

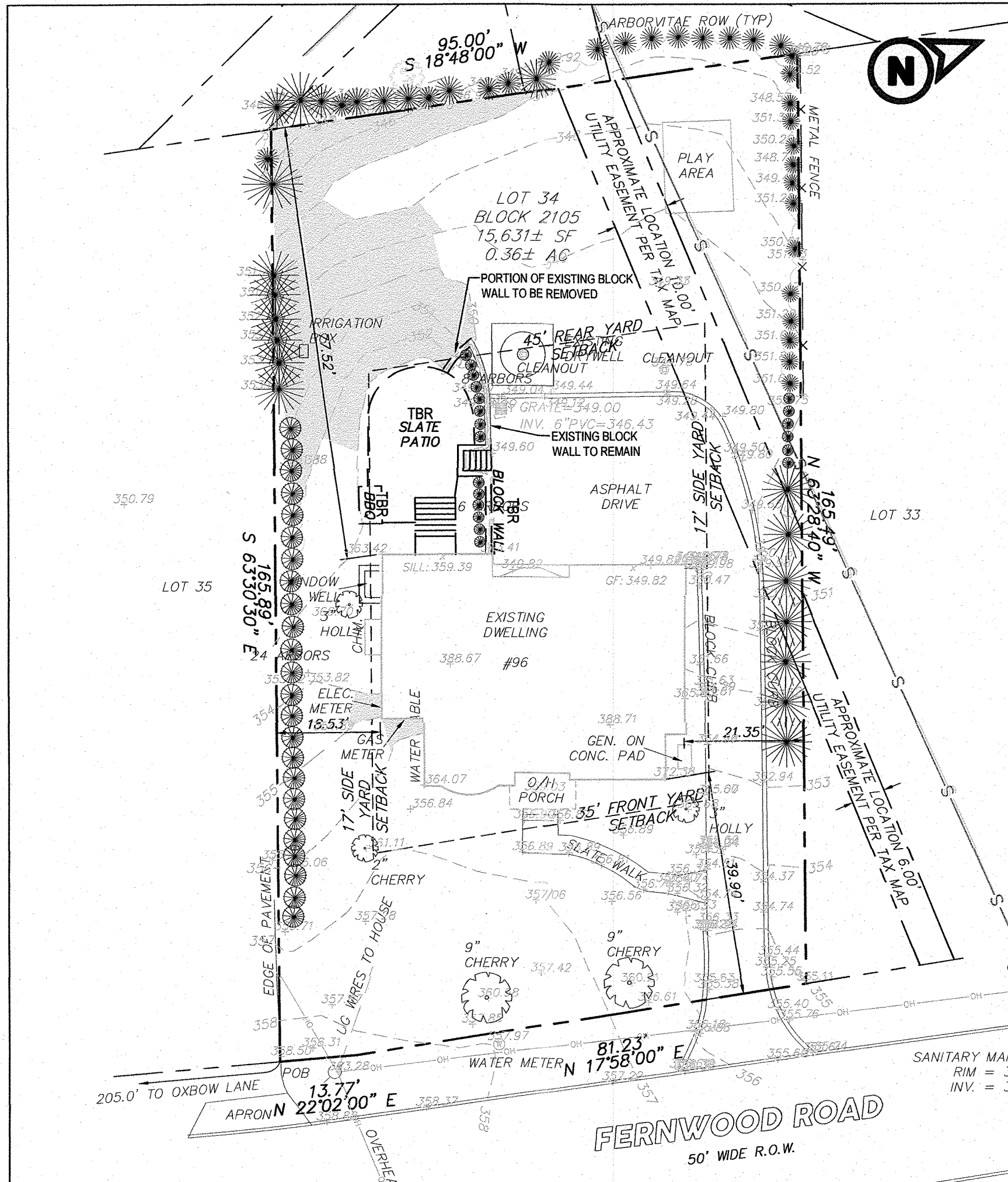
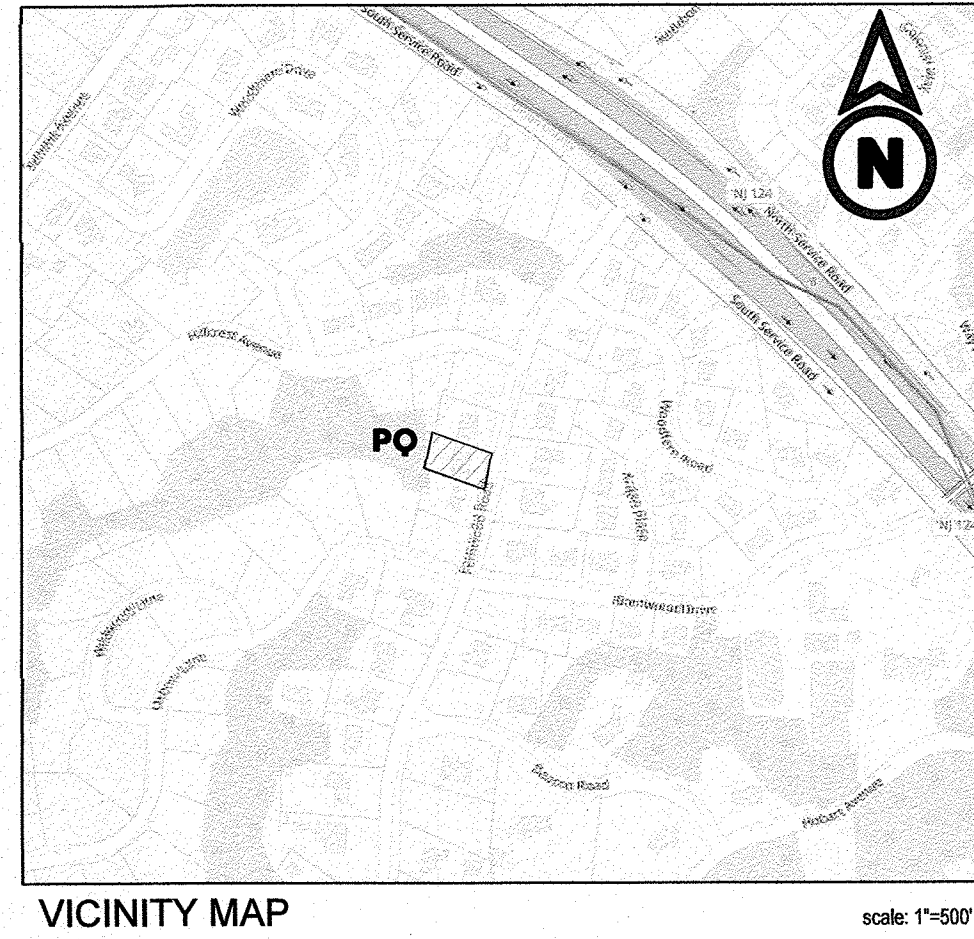
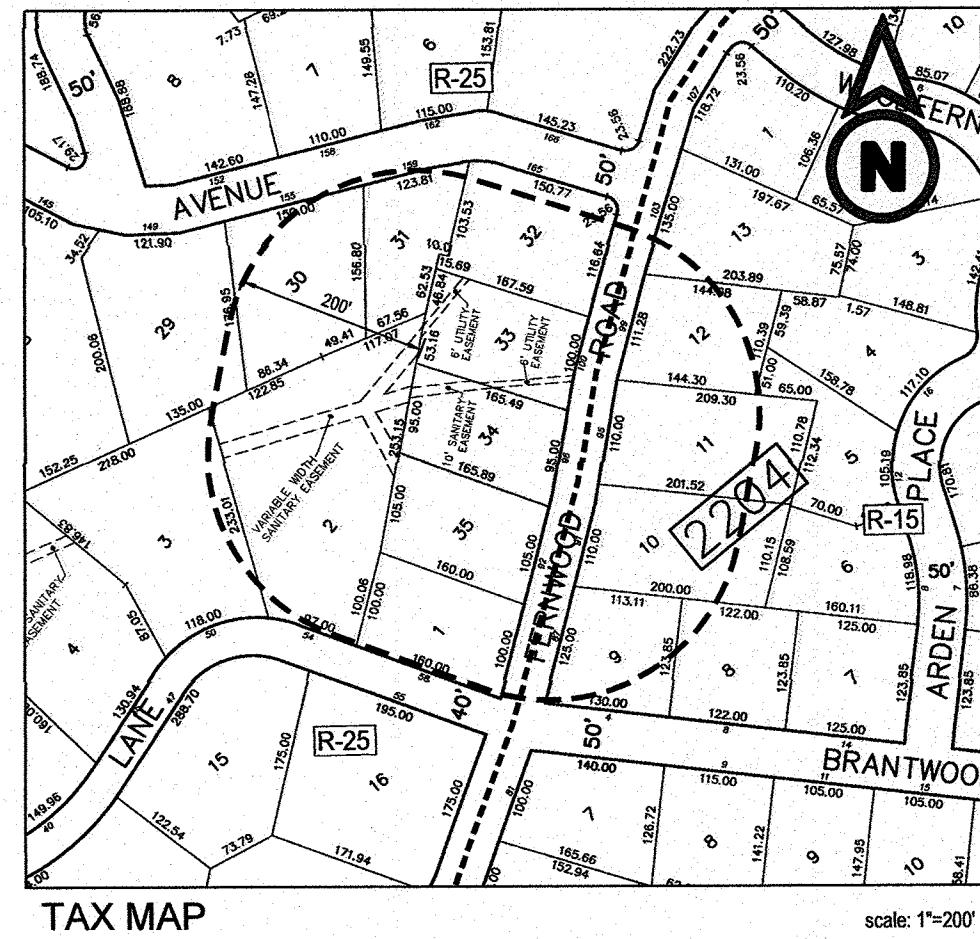
# VARIANCE PLAN

## 96 FERNWOOD ROAD

BLOCK 2105, LOT 34  
CITY OF SUMMIT  
UNION COUNTY, NEW JERSEY

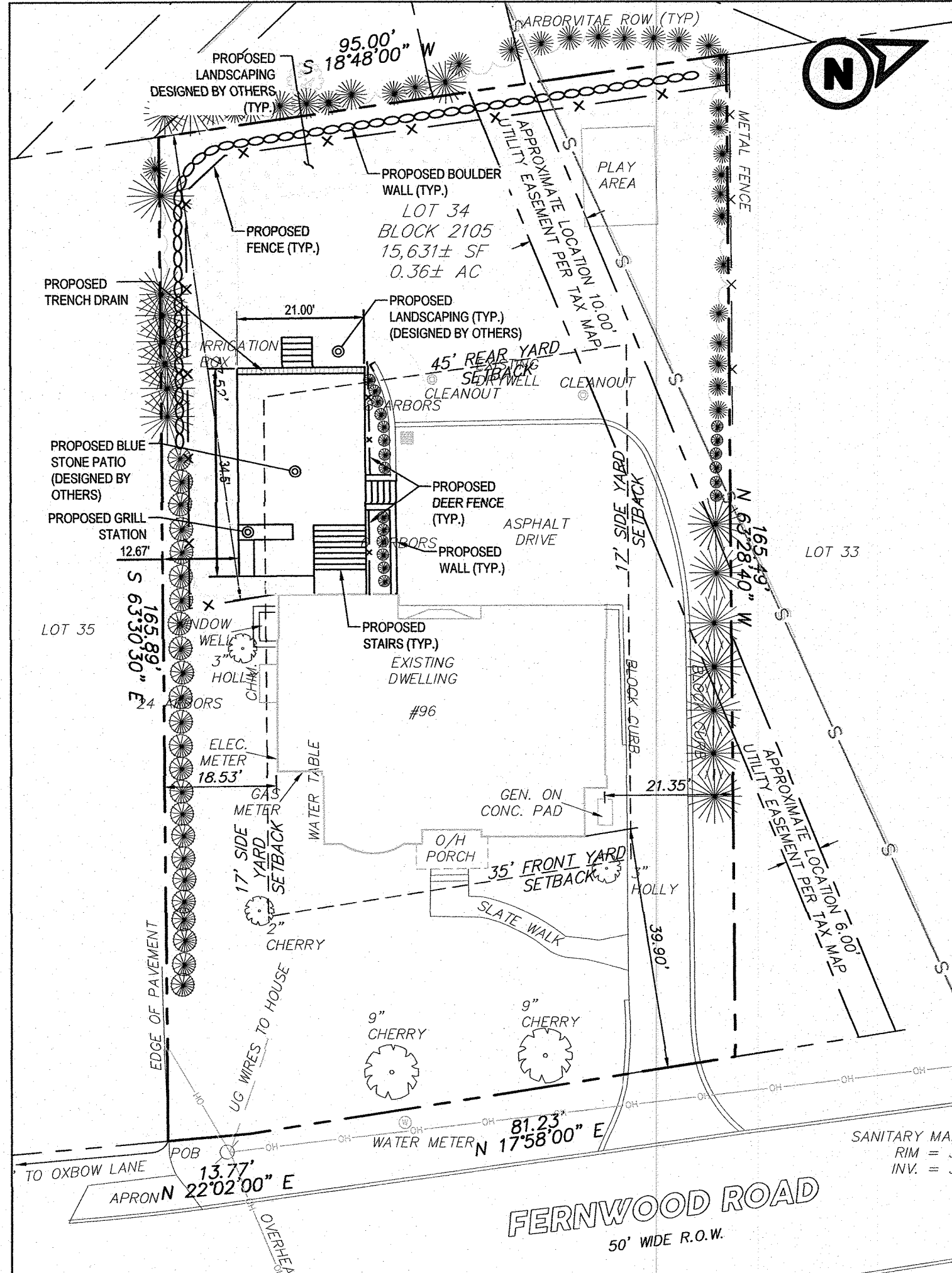
### PROPERTY OWNERS WITHIN TWO HUNDRED FEET

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
2105	1	BUCKLEY, JOSEPH L. 58 OX BOW LANE SUMMIT, NJ 07901	2204	9	SHEINMAN, JONATHAN CRAIG & CAROLYN 87 FERNWOOD ROAD SUMMIT, NJ 07901
2105	2	PRESENT, DOUGLAS A & SUSAN 155 HILL CREST AVE SUMMIT, NJ 07901	2204	10	LORENZ, WILLIAM A. & VICTORIA A. 91 FERNWOOD ROAD SUMMIT, NJ 07901
2105	30	DEFAZIO, ANDREW & SKOCZYLA, JILL 155 HILL CREST AVE SUMMIT, NJ 07901	2204	11	NICHOLAS, JOHN & SUSAN 96 FERNWOOD RD SUMMIT, NJ 07901
2105	31	ZACHARIAS, MICHAEL A & REBECCA L 159 HILL CREST AVE SUMMIT, NJ 07901	2204	12	MC GARRY, ROBIN & FRANCIOSA, JOSEPH 99 FERNWOOD RD SUMMIT, NJ 07901
2105	33	MORETTI, ANTHONY & TINA M 100 FERNWOOD RD SUMMIT, NJ 07901	2204	12	KOWALCZYK, LUDWICK & TERESA 103 FERNWOOD ROAD SUMMIT, NJ 07901
2105	35	SHAH, CHINTAN T & RESHMA L 92 FERNWOOD RD SUMMIT, NJ 07901			



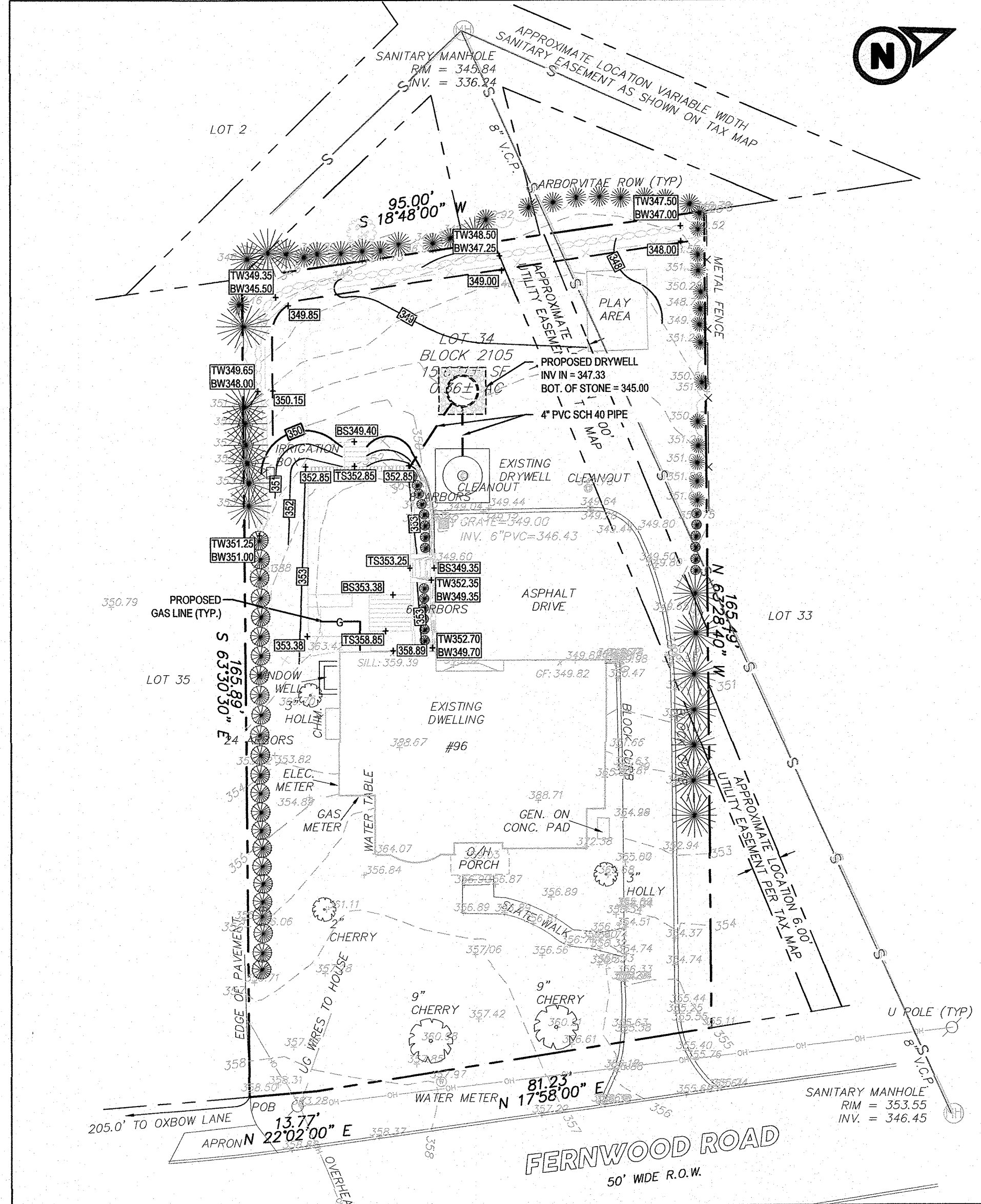
EXISTING CONDITIONS, STEEP SLOPES AND REMOVALS PLAN

scale: 1"=20'



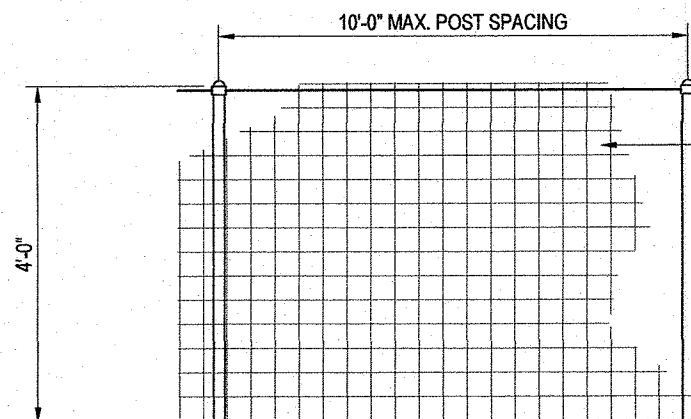
PLOT PLAN

scale: 1"=20'



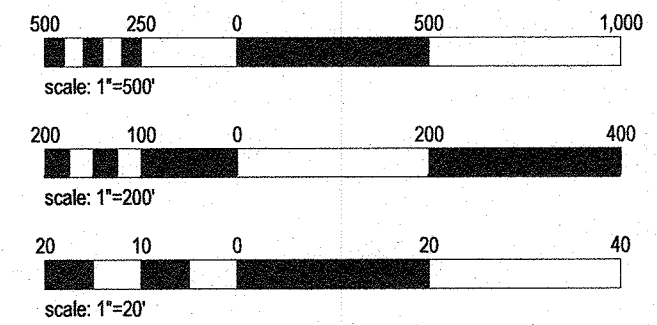
GRADING & UTILITY PLAN

scale: 1"=20'



DEER FENCE DETAIL

SCALE: NTS



### GENERAL NOTES

- LOCATION: BLOCK 2105, LOT 34  
96 FERNWOOD ROAD  
CITY OF SUMMIT  
UNION COUNTY, NEW JERSEY  
TAX MAP SHEET # 21
- OWNER/APPLICANT: CHRISTOPHER C & ABIGAIL CAPONETTI  
96 FERNWOOD ROAD  
SUMMIT, NJ 07901
- LOT AREA: 15,631 S.F. (0.36 ACRES)
- ZONE DISTRICT: R-25 RESIDENTIAL DISTRICT
- EXISTING USE: SINGLE-FAMILY
- PROPOSED USE: NO CHANGE
- INFORMATION SHOWN TRANSFERRED FROM A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, C&S PROPERTIES, LLC, LOT 79 BLOCK 2906, 148 SYCAMORE AVENUE, TOWNSHIP OF LIVINGSTON, ESSEX COUNTY, NEW JERSEY" PREPARED BY LAKE AND SURVEYING, DATED OCTOBER 12, 2023.
- THE PROPOSED DWELLING TRANSFERRED FROM ARCHITECTURAL DRAWINGS.
- THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP, ESSEX COUNTY, NEW JERSEY, MAP NUMBER 340130091F, EFFECTIVE DATE JUNE 4, 2021. SUBJECT SITE IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- ELEVATIONS AS SHOWN ARE BASED ON VERTICAL DATUM NAVD83.
- PUBLIC, SEWER, WATER, GAS, ELECTRIC, CATV AND TELEPHONE SERVICES ARE PRESENTLY SERVING THE EXISTING BUILDING.
- ALL PROPOSED CONSTRUCTION TO BE IN CONFORMANCE WITH THE TOWNSHIP OF LIVINGSTON STANDARDS DETAILS AND IN ACCORDANCE WITH ALL APPLICABLE STATE, COUNTY AND MUNICIPAL REQUIREMENTS.
- THIS PLOT PLAN MAKES NO CERTIFICATION OR REPRESENTATION AS TO THE LOCATION OF ANY UNDERGROUND ELECTRICAL, PHONE OR CABLE CONDUITS AND/OR WIRES WHICH MAY BE PRESENT ON THE SITE.
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS HAVE BEEN OBTAINED AND ALL CONDITIONS OF APPROVALS HAVE BEEN SATISFIED.
- CONTRACTOR SHALL NOTIFY THIS OFFICE AND THE TOWNSHIP ENGINEER, PRIOR TO MAKING ANY CHANGES DUE TO SITE CONDITIONS. ANY CHANGES MUST BE APPROVED BY BOTH OFFICES PRIOR TO CONSTRUCTION.
- PROPOSED GRADING TO BE DONE AS 3:1 MAXIMUM AND 2.0% MINIMUM WITHIN LAWN AREAS.
- CONTRACTOR IS ADVISED THAT ALL APPLICABLE OSHA SAFETY REGULATIONS MUST BE FOLLOWED DURING THE COURSE OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTENTIAL SHEETING AND SHORING OF EXCAVATIONS. THESE ENGINEERING DRAWINGS ARE NOT INTENDED TO ILLUSTRATE METHODS OF CONSTRUCTION AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO EVALUATE THE ACTUAL SITE CONDITIONS AND COMPLY WITH APPLICABLE SAFETY REGULATIONS.

STEEP SLOPES ANALYSIS LEGEND			
SYMBOL	DEFINITION	AREA SHOWN	PORTION DISTURBED
[Symbol]	AREA 1: SLOPES 0-14.9%	14,087 S.F.	2,972 S.F.
[Symbol]	AREA 2: SLOPES 15-24.9%	1,534 S.F.	1,485 S.F.
	TOTAL	15,631 S.F.	4,457 S.F.

### ZONING TABULATION

ZONING DISTRICT: R-25 RESIDENTIAL			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	25,000 S.F.	15,631 S.F.*	NO CHANGE
MINIMUM LOT WIDTH	100 FT.	95.05 FT.*	NO CHANGE
MINIMUM FRONT YARD SETBACK	35 FT.	39.9 FT.	NO CHANGE
MINIMUM SIDE YARD SETBACK (EACH)	17 FT.	18.53 FT.	NO CHANGE
MINIMUM SIDE YARD SETBACK (AGGREGATE)	38.02 FT.*	39.88 FT.	NO CHANGE
MINIMUM REAR YARD SETBACK	45 FT.	77.52 FT.	NO CHANGE
MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.	NO CHANGE
MAXIMUM STORIES	2	2	NO CHANGE
MAXIMUM BUILDING LOT COVERAGE	14%	13.5%	NO CHANGE
MAXIMUM LOT COVERAGE	30%	31.4%	33.3%(V)
MAXIMUM FLOOR AREA RATIO	0.21	0.26*	NO CHANGE
* PRE-EXISTING NONCONFORMITY			
V. VARIANCE REQUESTED			
1. THE AGGREGATE WIDTH OF THE TWO SIDE YARDS SHALL EQUAL AT LEAST 40% OF THE LOT WIDTH AT THE BUILDING LINE.			
0.4 X 95.05 FT. = 38.02 FT.			

### VARIANCE REQUEST

SECTION	DESCRIPTION
§35-16.14.1	THE MAXIMUM CUMULATIVELY DISTURBED STEEP SLOPES IS 1,000 SQUARE FEET; WHEREAS 1,485 SQUARE FEET OF DISTURBED STEEP SLOPES IS BEING PROPOSED.
ATTACHMENT 3	THE MAXIMUM LOT COVERAGE IS 30% OF THE LOT; WHEREAS 33.3% LOT COVERAGE IS BEING PROPOSED.
ATTACHMENT 3	THE MINIMUM SIDE YARD SETBACK IS 17 FEET; WHEREAS 12.67 FEET SIDE YARD IS BEING PROPOSED.

### LOT COVERAGE TABULATION

EXISTING	PROPOSED
DWELLING & OVERHANG	2,115 S.F.
WINDOW WELL	25 S.F.
WALKS, STEPS & PATIO	677 S.F.
DRIVEWAY	2,095 S.F.
TOTAL	4,912 S.F.
(4,912 S.F./15,631 S.F. = 0.314) 31.4%	(5,211 S.F./15,631 S.F. = 0.333) 33.3%

### FLOOR AREA TABULATION

EXISTING FLOOR AREA RATIO*	PROPOSED BUILDING COVERAGE
DWELLING - 1ST FL.	2,043 S.F.
DWELLING - 2ND FL.	2,043 S.F.
TOTAL	4,086 S.F.
(4,086 S.F./15,631 S.F. = 0.26)	
* BASED ON DWELLING FOOTPRINT	

2	11/4	PER CITY COMMENTS	HR
1	08/29	ZONING BOARD COMMENTS	HR
NO.	DATE	DESCRIPTION	BY
CLIENT: CHRISTOPHER C & ABIGAIL CAPONETTI 96 FERNWOOD ROAD SUMMIT, NJ 07901			

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State Board of Professional Engineers and Land Surveyors  
NJ 02014 24608089000  
JEFFREY A. CAREAGA  
PROFESSIONAL ENGINEER, N.J. LIC. NO. 35973

VARIANCE PLAN			
96 FERNWOOD ROAD LOT 34 BLOCK 2105 SITUATED IN: CITY OF SUMMIT UNION COUNTY NEW JERSEY			
DATE: 04/30/2024	SCALE: SHOWN	PROJECT NUMBER: 15869	
DRAWN BY: HR	CHECKED BY: JCC	SHEET: 1 OF 2	



