if selected.

Fee Paid: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> Check	<input type="checkbox"/> Cash
Date: _____ / _____ / _____ Emp.: _____	Check #: _____	

Zoning/Planning Board Secretary

To Eng: / / _____ : _____ am/pm

Date

Block	Lot(s)
4203	13-21,23-25
4204	9-17,31-34,36,37
4301	25

Block	Lot(s)

Block	Lot(s)

Notes:

NOTE: In addition to the owners on the above list, the following entities **MUST also be notified if checked:**

- UTILITY:** NJ American Water Co., Inc. Attn: Donna Short, GIS Supervisor ~ 1025 Laurel Oak Road - Vorhees, NJ 08043
- UTILITY:** PSE&G, Attn: Manager -Corporate Properties ~ 80 Park Plaza, T6B – Newark, NJ 07102
- OTHER MUNICIPALITY:** Property owner(s) in an adjacent municipality Clerk in an adjacent municipality
- COUNTY:** County Planning Board if the property is on a county road
- STATE:** Commissioner of Transportation if on/adjacent to state highway/property ~ P.O. Box 600 Trenton, NJ 08625-0600

4123125**Engineer/Assistant Engineer****Date***I certify that the attached/above is an accurate & complete list of property owners and addresses from the Tax Assessor records.*4123125**Tax Assessor / Staff Assessor****Date**

#2014

OWNER & ADDRESS REPORT

SUMMIT

4204-35 30 RIDGEDALE AVE - YANG, GUANG & XU, DANHUI
GUANG YANG & DANHUI XU

04/23/25 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4203	13		2	DRAPER, JILL 17 RIDGEDALE AVE SUMMIT, NJ 07901	17 RIDGEDALE AVE	
4203	14		2	MATTAPPALLI, AJAY & KIMBERLY 19 RIDGEDALE AVE SUMMIT, NJ 07901	19 RIDGEDALE AVE	
4203	15		2	PETERS, JONATHAN & JEANETTE 21 RIDGEDALE AVE SUMMIT, NJ 07901	21 RIDGEDALE AVE	
4203	16		2	MARINELLO MARITAL TRUST 23 RIDGEDALE AVE SUMMIT, NJ 07901	23 RIDGEDALE AVE	
4203	17		2	PARSIL, ROBERT L. & SHIRTZ, PAMELA J 25 RIDGEDALE AVENUE SUMMIT, NJ 07901	25 RIDGEDALE AVE	
4203	18		2	PETITT, ALAN & WINTERS, JENNIFER 27 RIDGEDALE AVE SUMMIT, NJ 07901	27 RIDGEDALE AVE	
4203	19		2	LAI, CHI WAI & LI, WING SZE 31 RIDGEDALE AVE SUMMIT, NJ 07901	31 RIDGEDALE AVE	
4203	20		2	HECKMAN, MILDRED E. 32 RECTOR STREET MILLBURN, NJ 07041	33 RIDGEDALE AVE	
4203	21		2	NIELSEN, ROBERT & ANITA K 35 RIDGEDALE AVENUE SUMMIT, NJ 07901	35 RIDGEDALE AVE	
4203	23		2	ENRIQUEZ, JULIO P. 46 BALTUSROL RD SUMMIT, NJ 07901	46 BALTUSROL RD	
4203	24		2	SMITH, CLIVE A H 42 BALTUSROL RD SUMMIT, NJ 07901	42 BALTUSROL RD	
4203	25		2	SLAMON, CECILE 40 BALTUSROL RD SUMMIT, NJ 07901	40 BALTUSROL RD	
4204	9		2	TANDON, AMANDEEP & KAPIL 91 ASHWOOD AVE SUMMIT, NJ 07901	91 ASHWOOD AVE	
4204	10		2	CASEY, EDWARD & TINA 93 ASHWOOD AVENUE SUMMIT, NJ 07901	93 ASHWOOD AVE	
4204	11		2	ZOTTI, C. ZOTTI THERESE A. LIFE ESTAT 95 ASHWOOD AVE SUMMIT, NJ 07901	95 ASHWOOD AVE	
4204	12		2	YANG, XIAOYU 169 HOBART AVE SHORT HILLS, NJ 07078	99 ASHWOOD AVE	
4204	13		2	101 ASHWOOD AVENUE, LLC 15B HERITAGE DRIVE CHATHAM, NJ 07928	101 ASHWOOD AVE	
4204	14		2	ALBANESE, ANTONIO C & MARIA T 31 GUNN RD BRANCHVILLE, NJ 07826	103 ASHWOOD AVE	
4204	15		2	BONCZO, JOHN 105 ASHWOOD AVE SUMMIT, NJ 07901	105 ASHWOOD AVE	

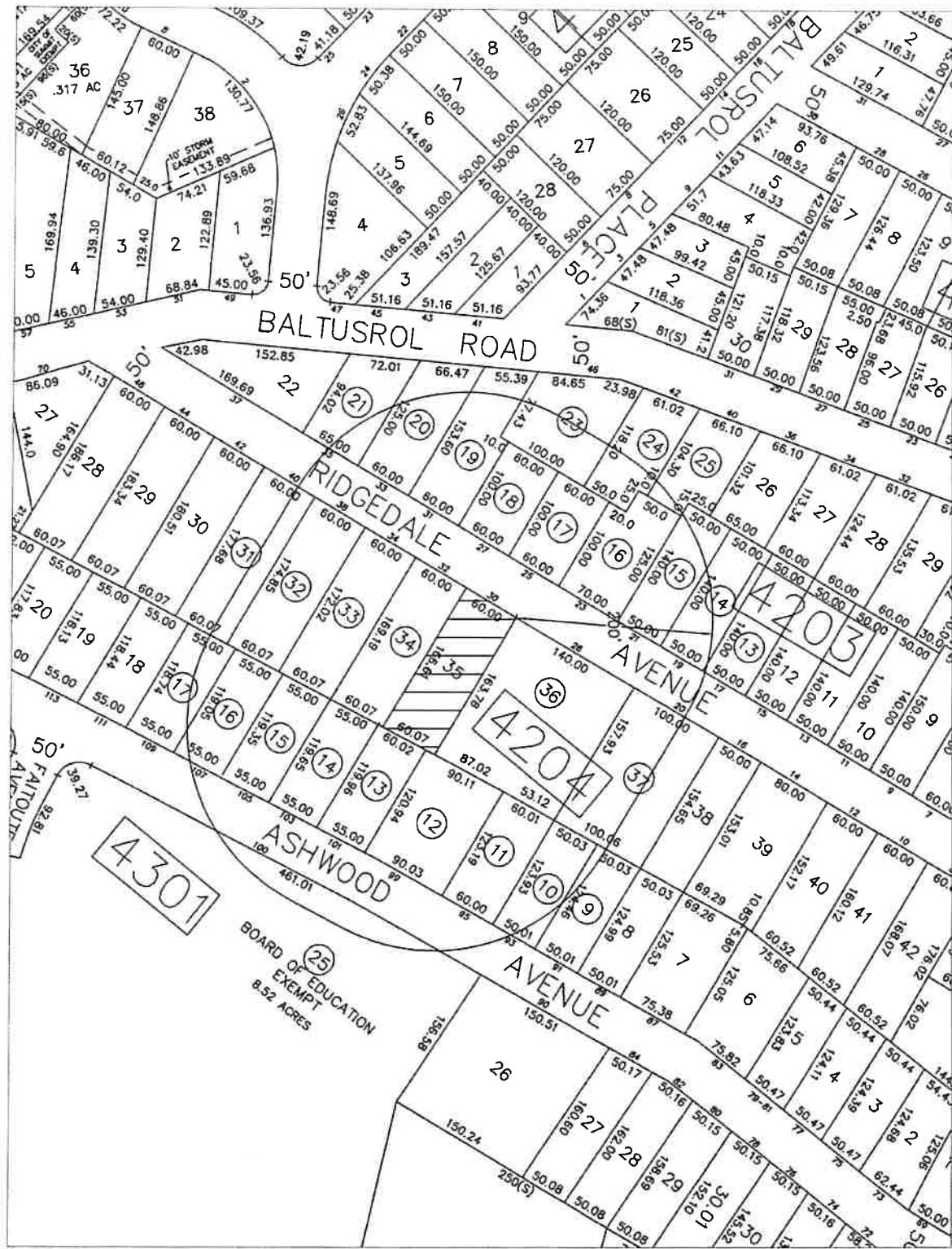
OWNER & ADDRESS REPORT

SUMMIT

4204-35 30 RIDGEDALE AVE + YANG, GUANG & XU, DANHUI
GUANG YANG & DANHUI XU

04/23/25 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4204	16		2	PERRY, ROBERT & NANCY 107 ASHWOOD AVENUE SUMMIT, N J 07901	107 ASHWOOD AVE	
4204	17		2	DICKSON, ANDREW & WILDE, EMILY 109 ASHWOOD AVE SUMMIT, NJ 07901	109 ASHWOOD AVE	
4204	31		2	GOTTLEIB, DENNIS M. & GAIL I. 40 RIDGEDALE AVE SUMMIT, N J 07901	40 RIDGEDALE AVE	
4204	32		2	TARASCHUK, R J & P A 38 RIDGEDALE AVE SUMMIT, N J 07901	38 RIDGEDALE AVE	
4204	33		2	STEINER FAMILY REVOCABLETRUST 34 RIDGEDALE AVE SUMMIT, NJ 07901	34 RIDGEDALE AVE	
4204	34		2	YANG, EDWARD & YANG, ERICA T 32 RIDGEDALE AVE SUMMIT, NJ 07901	32 RIDGEDALE AVE	
4204	36		2	MAHMOOD, TARIO & FAUZIA 24 SYLVAN WAY SHORT HILLS, NJ 07078	26 RIDGEDALE AVE	
4204	37		2	MILLER, ROBERT W JR & MELISSA 20 RIDGEDALE AVE SUMMIT, NJ 07901	20 RIDGEDALE AVE	
4301	25		15A	BOARD OF EDUCATION 90 MAPLE STREET SUMMIT N J 07901	100 ASHWOOD AVENUE	





Public Utility Registration List Request for Notice of Hearings



Any public utility, cable television company, local or other utility may request service of notice of hearings for development, pursuant to J.J.S.A 40:55D-12, et seq., provided the utility has an easement or other form of right-of-way.

The following listed utilities have registered to receive service of any notice of hearing for development in the City of Summit. Proof of service, as required by the Municipal Land Use Law shall include service to this utility.

- **NJ American Water Company, Inc.**
Donna Short
GIS Supervisor
1025 Laurel Oak Road
Vorhees, NJ 08043
- **PSE&G**
Manager, Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

ORIGINAL

THE CITY OF SUMMIT

N E W J E R S E Y

Mr. Hall 512 Springfield Avenue Samoil & Powell

Patricia R. Poehlert
Collector of Taxes

Telephone (906) 273-4611
Fax (906) 628-4214

ADDRESS: 30 Ridgedale Avenue **DATE:** March 25, 2025

DATE: March 25, 2025

OWNER(S): Guang Yang and Danhui Xu

BLOCK: 4204 **LOT(S):** 35

PURSUANT TO THE PROVISIONS OF THE MUNICIPAL LAND USE LAW, N.J.S.A. 40:55D-1 ET. SEQ. PERTAINING TO THE ZONING BOARD OF ADJUSTMENT AND/OR PLANNING BOARD APPLICATIONS. I, HEREBY CERTIFY THAT THE TAXES OR ASSESSMENTS FOR PUBLIC IMPROVEMENTS, OR BOTH, ARE NOT DUE OR DELINQUENT ON THE ABOVE PARCEL(S), AND HAVE BEEN PAID TO DATE ACCORDING TO LAW.

Patricia R Dougherty
Patricia R. Dougherty
Collector of Taxes

For Office Use Only:

Department of Community Services
Date filed: _____
File ZB/PB# _____
Received by: _____

Guang Yang and Danhui Xu
30 Ridgedale Avenue
Block 4204, Lot 35
200' Notice

Notice to 200' Property Owners

You are hereby notified, as provided in the Municipal Land Use Law, that the Zoning Board of Adjustment of the City of Summit, New Jersey (the “Board”), will hold a hearing on _____, 2025 at 7:30 PM in the City Hall Council Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application filed by Guang Yang and Danhui Xu affecting the property designated as Block 4204, Lot 35 on the Official City of Summit Tax Map, more commonly known as 30 Ridgedale Avenue (the “Property”). You are receiving this notice because your property is located within 200 feet of the subject Property.

The Property is located in the R-6 Zoning District and consists of approximately 9,912 square feet. The Property is presently improved with a 1.5 story frame dwelling, paver patio, shed, paver walkways, and an asphalt driveway. The shed is proposed to be removed. Section 35-14.2.F of the City of Summit Development Regulations Ordinance (the “Ordinance”) provides that dwellings in the R-6 Zone District require a minimum of one enclosed garage space. Here, the dwelling currently lacks a garage and, therefore, does not comply with this provision of the Ordinance. To remedy this nonconformity, and to improve the functionality of the dwelling, the Applicants propose to construct an attached 11.5 foot by 22 foot one-car garage along the southerly side of the existing dwelling. The Applicants also propose a new front vestibule with stairs.

In order to construct the proposed garage, the Applicants require the following variance relief:

The Applicants seek the following variance relief in connection with the proposed construction of the garage:

1. Bulk variance relief for a proposed side-yard setback of 3 feet, whereas the existing side-yard setback is 14.5 feet, and the minimum required side-yard setback is 8 feet, pursuant to Appendix C, Schedule of Space Regulations, of the Ordinance;
2. Bulk variance relief for a proposed total side-yard setback of 17.5 feet/29.16%, whereas the minimum required total side-yard setback is 19.8 feet/33%; and

3. Any other exception, design waiver, variance, or other relief determined to be necessary by the Board and/or its reviewing professionals.

The application forms and supporting documents are on file in the Department of Community Services, 512 Springfield Avenue, and may be inspected. Beginning Memorial Day and ending Labor Day weekend, City offices are open from 8:00am to 4:30pm Monday-Thursday and 8:00am to 1:00pm on Fridays. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

Amanda C. Wolfe
387 Springfield Avenue
Summit, NJ 07901
awolfe@ddsnjlaw.com
908-679-8872

Guang Yang and Danhui Xu
30 Ridgedale Avenue
Block 4204, Lot 35
Published Notice

Notice for Publication

You are hereby notified, as provided in the Municipal Land Use Law, that the Zoning Board of Adjustment of the City of Summit, New Jersey (the "Board"), will hold a hearing on _____, 2025 at 7:30 PM in the City Hall Council Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application filed by Guang Yang and Danhui Xu affecting the property designated as Block 4204, Lot 35 on the Official City of Summit Tax Map, more commonly known as 30 Ridgedale Avenue (the "Property").

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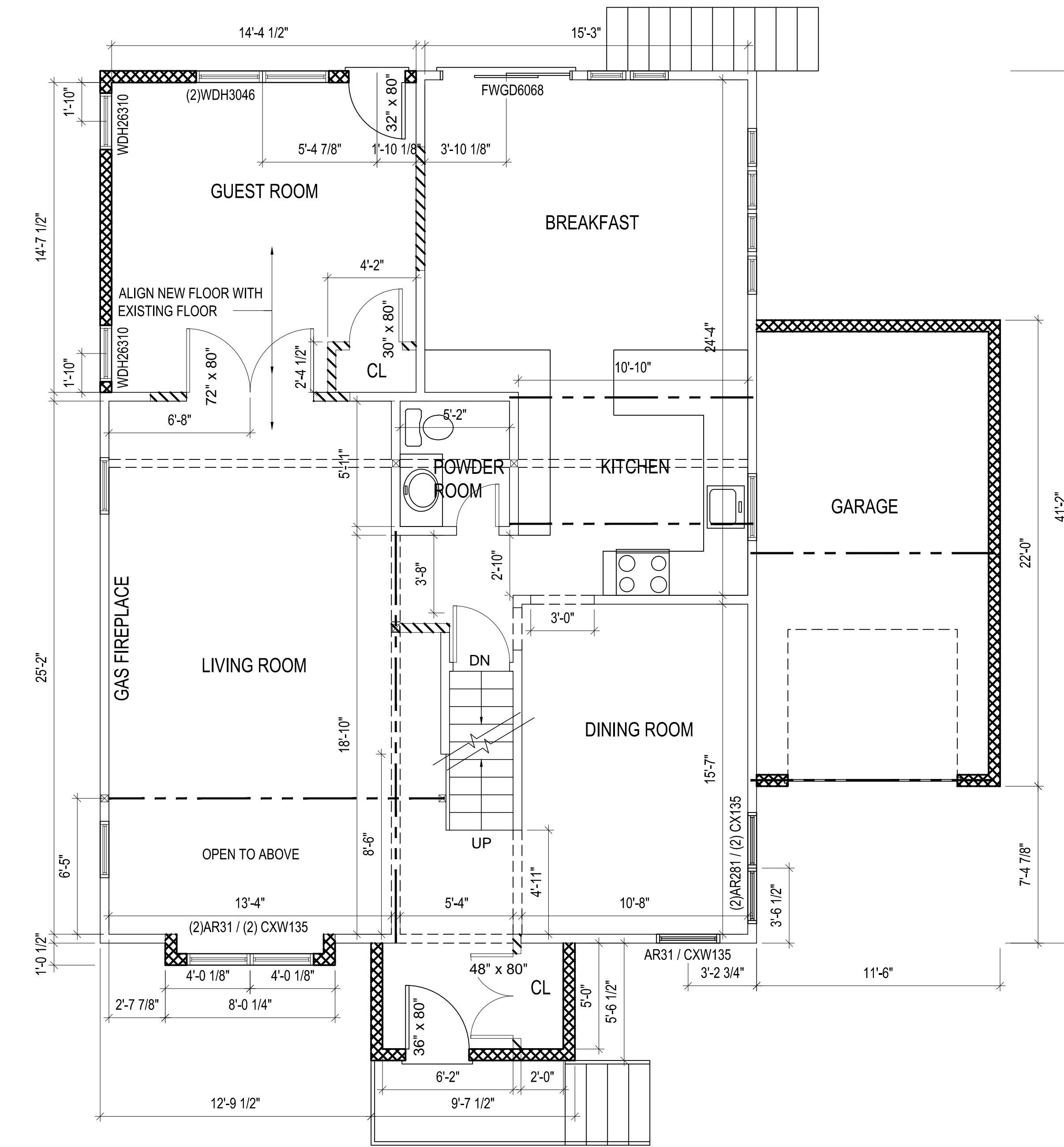
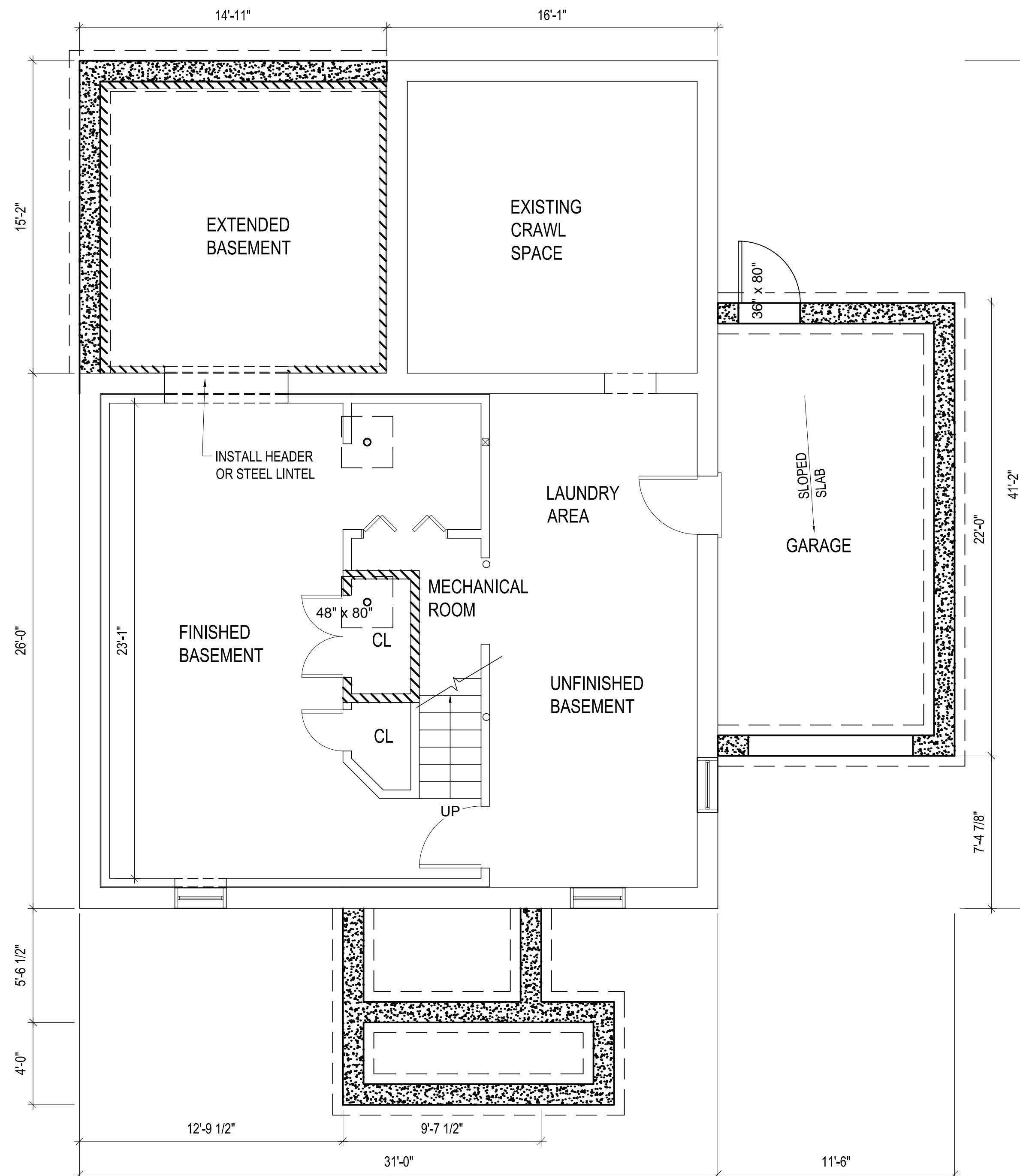
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awolfe@ddsnjlaw.com
908-679-8872

<p>GENERAL NOTES</p> <p>1. CONTRACTOR TO CHECK & VERIFY ALL NOTES, DIMENSIONS, DETAILS & SITE CONDITIONS & SHALL BE HELD LIABLE FOR SAME UNLESS OTHERWISE NOTED. CONTRACTOR SHALL INITIATE PROBES TO DETERMINE SAID CONDITIONS & SHALL BRING ANY & ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO INITIATING ANY WORK.</p> <p>2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS & FOR ALL FEES; SAID FEES SHALL BE REIMBURSABLE BY THE OWNER. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PRESENT THE OWNER WITH A CERTIFICATE OF OCCUPANCY.</p> <p>3. THE CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY THE LOCATION OF ALL EXISTING HEATING DRAINAGE, ELECTRICAL & TELEPHONE EQUIPMENT, UNDERGROUND UTILITIES ETC. WITH THE PROPOSED WORK. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDINGS AND WILL BE RESPONSIBLE FOR JOINING OF WORK OF ALL TRADES.</p> <p>4. CONTRACTORS SHALL PROVIDE ALL SHORING, BRACING, BARRICADES, TEMPORARY FENCES, PARTITIONS, AND EXCAVATION, ETC. TO ACCOMPLISH ALL OF THE WORK IN AN APPROPRIATE MANNER.</p> <p>5. DRAWINGS SHALL BE SCALED, DIMENSION ARE TO BE USED. WHERE DISCREPANCIES ARE FOUND VERIFY WITH OWNER/ ARCHITECT.</p> <p>6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW JERSEY STATE BUILDING CODE IBC.</p> <p>7. THESE DRAWINGS ARE TO BE USED ONLY FOR THIS PROJECT AND MAY NOT BE USED IN PART OR WHOLE ON ANY OTHER PROJECT, WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ARCHITECT.</p> <p>8. THE G.C. SHALL UPON COMPLETION OF THE DAY'S WORK SEE THAT THE JOB IS BROOM SWEEPED.</p> <p>9. THE ARCHITECT/ ENGINEER HAS NOT BEEN RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION OF ANY EQUIPMENT.</p> <p>10. CONTRACTOR SHALL PROVIDE FOR REINSTALLING AND REROUTING ANY EXISTING ELEMENTS, COVERED OR REMOVED BY HIS WORK, WHETHER INDICATED ON DRAWINGS OR NOT. THIS SHALL INCLUDE, BUT BE NOT LIMITED TO: GUTTERS AND LEADERS, FRESH AIR VENTS, PLUMBING & HEATING, ETC.</p> <p>11. ALL DEMOLITION SHALL BE UNDERTAKEN WITH EXTREME CARE SO AS NOT TO DISTURB EXISTING STRUCTURAL ELEMENTS(COLUMNS, BEARING WALLS ETC.) THE G.C. IS RESPONSIBLE FOR ALL CUT AND PATCH, WHETHER DIRECTLY OR INDIRECTLY RELATED TO HIS WORK.</p> <p>12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISIONS OF ADEQUATE PROTECTION FOR AREAS EXPOSED TO THE WEATHER.</p> <p>13. ALL DAY-DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF REGULARLY, AND AT THE EXPENSE OF THE GENERAL CONTRACTOR.</p> <p>14. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE TREATED PER CURRENT CODES & STANDARDS.</p> <p>15. RAFTER HEEL CUTS SHALL NOT EXCEED 4" WHERE JOIST ARE NOTCHED TO HEADERS, SO AS TO REDUCE BEAM DEPTH, USE BRIDLE IRONS OR METAL CONNECTORS.</p> <p>16. SUB FLOOR SHALL BE 3/4" CDX PLYWOOD, FIN. FLOORING SHALL BE AS INDICATED ON PLANS OR AS SPECIFIED BY OWNER.</p> <p>17. ALL WALL SHEATHING TO BE 1/2" CDX PLYWOOD & COVERED WITH TYVEK & FINISHED MATERIALS TO BE CONFIRMED W/ OWNER. ALL ROOF SHEATHING TO BE 5/8" CDX PLYWOOD</p> <p>18. SHEET ROCK WALLS AND CEILINGS TO BE US GYPSUM 1/2" TYPE "X" FIRE RATED WITH ALL JOIST TAPE AND SPACKLED UNLESS OTHERWISE NOTED. CEILING TO BE 1/2" GYP. BD. AND FASTENING TO BEAM BY SHEET ROCK SCREWS.</p> <p>19. ALL WINDOWS TO BE ANDERSEN OR APPROVED EQUAL AS SELECTED BY OWNER.</p> <p>20. ALL GLASS IN DOORS, FIXED GLASS ADJACENT TO OPENINGS AND GLASS TO WITHIN 18" OF FLOOR LEVEL SHALL BE SAFETY GLASS.</p> <p>21. THE CONTRACTOR SHALL HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITIES ARISING FROM THE CONSTRUCTION THE WORK AND ANY MEANS AND METHODS USED.</p> <p>22. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATION OF THE WORK OF ALL TRADES, THE SEQUENCING OF ALL CONSTRUCTION AND THE MEANS AND METHODS REQUIRED BY THE WORK.</p> <p>23. CONTRACTOR TO PROVIDE SHOP DRAWINGS & CATALOG CUTS AS REQ. BY OWNER.</p> <p>DOORS / WINDOWS & HARDWARE</p> <p>1. ALL INTERIOR DOOR SHALL BE MADE OF WOOD AND WHERE POSSIBLE, MATCH EXISTING AS SPECIFIED HEREIN AND AS APPROVED BY ARCHITECT/ OWNER IN WRITING.</p> <p>2. ALL WINDOWS TO BE AS SPECIFIED ON WINDOWS SCHEDULE SHEET. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL MANUFACTURES GUIDELINES, DETAILS AND RECOMMENDATIONS FOR PROPER INSTALLATION.</p> <p>3. ALL EXTERIOR WINDOW AND DOORS OPENINGS SHALL RECEIVE (2) 2" X 10", HEADERS NAILED TOGETHER BY #10 NAILS STAGGERED @ 16" O.C. RESTING ON 4" X 4" OR ((2) 2 x 4 WOOD POSTS) UNLESS OTHERWISE NOTED ON PLANS.</p> <p>4. INTERIOR WINDOWS AND DOORS SHALL RECEIVE (2) 2" X 8" WD. HEADERS RESTING ON 4" X 4" WOOD POSTS, UNLESS OTHERWISE NOTED ON PLANS.</p> <p>5. ALL WINDOWS & DOOR HARDWARE SHALL MATCH EXISTING IN STYLE AND COLOR. (UNLESS OTHERWISE NOTED.)</p> <p>CODES</p> <p>BUILDING CODE IBC 2021 BUILDING CODE IRC 2021 PLUMBING CODE NSPC 2021 ELECTRICAL CODE NEC 2020 MECHANICAL CODE IMC 2021 ENERGY CODE IECC 2021 FUEL GAS CODE IFGC 2021 NJ REHAB CODE</p> <p>ELECTRICAL, MECHANICAL & PLUMBING NOTES</p> <p>1. ALL ELECTRIC WORK TO COMPLY WITH THE IBC CODE</p> <p>2. THIS CONTRACTOR IS EXPECTED TO BE AN EXPERT IN HIS FIELD. AND SHALL MAKE PROVISIONS FOR ALL ELECTRICAL WORK, INCLUDING SWITCHING, POWER REQUIREMENTS, HEATING & VENTING AND AIR- CONDITIONING WIRING, ETC. SO AS TO MAKE THE PREMISES OPERATIONAL FOR THE OWNER, AND MEET ALL PROVISIONS OF PREVAILING ELECTRICAL CODES AND THE REQUIREMENTS OF THE NJ BOARD OF FIRE UNDERWRITERS.</p> <p>3. PLUMBING INSTALLATION TO COMPLY WITH STATE AND LOCAL CODES 2015 AND THE SEWAGE DISPOSAL SYSTEM, TO MEET HEALTH DEPARTMENT STANDARDS. WHERE APPLICABLE, ALIGN AND REUSE EXISTING WASTE AND WATER SUPPLY LINES.</p> <p>4. ALL (HVAC) WORK SYSTEMS SHALL COMPLY WITH THE IBC MECHANICAL CODES. MECHANICAL CONTRACTOR SHALL SIZE ALL (AC) & HEATING UNITS PRIOR TO INSTALLATION REVIEW WITH THE ARCHITECT / OWNER</p> <p>WOOD FRAMING NOTES</p> <p>1. ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR OR HEM FIR. CONSTRUCTION GRADE NO. 2, F = 1.450 PSI, UNLESS OTHERWISE NOTED ON PLANS.</p> <p>2. ALL WOOD JOISTS AND GIRDERS TO HAVE MINIMUM 4" BEARING.</p> <p>3. ALL WOOD JOISTS IN FLOORS AND ROOF TO BE BRACED A MAX. 8'-0" O.C.</p> <p>4. WOOD HEADERS AND TRIMMERS SHALL BE MIN. 2" AWAY FROM FACE OF CHIMNEY.</p> <p>5. STUD BEARING PARTITIONS AND ALL EXTERIOR PARTITIONS TO BE 2" X 4" STUD @ 16" O.C. WITH 2" X 4" BOTTOM AND DBL TOP PLATES, PROVIDE 4" CORNER POST AND 1" X 6" DIAGONAL BRACING (2@ EACH CORNER) UNLESS OTHERWISE NOTED ON THE PLANS.</p> <p>6. PROVIDE DOUBLE FRAMING AROUND THE STAIR WELL AND UNDER ALL STUD BEARING PARTITIONS PARALLEL WITH FLOOR JOIST, EXCEPT APPROVED HANGERS.</p> <p>7. ALL ROOFS TO BE PITCHED PER DRAWINGS COVERED WITH 5/8" CDX PLYWOOD AND MIN. 15 LB. FELT PAPER. WITH MINIMUM 4" OVERLAP (UNLESS OTHERWISE NOTED ON PLANS)</p> <p>8. ALL FLOORS TO BE COVERED WITH 3/4" T&G PLYWOOD. FINISH FLOORING TO BE AS INDICATED ON PLANS.</p> <p>9. ALL EXTERIOR POSTS, BEAMS, GIRDERS, ETC. SHALL BE PRESSURE TREATED.</p> <p>10. WHERE RAFTERS OR JOIST FRAME INTO OTHER WOOD BEAMS, PROVIDE "TECO" OR EQUAL U-GRIP 18 GAUGE GALVANIZED STEEL JOISTS AND BEAM HANGERS.</p> <p>11. PROVIDE SOLID BLOCKING UNDER ALL WOOD POSTS IN ORDER TO PROPERLY TRANSMIT ALL LOADING DOWN TO FOUNDATION AND/OR GIRDERS.</p> <p>MASONRY NOTES</p> <p>1. ALL MASONRY WALLS TO BE LAID UP IN "S" TYPE MORTAR. MORTAR JOINTS ARE TO BE FULL. ALL MASONRY UNITS ARE TO CONFORM TO THE SPECIFICATIONS OF ASTM C-145. MASONRY FOUNDATION WALLS TO HAVE 1/2" DIAMETER (18" LONG) FOUNDATION BOLTS WITH NUT AND WASHER 8'-0" O.C. AND 1'-0" FROM EACH CORNER. THE TOP COURSE OF MASONRY SHALL BE FILLED WITH CONCRETE.</p> <p>2. CONCRETE BLOCK WALL TO HAVE A CONTINUOUS TRUSS REINFORCEMENT (DURO-O-WALL) EVERY OTHER COURSE.</p> <p>3. ALL BRICK SHALL BE STRUCTURAL CLAY BRICK GRADE SW. EXTERIOR BRICK VENEER WALLS TO HAVE NON-CORROSIVE METAL BRICK TIES AT 24" O.C. MAX.</p> <p>4. ALL BEAM BEARING POCKETS SHALL BE FILLED SOLID WITH CONCRETE. MINIM. BEARING TO BE 4".</p> <p>5. BACK FILL SHALL NOT BE PLACED AGAINST CONCRETE BLOCK FOUNDATION WALLS UNTIL WALLS CAN SAFELY SUPPORT BACKFILL AND ALL FIRST FLOOR FRAMING IS IN PLACE.</p> <p>6. CONTRACTOR IS TO COORDINATE TOP OF CONCRETE BLOCK FOUNDATION WALL WITH FLOOR FRAMING, ARCHITECTURAL REQUIREMENTS AND FINISHED GRADE.</p> <p>PROJECT DATA</p> <table border="1"> <tr><td colspan="2">ONE FAMILY RESIDENCE</td></tr> <tr><td colspan="2">APPLICANT:</td></tr> <tr><td colspan="2">LOCATION: 30 RIDGEDALE AVE. SUMMIT N.J. 07901</td></tr> <tr><td>BLOCK</td><td>4204</td></tr> <tr><td>LOT</td><td>35</td></tr> <tr><td>USE GROUP</td><td>RESIDENTIAL R-5</td></tr> <tr><td>FORMER USE GROUP</td><td>RESIDENTIAL R-5</td></tr> <tr><td>BUILDING FOOT PRINT</td><td>1582.62 S.F.</td></tr> <tr><td>CONSTRUCTION TYPE</td><td>VB</td></tr> <tr><td>PROPOSED ADDITION</td><td>CONSTRUCT ONE CAR GARAGE & VESTIBULE</td></tr> </table> <p>DRAWINGS INDEX</p> <table border="1"> <tr><td>A-0 COVER SHEET</td></tr> <tr><td>A-1 FOUNDATION, BASEMENT & FIRST FLOOR PLANS</td></tr> <tr><td>A-3 ELEVATIONS</td></tr> </table> <p>ZONING ANALYSIS</p> <table border="1"> <thead> <tr><th>ZONE: DISTRICT R - 6</th><th>REQUIRED</th><th>EXISTING</th><th>PROPOSED</th><th>VARIANCE</th></tr> </thead> <tbody> <tr><td>LOT AREA</td><td>6000 S.F.</td><td>9911.98 S.F.</td><td>SAME</td><td>NO</td></tr> <tr><td>FRONTAGE</td><td>60'</td><td>60'</td><td>SAME</td><td>NO</td></tr> <tr><td>DEPTH</td><td>100'</td><td>166.61'</td><td>SAME</td><td>NO</td></tr> <tr><td>LOT SETBACK</td><td></td><td></td><td></td><td></td></tr> <tr><td>FRONT</td><td>25' min</td><td>36'</td><td>30.46'</td><td>NO</td></tr> <tr><td>REAR</td><td>30' min.</td><td>86.52'</td><td>SAME</td><td>NO</td></tr> <tr><td>SIDE - A</td><td>8'</td><td>14.5'</td><td>SAME</td><td>NO</td></tr> <tr><td>SIDE - B</td><td>8'</td><td>14.5'</td><td>3'</td><td>YES</td></tr> <tr><td>TOTAL SIDE YARD MIN.</td><td>33% OR 19.8'</td><td></td><td>17.5 / 29.16%</td><td>YES</td></tr> <tr><td>HOUSE</td><td>1276.16</td><td>1582.62</td><td></td><td></td></tr> <tr><td>SHED</td><td>96</td><td>0</td><td></td><td></td></tr> <tr><td>BLDG. COV.</td><td>20% or 1982.39</td><td>1372.16</td><td>1372.16 / 1582.62</td><td>NO</td></tr> <tr><td>DRIVEWAY</td><td>935</td><td>682</td><td></td><td></td></tr> <tr><td>REAR PAVERS & STAIRS</td><td>570</td><td>570</td><td></td><td></td></tr> <tr><td>FRONT STAIRS</td><td>150</td><td>150</td><td></td><td></td></tr> <tr><td></td><td>1655</td><td>1402</td><td>1655.00 / 1402.00</td><td></td></tr> <tr><td>LOT. COV.</td><td>40% or 3964.79</td><td></td><td>3027.16 / 2984.62</td><td></td></tr> <tr><td></td><td></td><td></td><td>30.54% / 30.1%</td><td></td></tr> <tr><td>STORIES</td><td>2</td><td>1 1/2</td><td>2</td><td></td></tr> <tr><td>HEIGHT</td><td>35'-0"</td><td>22'-5"</td><td>30'-6"</td><td></td></tr> </tbody> </table> <p>F.A.R. CHART</p> <table border="1"> <thead> <tr><th></th><th>EXISTING</th><th>PROPOSED</th></tr> </thead> <tbody> <tr><td>FIRST FLOOR</td><td>1276.16</td><td>1582.62</td></tr> <tr><td>SECOND FLOOR</td><td>1137.8</td><td>1007.91</td></tr> <tr><td>TOTAL</td><td>2413.96 / 24.3%</td><td>2590.53 / 26.13%</td></tr> <tr><td>MAXIMUM F.A.R.</td><td>35%</td><td></td></tr> </tbody> </table> <p>PROPOSED ADDITIONAL COVERAGE</p> <p>GARAGE - 253.00 S.F. VESTIBULE - 53.46 S.F. TOTAL NEW - 306.46 S.F.</p> <p>DISCUSSION TOPIC: MAS. WALL CROSSES THE BOUNDARY LINE.</p> <p>NOTES, PLEASE REVIEW:</p> <p>I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 11/20/23 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THAT THE PROPERTY LINE(S) SHOWN ON THIS MAP OR PLAN IS/ARE THE PROPERTY LINE(S) AS SHOWN ON THE RECORD DEEDS, PLAT, SURVEY, PLAT SURVEY, METALS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDEWATER, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY. OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES. THIS SURVEY WAS MADE FOR THE PURPOSE OF DETERMINING THE EXISTENCE OF THE PROPERTY LINES SHOWN HEREON, AND ADJACENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON. BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS. PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:46-5-10)</p> <p>DRAWING NUMBER: DB 3259 PG 48</p> <p>COVER SHEET</p> <p>30 RIDGEDALE AVE SUMMIT, N.J. 07901</p> <p>LESTER KATZ NCARB 671 BESSEN STREET WOODMERE, NY. 11598 LESTER@LESTERKATZ.COM PH. 516-537-8686</p> <p>PROJECT MANGER ZEV LAZAR PH. 862-571-7758</p> <p>STATE OF NEW JERSEY REGISTRATION OF ARCHITECT 19471</p> <p>NO. Description Date</p> <p>ISSUED 09-30-24</p> <p>ISSUED 12-09-24</p> <p>ISSUED 01-23-25</p> <p>ISSUED 05-13-25</p> <p>ISSUED 05-30-25</p> <p>ISSUED 06-05-25</p> <p>DISCUSSION TOPIC: MAS. WALL CROSSES THE BOUNDARY LINE.</p> <p>Scale As indicated</p> <p>Drawn by JR</p> <p>Checked by ZL</p> <p>Date</p> <p>Project number</p> <p>Dwg #</p> <p>SURVEY OF PROPERTY</p> <p>LOT 35 BLOCK 4204</p> <p>CITY OF SUMMIT</p> <p>COUNTY OF UNION NEW JERSEY</p> <p>DAVID J. VON STEENBURG PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 34500</p> <p>1"=30' CM 11/20/23 23-10243 23-10243 1 OF 1</p> <p>A-0</p>		ONE FAMILY RESIDENCE		APPLICANT:		LOCATION: 30 RIDGEDALE AVE. 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LEGEND:	
EXIST'G WALL TO REMAIN	
NEW 2 X 6 STUD EXTERIOR WALLS	
NEW FOUNDATION WALL	
SOLID BLOCKING	

FOUNDATION & FIRST
FLOOR PLANS
30 RIDGEDALE AVE
SUMMIT, N.J. 07901

LESTER KATZ NCARB
671 IBSEN STREET
WOODMERE, NY. 11598
LESTER@LESTERKATZ.COM
PH. 516-537-8686

No.	Description	Date
ISSUED	06-18-24	
ISSUED	06-24-24	
ISSUED	06-26-24	
ISSUED	09-11-24	
ISSUED	09-30-24	
ISSUED	12-09-24	
ISSUED	01-23-25	
ISSUED	05-30-25	
ISSUED	06-05-25	

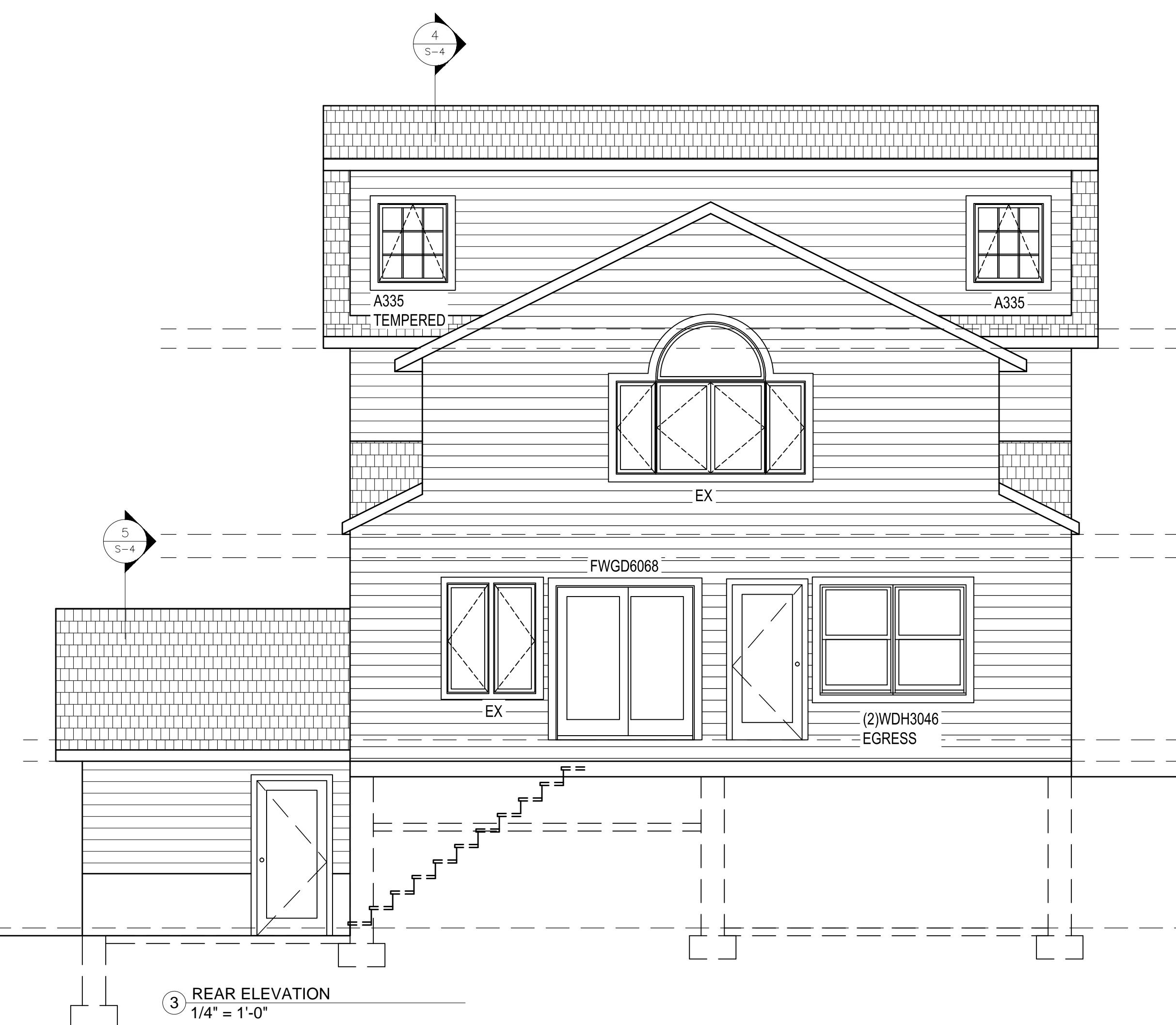


A-1

Scale As indicated
Drawn by JR
Checked by ZL
Date
Project number
Dwg #



① FRONT ELEVATION
1/4" = 1'-0"



③ REAR ELEVATION
1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"



④ LEFT ELEVATION
1/4" = 1'-0"

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