





## R-6 RESIDENCE ZONE

BULK REQUIREMENT DESCRIPTION	REQUIRED/ALLOWED	EXISTING
LOT AREA	6,000 S.F.	6,000 S.F.
LOT WIDTH	60 FT.	60.00 FT.
FRONT YARD	25 FT.	30.0 FT.
REAR YARD-HOUSE	30 FT.	31.5 FT.
REAR YARD-DECK	30 FT.	23.3 FT.*
REAR YARD-ACCESSORY USE	15 FT.	2.0 FT.*
SIDE YARD	8 FT.	7.1 FT./9.8 FT.
COMBINED SIDE YARD	35% (19.8')	28.2% (16.9')
BUILDING HEIGHT	35 FT.	23.5± FT.
MAX. LOT COVERAGE	40% (2,400 S.F.)	38.8% (2,327 S.F.)
MAX. BUILDING COVERAGE	20% (1,200 S.F.)	22.1% (1,323 S.F.)*

\* VARIANCE REQUIRED

## COVERAGE CALCULATIONS

	<u>EXISTING</u>
HOUSE	1,192 S.F.
DECK	131 S.F.
FRONT WALK/STEPS	99 S.F.
SIDE WALK	174 S.F.
AC PAD	17 S.F.
REAR PATIO	150 S.F.
STONE DRIVEWAY	564 S.F.
 TOTAL COVERAGE	 2,327 S.F.

## NOTES:

- 1.) THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON DECEMBER 19, 2024. IF THIS PLAN DOES NOT HAVE A RAISED SEAL, IT IS NOT AN OFFICIAL COPY AND THE SITE MAY HAVE CHANGED SINCE THE DATE OF THE FIELD SURVEY.
- 2.) VERTICAL DATUM IS ASSUMED AND IS BASED UPON MANHOLE RIM ELEVATION AS SHOWN ON THIS PLAN. ELEVATION=198.8

## TOPOGRAPHIC SURVEY

PREPARED FOR:

37 WEBSTER AVENUE

TAX LOT 21 IN BLOCK 505

CITY OF SUMMIT

UNION COUNTY NEW JERSEY

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ABC SURVEYS, LLC

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PROFESSIONAL LAND SURVEYING AND ENGINEERING

466 SOUTHERN BOULEVARD  
CHATHAM, NEW JERSEY 07928  
VOICE 973-377-2174 FAX 973-377-5533

REVISED: 06/10/25

Job No.: 24103

Scale 1 Inch = 20 Feet

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**ANDREW B. CLARKE—PLS,PE**

NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. GB04105600