

PROJECT DATA				
USE GROUP	R-3A RESIDENTIAL (1-FAMILY)			
CONSTRUCTION CLASSIF.	5B			
FLOOR AREA	EXISTING	NEW	TOTAL	
1ST FLOOR	1,160 SF	78 SF	1,238 SF	
2ND FLOOR	0 SF	868 SF	868 SF	
BOTH FLOORS	1,160 SF	946 SF	2,106 SF	
VOLUME (C.F.)	EXISTING	NEW	TOTAL	
ZONING DATA				
BLOCK	40.10			
LOT	17			
ZONING DISTRICT	R-3A			
NEW FRONT PORCH AREA & ROOF	78 SF			
	REQUIRED	EXISTING	PROPOSED	REMARKS
MIN. LOT AREA	5,000 SF	5,200 SF	5,200 SF	OK
MIN. LOT WIDTH	50'	52'	52'	OK
MIN. LOT DEPTH	88'	100'	100'	OK
MIN. SETBACKS				
FRONT	25'	24.7'	20.7'	VARIANCE
REAR	35'	40.58'	40.58'	OK
LEFT SIDE	6'	4.48'	4.48'	*EN
RIGHT SIDE	6'	5.02'	5.02'	*EN
BOTH	16'	9.5'	9.5'	*EN
MAX. LOT COVERAGE	27%	22.3%	25.9%	OK
MAX. BLDG. HEIGHT	30'	21'-3"	25'-3"	OK
MAX. NO. OF STORIES	2	1.5	2	OK

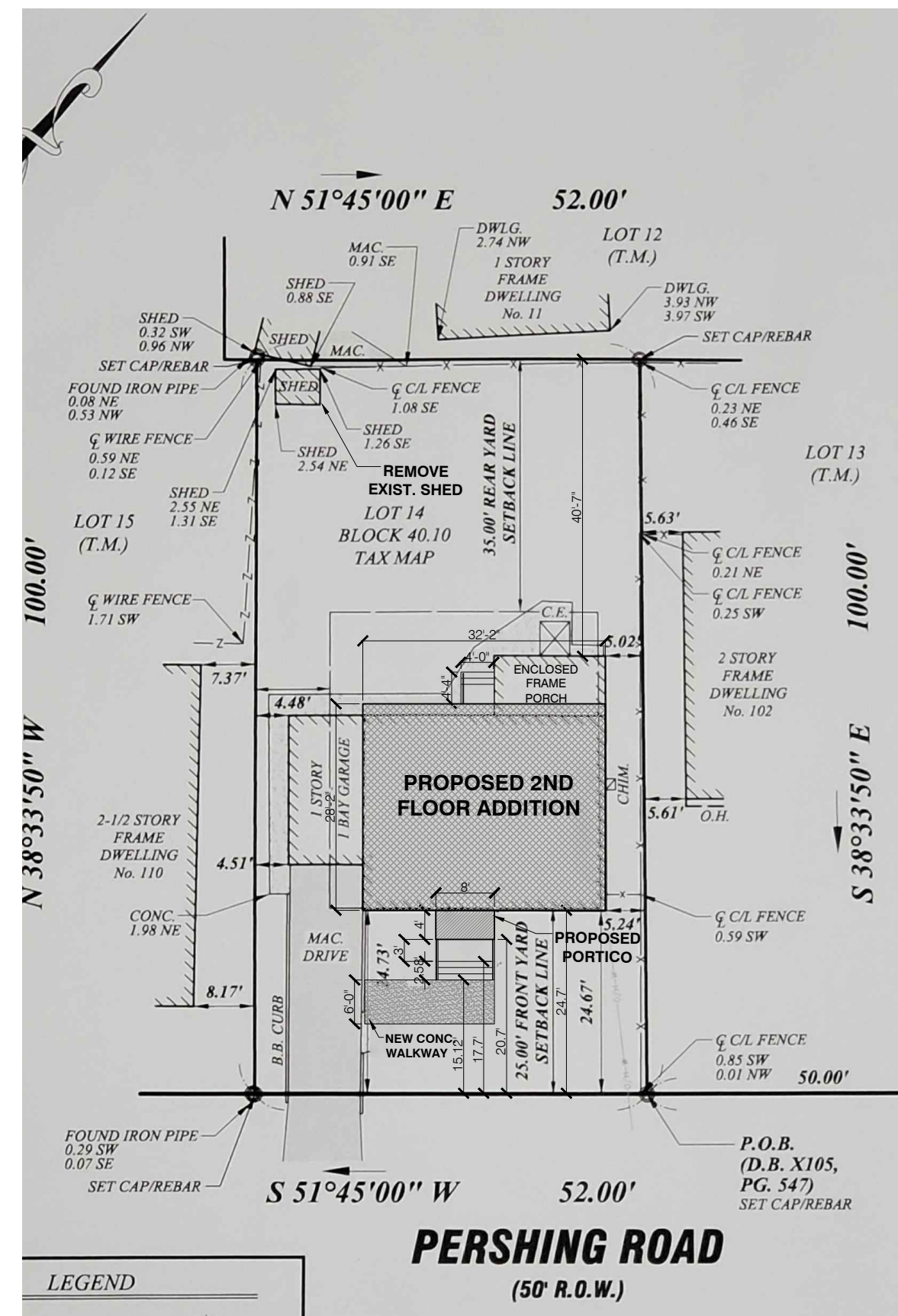
*EN - EXISTING NONCONFORMITY



VIEW OF EXISTING HOUSE

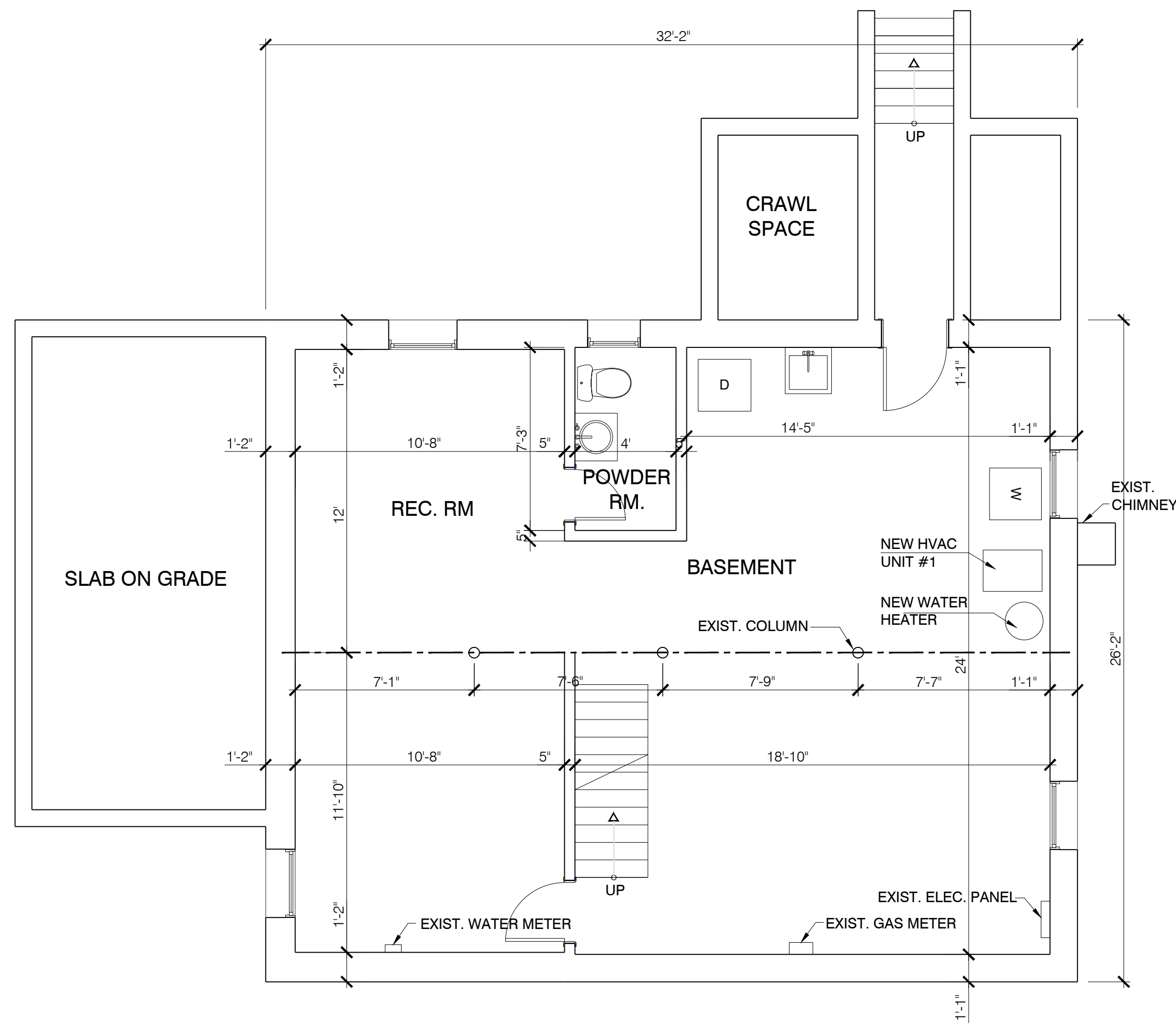
DRAWING LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW 2"x4" @16" O.C. STUD WALL



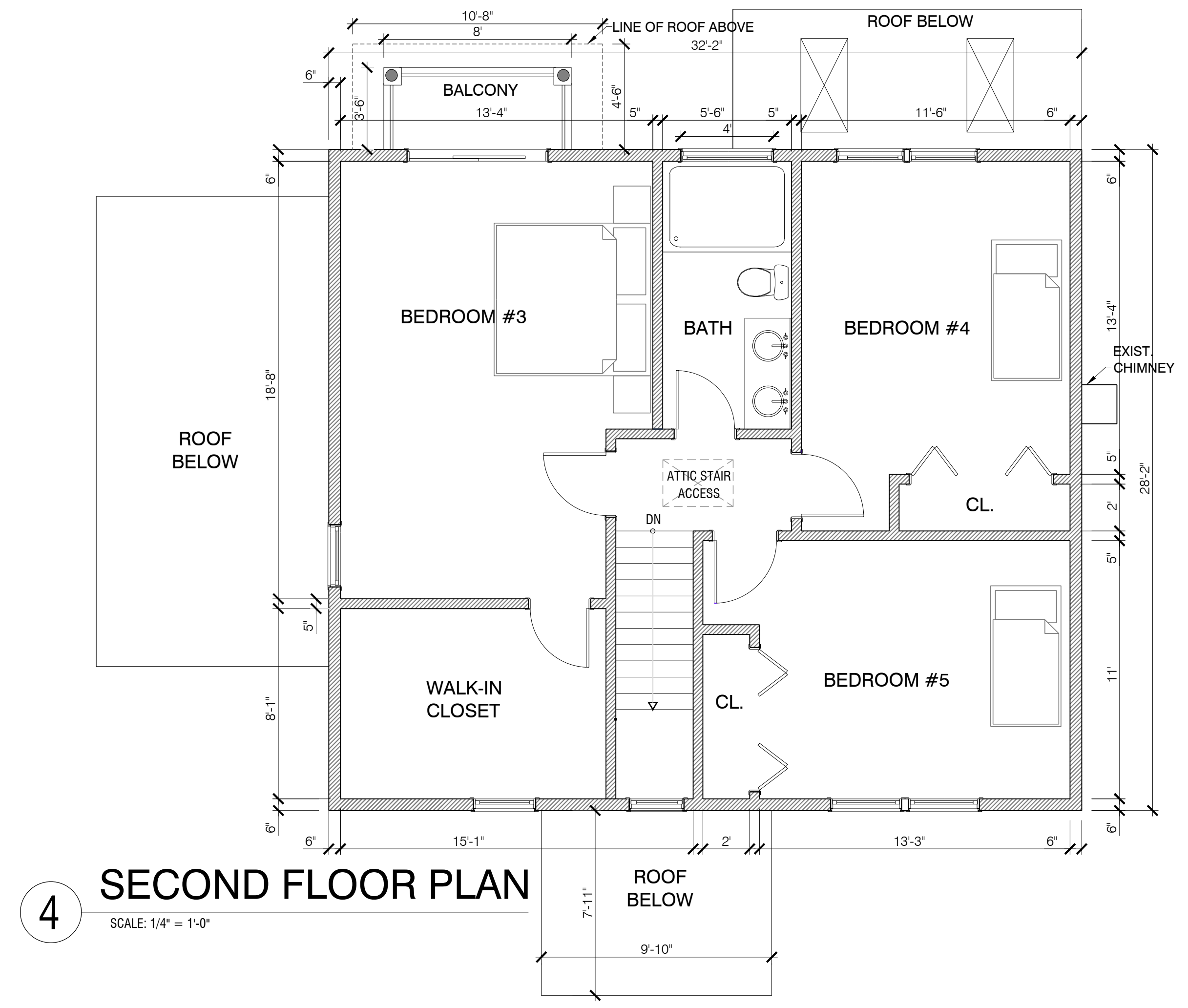
1 SITE PLAN

SCALE: 1/20" = 1'-0"



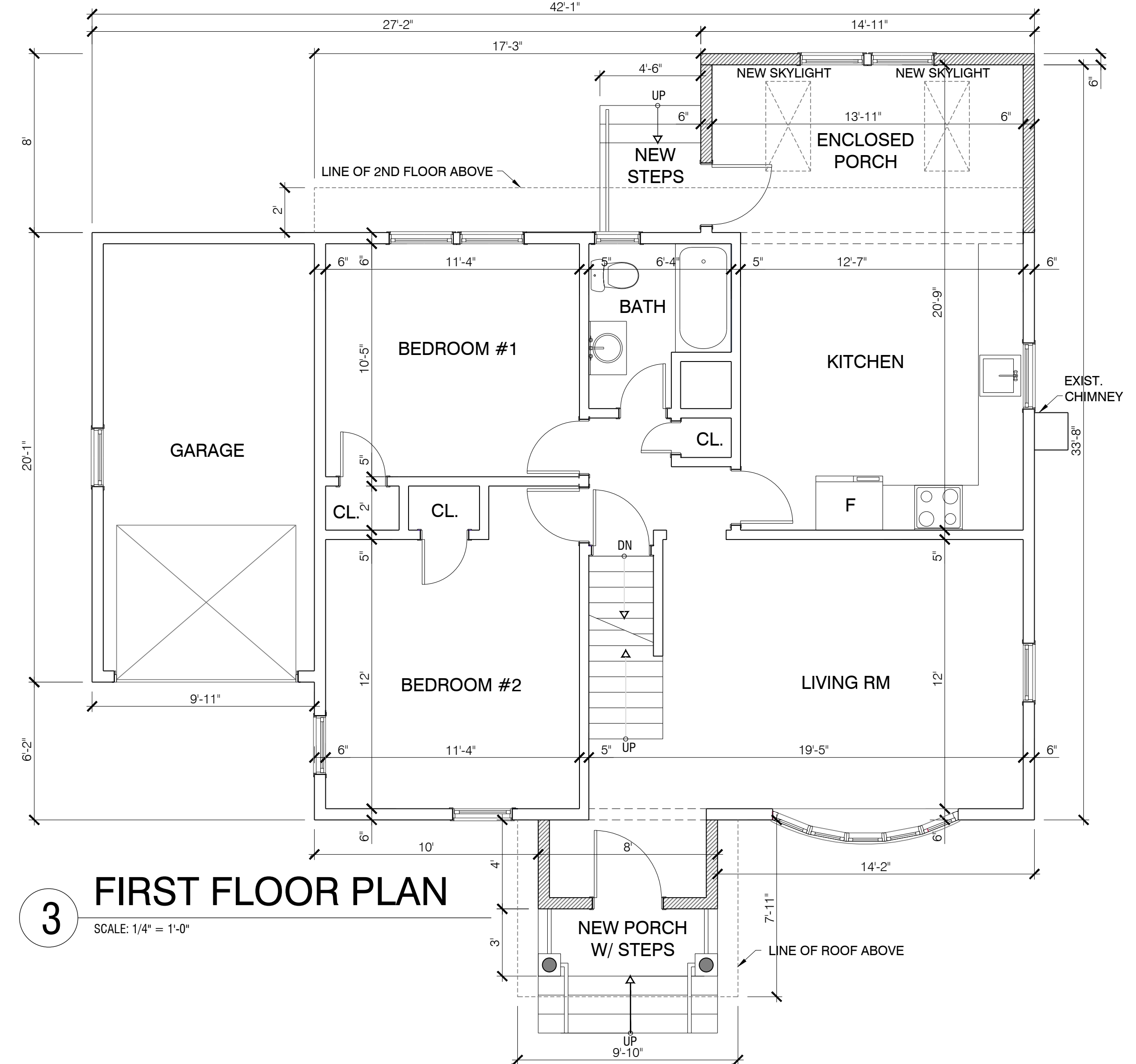
2 BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



4 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



3 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE	NO.	ISSUE FOR
10-19-20	1	VARIANCE APPLICATION
	2	
	3	
	4	

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OWNER/APPLICANT:
DIVESHKUMAR G RAVAL
BINABEN D RAVAL
106 PERSHING RD
CLIFTON NJ

PROJECT TITLE:
**PROPOSED INTERIOR ALTERATION AND
1-STORY ADDITION TO EXIST. 1 FAMILY
RESIDENCE**
106 PERSHING ROAD CLIFTON NJ 07013

DWG. TITLE
Floor Plans, Site Plan, Zoning Data

BLOCK / LOT
40.10 / 17

PROJ. NO.
2020_01

DATE
10-19-20

SCALE
AS NOTED

PROJ. MGR.
ML

DRAWN BY
PS

DWG. NO.
A-1

A-1