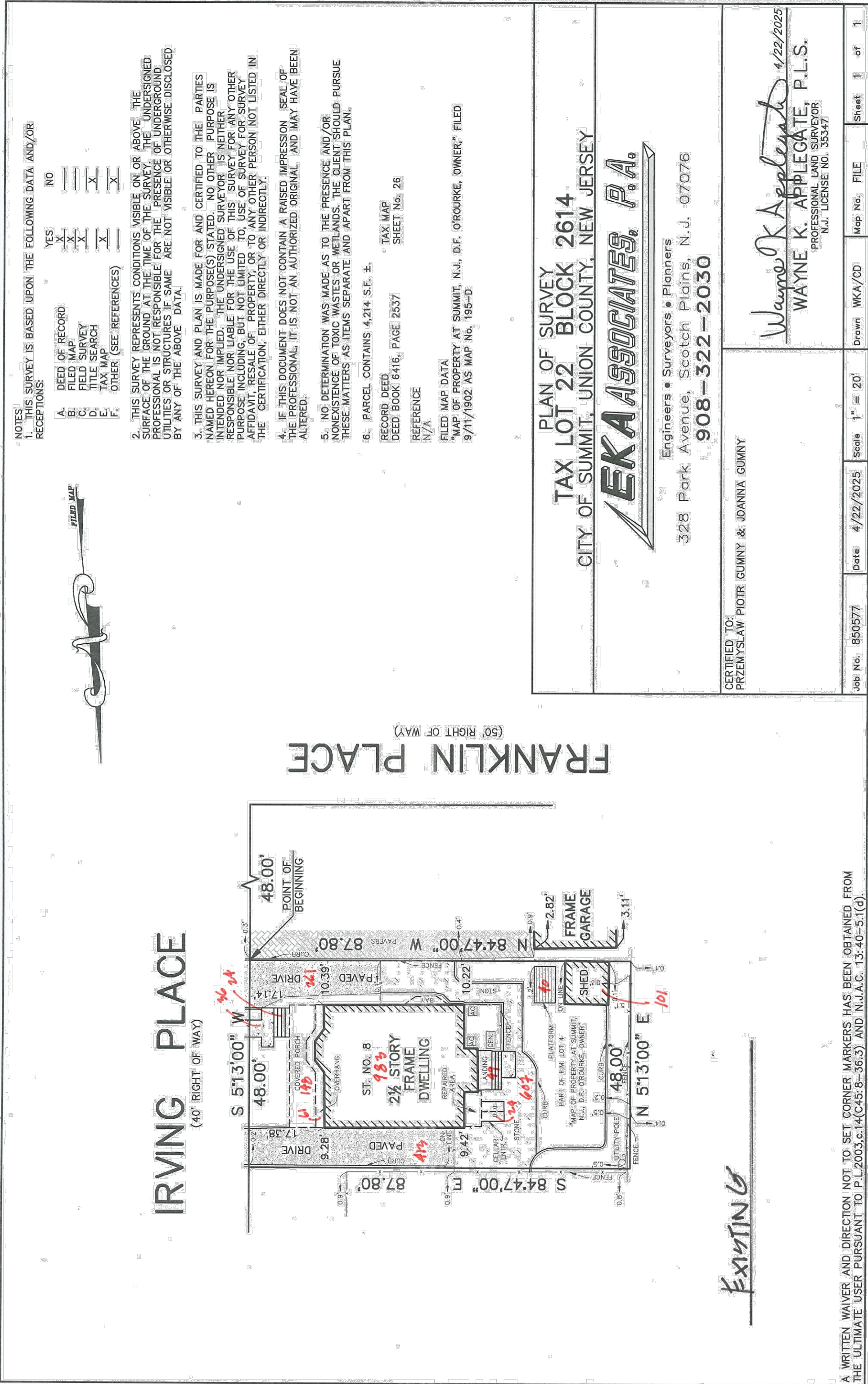
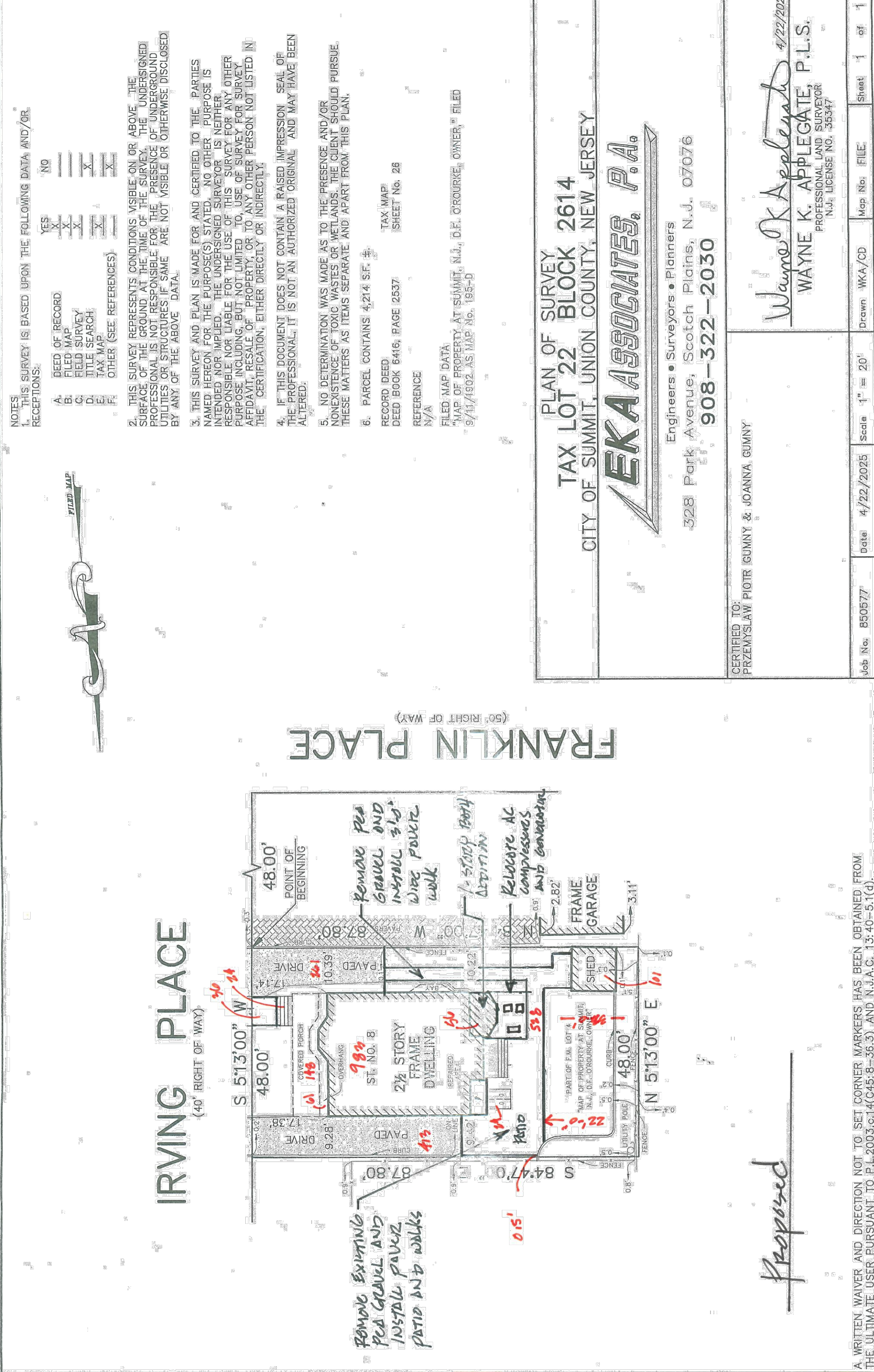


ALTERATION TO RESIDENCE OF:
MR. AND MRS. GUMNY, 8 IRVING PLACE, SUMMIT, NEW JERSEY



EXISTING SITE PLAN



PROPOSED SITE PLAN



SUMMIT ZONING REVIEW WORKSHEET

Zone: R-5 Block: 2614 Lot: 22 Date filed: 6 / 10 / 2025

APPLICANT INFORMATION:

Applicant Name:	Diwakar 25023	Project Description:	1-Story Bath Addition & Patio
Address:	8 Irving Place		Summit, NJ 07901
Phone:	(908) 774-3701	Email:	kgumny@hotmail.com

ZONING DETAIL INSTRUCTIONS & NOTES:

Complete the table below; some entries require both a number and percent. Also, please attach three (3) copies of your current survey, to scale, showing the location of the proposed improvement / construction. **The Residential Schedule of Space Regulations can be found on the reverse of this worksheet / page 2.**

ON AN ATTACHED PAGE, SHOW ALL CALCULATIONS USED TO DERIVE YOUR FIGURES.

CALCULATIONS GUIDE & NOTES

- Building Area** - is the area of all covered or roofed areas on the lot including decks, cantilevered areas, bay or bow windows, and similar projections, but NOT including roof eaves or chimneys projecting a maximum of 24 inches from the structure.
- Lot Coverage %** - (expressed as a %) is the area of all buildings on the lot plus the area covered by all other impervious surfaces such as driveways, swimming pools, patios, tennis courts, and similar structures, divided by the lot area.
- 1 & 2 Family Dwelling Floor Area Ratio %** - (expressed as a %) is the sum of the gross floor areas of each floor measured from the exterior face of exterior walls including areas in the attic with headroom above seven (7) feet, but not including the area of the required garage, divided by the lot area.
- Multi-family / Commercial Floor Area Ratio %** - (expressed as a %) See DRO Article 4, Definitions.
- Garage** attached or part of the house? ☐ YES ☒ NO **Garage doors** face street? ☐ YES ☒ NO
- Accessory structure** located in rear yard or building area? ☒ YES ☐ NO - If YES, a minimum of four (4) feet from side and rear property lines? ☐ YES ☒ NO

TABLE ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS	VARIANCE
Lot area (in square feet)	5,000 sf	4,214.40 sf	4,214.40 sf	(ENC) Existing Non-Conforming	OK
Lot Width in Feet (at building line)	50'	48'	48'	ENC	OK
Front Yard (minimum in feet)	25'	17.14'	17.14'	ENC	OK
Rear Yard (minimum in feet)	30'	34.5'	32'		OK
Side Yard (minimum in feet)	L 7' R 7'	L 10.22' R 9.28'	L 10.20' R 9.28'		OK
Total Side Yard % (total lot width)	33%	40.6%	40.6%		OK
Lot coverage (see note 2 above)	1,896.50 sf	65.2%	63.7%	ENC - Reduced by 63 sf	ENC/VAR
Bldg. Coverage % (see note 1 above)	842.98 sf	20%	32%	ENC	ENC/VAR
Building Height (feet/stories)	35'	37'	37'	ENC	OK
Floor Area Ratio (see note 3 above)	1,475 sf	59.3%	60.65%	ENC	ENC/VAR

! FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE !

Zoning Officer Comments:

Application Status: ☐ APPROVED ☐ DENIED

Zoning Officer

Further application(s) required:
☐ Site Plan (☐ major / ☐ minor)
☐ Subdivision (☐ major / ☐ minor)
☐ Variance (see variance column above)

(See reverse side for Residential Schedule of Space Regulations)

ZONING SUMMARY

Building Area Calculation Breakdown for:

8 Irving Place
Summit, NJ 07901
Project # 25023

Existing Building Coverage:	
Residence	983 sf (includes bay)
	148 sf front porch
	61 sf(front second floor overhang)
	101 sf (shed)
Total	1,293 sf / 30.7%

Proposed Building Coverage:	
Exist Building Coverage	1,293 sf
	56 sf addition
Total	1,349 sf / 32%

Existing Floor Area Ratio:	
First Floor	983 sf
Second Floor	966 sf
Third Floor	551 sf
Total	2,500 sf / 59.3%

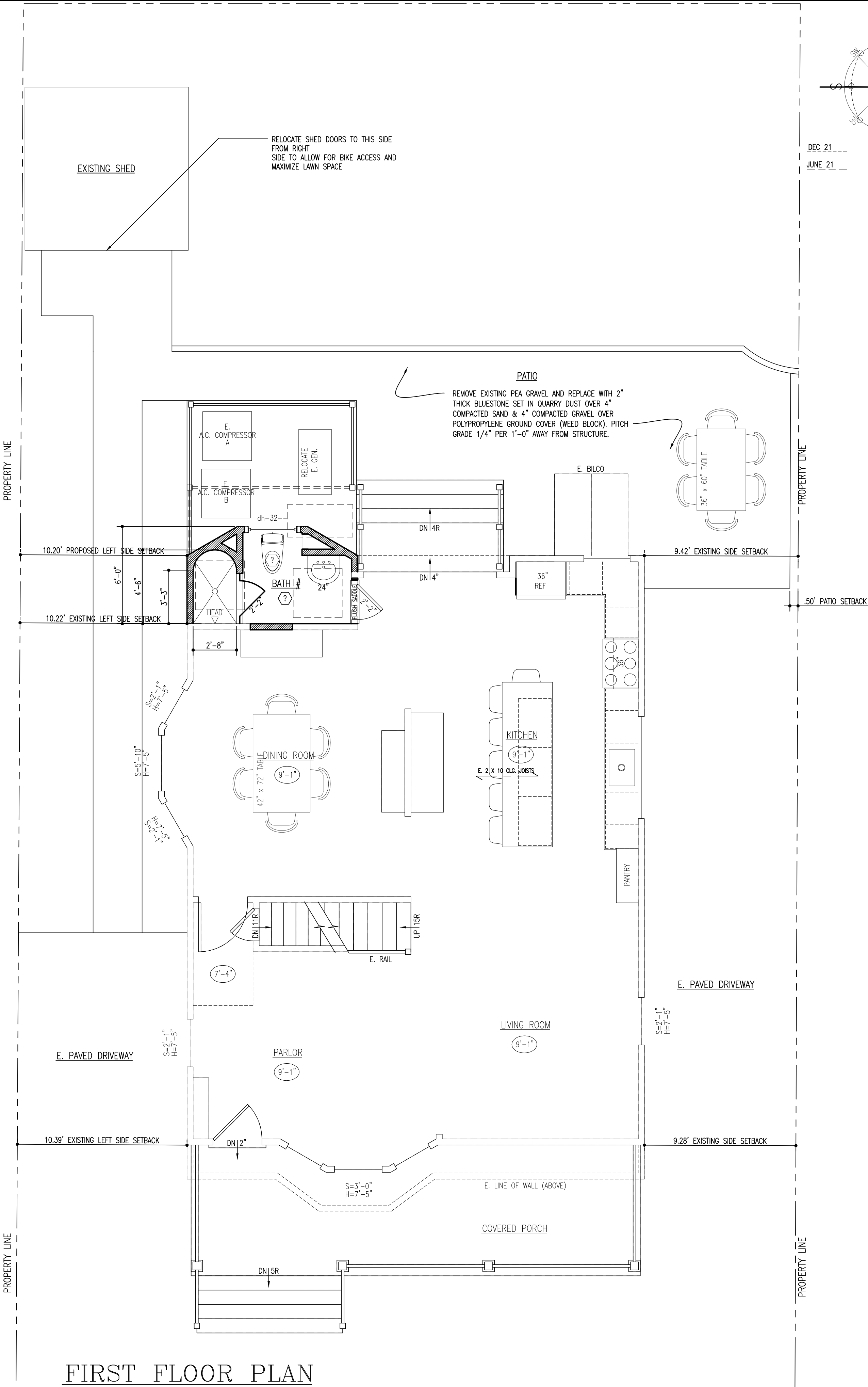
Proposed Floor Area Ratio:	
First Floor	1,039 sf (983 + 56)
Second Floor	966 sf
Third Floor	551 sf
Total	2,556 sf / 60.65%

Existing Lot Coverage:	
Building Coverage	1,293 sf
Front Walk & Steps	60 sf
Paved Driveways	674 sf
Platform	40 sf
Rear Landing & Steps	49 sf
Pea Gravel Patio/Walks	607 sf
Bilco Door	24 sf
Total	2,747 sf / 65.2%

Proposed Lot Coverage:	
Building Coverage	1,349 sf
Front Walk & Steps	60 sf
Paved Driveways	674 sf
Rear Landing & Steps	49 sf
Pea Gravel Patio/Walks	528 sf
Bilco Door	24 sf

Total	2,684 sf / 63.7%
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ZONING CALCULATION BREAKDOWN



KLESSE FORBES ARCHITECTS
38 CHATHAM ROAD
SHORT HILLS, NEW JERSEY 07078
PHONE (973) 379-6602
KLESSE.COM

TIMOTHY P. KLESSE, AIA, ASID
NJ 09204 NY 027863

ROBERT W. FORBES, AIA, LEED AP
NJ 21AI01962600

ALTERATIONS TO RESIDENCE OF:

Mr & Mrs. Gummy
8 Irving Place
Summit, NJ 07901

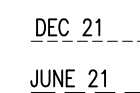
LEGEND OF CONSTRUCTION

---	EXIST. PARTITION TO REMAIN
---	EXIST. PARTITION TO BE REMOVED
---	NEW PARTITION
---	NEW 2 x 6 PARTITION
---	NEW 42" HIGH PARTITION
---	NEW INTERIOR BEARING PARTITION
---	BRICK / STONE
---	4 x 4 POST
---	4 x 6 POST
---	POST ABOVE
---	ARCHED OPENING
---	BEDROOM #1
---	ROOM NAME
---	FLOOR/PLUMBING (SEE SPEC.)
---	CEILING/WALL HEIGHT
---	CEILING/WALL HEIGHT @ POINT
---	BEAM CONFIGURATIONS:
---	FLUSH RECESSED SEMI-RECESSED DROPPED
---	6" CLEARANCE

All structure as indicated on plans is for floor above
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NO.	REVISION	DATE
DRAWING TITLE :		
FIRST FLOOR PLAN		
IF THIS LINE MEASURES 3" DRAWING IS AT FULL SCALE IF THIS LINE MEASURES 1-1/2" DRAWING IS AT 1/2 SCALE DATE: 06/10/2025 SCALE: 1/4" = 1'-0" SEE GRAPHIC SCALE ABOVE DRAWN BY: PG/RF CHECKED BY: TK		

DRAWING NUMBER	
B0A-2	
PROJECT No 25023	SHEET 2 OF 4
GUMMY	



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KLESSE.COM

ROBERT W. FORBES, AIA, LEED AF
NJ 21AI01962600

Mr & Mrs. Gumny
8 Irving Place
Summit, NJ 07901



EXIST. PARTITION TO REMAIN
EXIST. PARTITION TO BE REMOVED
NEW PARTITION
NEW 2 x 6 PARTITION
NEW 42" HIGH PARTITION
NEW INTERIOR BEARING PARTITION
BRICK / STONE
4 x 4 POST } PROVIDE SOLID
4 x 6 POST } BLOCKING AS
POST ABOVE } REQUIRED
ARCHED OPENING
BEDROOM #1 ROOM NAME
CEILING/PLUMBING (SEE SPEC.)
FLOOR/WALL HEIGHT
2'-3" CEILING/WALL HEIGHT @ POINT
BEAM CONFIGURATIONS:
FLUSH RECESSED SEMI-RECESSED DROPPED
5" CLEARANCE
All structure as indicated on plans is for floor above

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DRAWING TITLE :

SECOND & THIRD FLOOR PLAN

06/10/2025

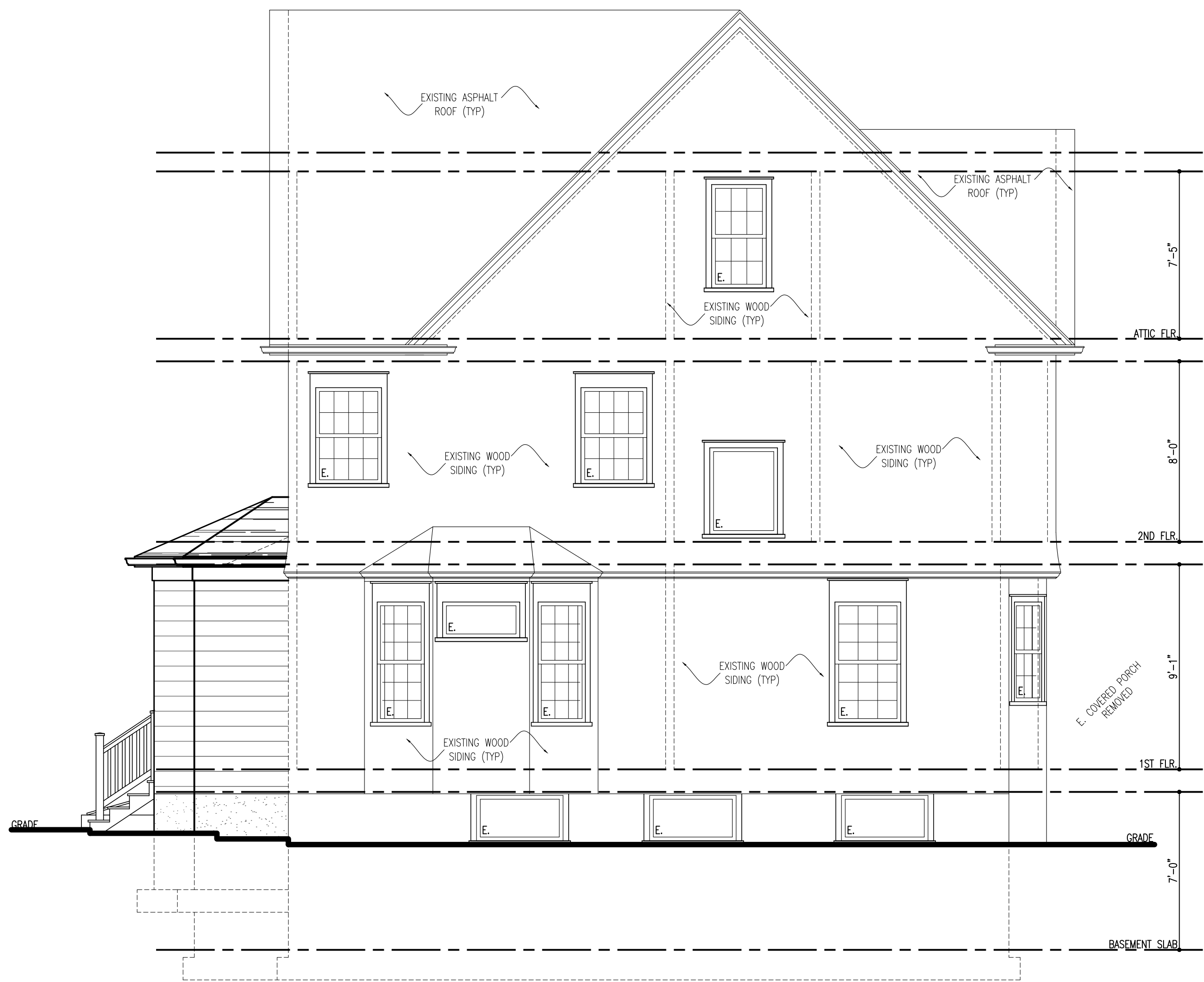
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1/4" = 1'-0"
SEE GRAPHIC SCALE ABOVE

CHECKED BY:

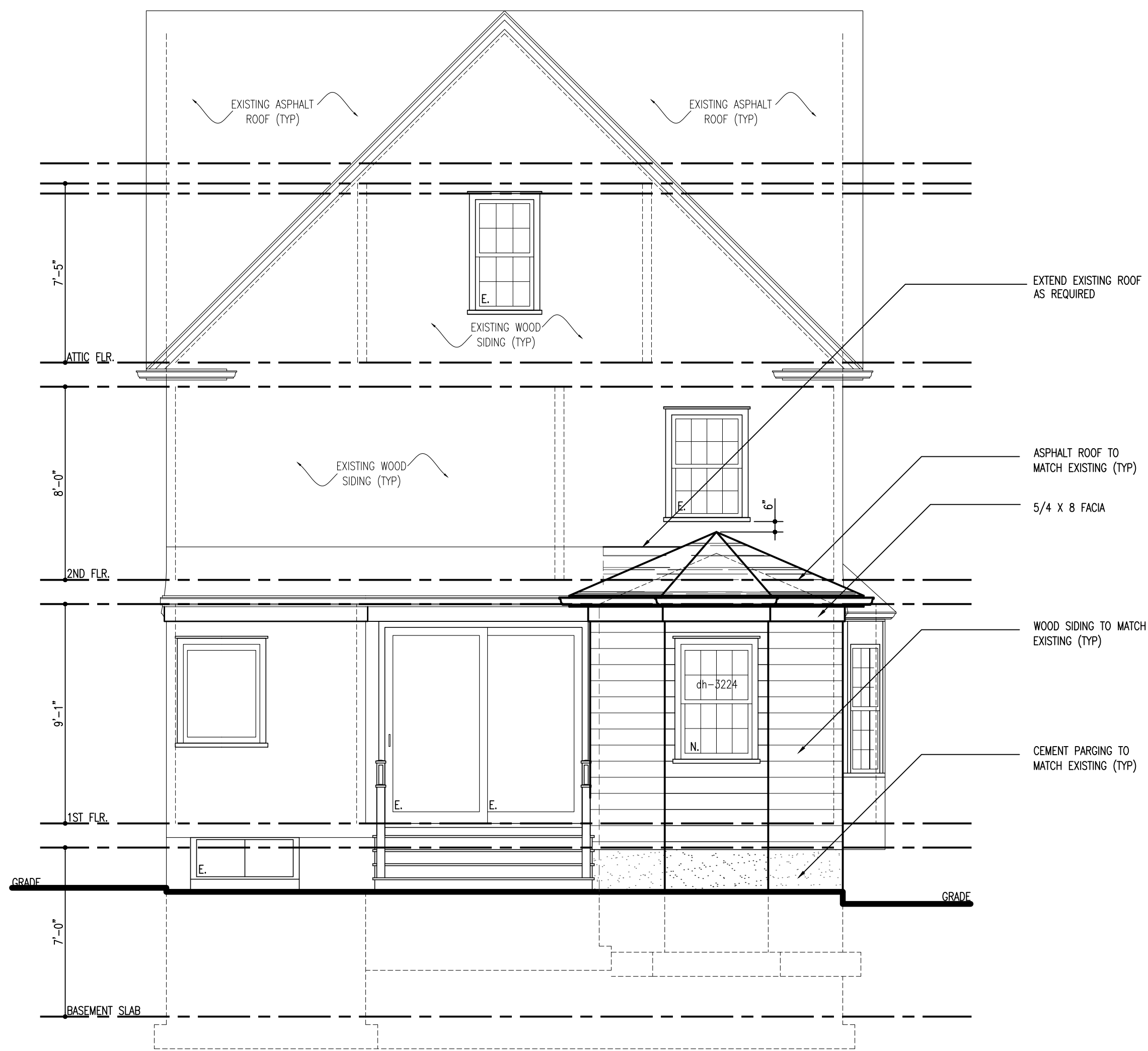
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PROJECT NO 25023 SHEET 3 OF 4
GUMNY

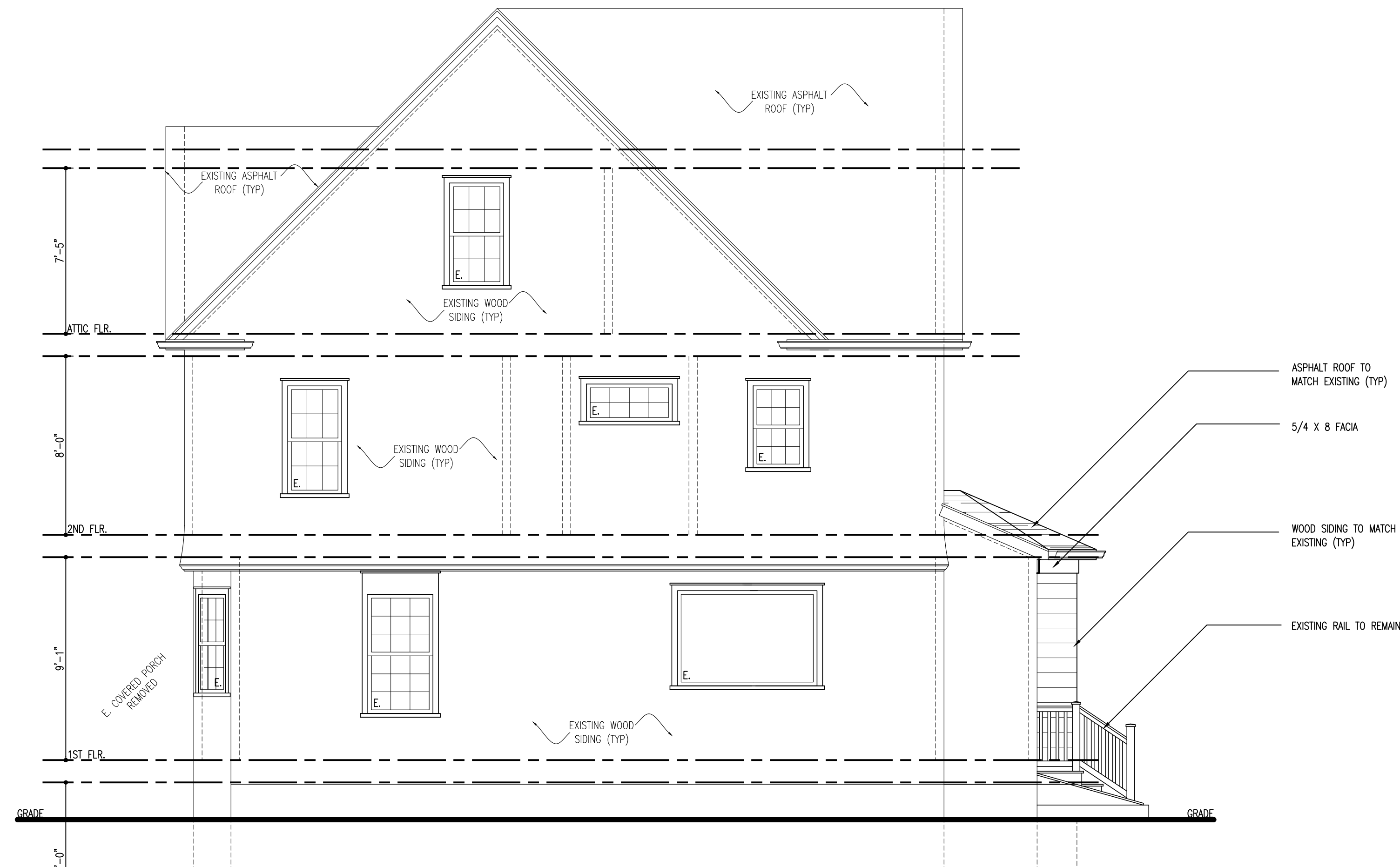
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LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

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ALTERATIONS TO RESIDENCE OF:

Mr & Mrs. Gumny
8 Irving Place
Summit, NJ 07901

LEGEND OF CONSTRUCTION

	EXIST. PARTITION TO REMAIN
	EXIST. PARTITION TO BE REMOVED
	NEW PARTITION
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	BRICK / STONE
	4 x 4 POST
	4 x 6 POST
	POST ABOVE
	ARCHED OPENING
	BEDROOM #1 ROOM NAME
	FLOOR/PLUMBING (SEE SPEC.)
	CEILING/WALL HEIGHT
	CEILING/WALL HEIGHT @ POINT
	BEAM CONFIGURATIONS: FLUSH RECESSED SEMI-RECESSED DROPPED

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NO.	REVISION	DATE

DRAWING TITLE :
ELEVATIONS

IF THIS LINE MEASURES 3" DRAWING IS AT FULL SCALE
IF THIS LINE MEASURES 1-1/2" DRAWING IS AT 1/2 SCALE
DATE:
06/10/2025

SCALE:
1/4" = 1'-0"
SEE GRAPHIC SCALE ABOVE

DRAWN BY:
PG/RF

CHECKED BY:
TK

DRAWING NUMBER
BOA-4

PROJECT No 25023 SHEET 4 OF 4
GUMNY