

# ZONING ANALYSIS

FOR 1ST FLOOR ALTERATION  
ZONE R-D - 1 FAMILY DWELLING

ZONE R-D	REQUIRED	EXISTING	PROPOSED
LOT FRONTAGE	100 SF	78 SF(*)	NO CHANGE
LOT DEPTH	100 FEET	101.61 FEET	NO CHANGE
LOT AREA	10,000 SF	7,925 SF(*)	NO CHANGE
MAX BUILDING COVERAGE	20% (1,585 SF)	24.3% (1,930 SF)	NO CHANGE
MAX IMPROVED LOT COVERAGE	30% (2,377 SF)	36.1% (2,862 SF)	NO CHANGE
MAX RESIDENTIAL AND PARKING COVERAGE	25% (1,981 SF)	30.5% (2,416 SF)	NO CHANGE
MAX HEIGHT (FT)	30 FEET(**)	~25 FEET	NO CHANGE
FRONT YARD	25 FEET	25.0 FEET	NO CHANGE
REAR YARD	30 FEET	~35 FEET	NO CHANGE
SIDE YARD #1	10 FEET	15.2 FEET	NO CHANGE
SIDE YARD #2	10 FEET	14.5 FEET	NO CHANGE
LIVABLE FLOOR AREA (2 STORY)	30% (2,377 SF)	26.2% (2,079 SF)	30.3% (2,404 SF)

**TABLE NOTES:**

PATTERN INDICATES EXISTING NON-CONFORMING CONDITIONS

**'V'** INDICATES REQUIRED VARIANCE

(\*) LOT AREA CALCULATED AS PER LOT LINES SHOWN ON CURRENT TAX ASSESSMENT MAP (78.0'x101.61')  
(\*\*) BUILDING HEIGHT IS CALCULATED AS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE NATURAL GRADE ALL AROUND THE BUILDING TO THE HIGHEST POINT OF THE ROOF

## DRAWING LIST

- Z.1 GENERAL INFORMATION, SITE PLAN, ZONING CALCULATIONS
- Z.2 PARTIAL 1ST FLOOR PLAN, DRAWING SYMBOLS, CODE DATA
- Z.3 EXTERIOR ELEVATIONS

NJ Lic# 21AI01852900

## PROJECT INFORMATION:

PROJECT CONSISTS OF AN ENCLOSURE OF THE EXISTING REAR ROOFED PORCH AND CONVERSION TO HABITABLE SPACE

**LIVABLE FLOOR AREA:**

**EXISTING**

FIRST FLOOR: 879 SF (EXCL. STAIRCASE FOOTPRINT)  
SECOND FLOOR: 1,200 SF (EXCL. STAIRCASE FOOTPRINT)  
TOTAL AREA: 2,079 SF (26.2%)

**PROPOSED**

FIRST FLOOR: 1,204 SF (EXCL. STAIRCASE FOOTPRINT)  
SECOND FLOOR: 1,200 SF (EXCL. STAIRCASE FOOTPRINT)  
TOTAL AREA: 2,404 SF (30.3%)

TOTAL INCREASE 325 SF

## BUILDING COVERAGE CALCULATIONS:

**EXISTING**

RESIDENCE 1,391 SF  
ROOFED FRONT PORCH 35 SF  
ROOFED REAR PORCH 325 SF  
CANT. 2ND FLOOR 54 SF  
SHED 125 SF  
TOTAL 1,930 SF (24.3%)

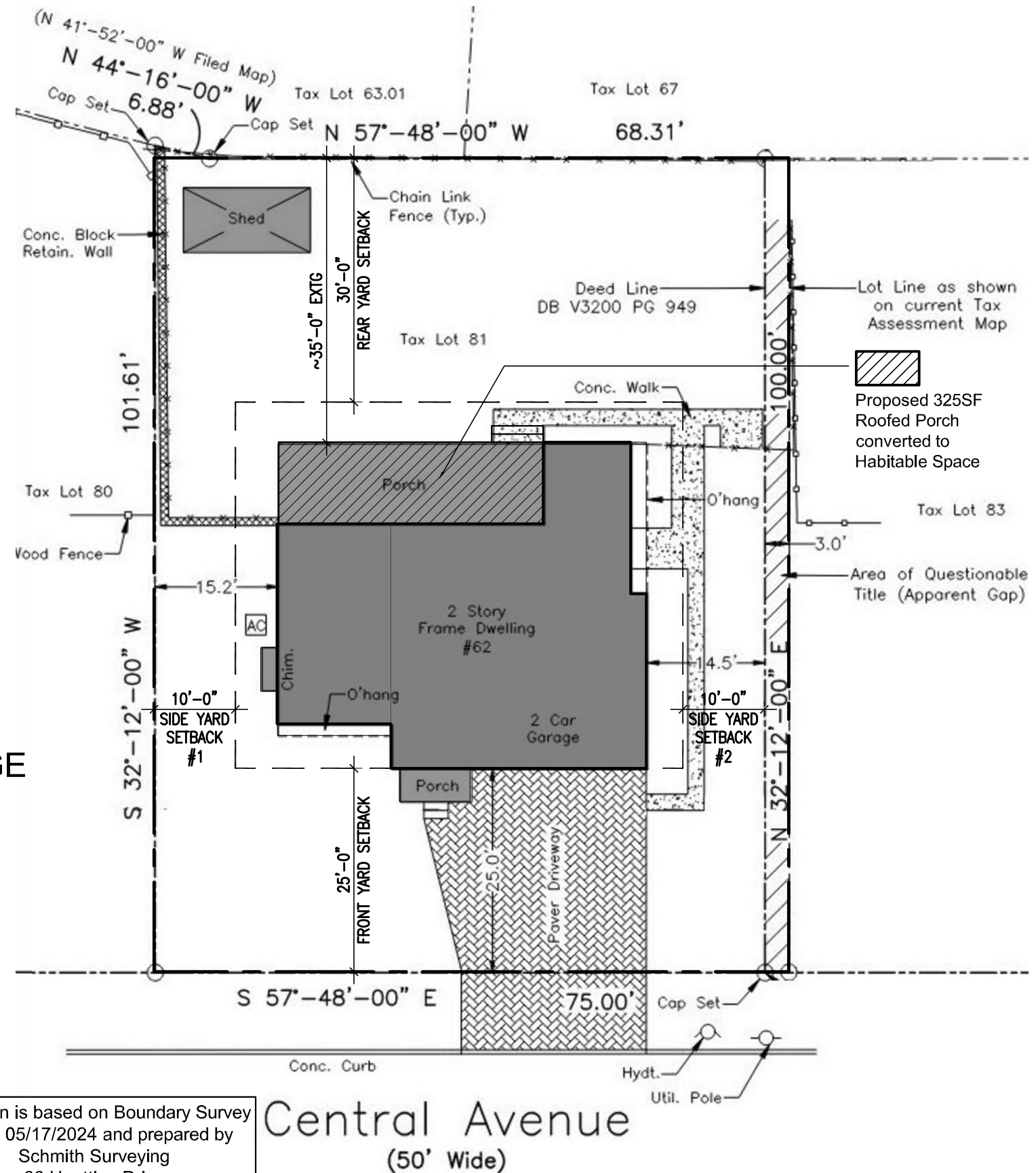
PROJECT RESULTS IN NO CHANGE IN BUILDING COVERAGE CALCULATIONS

## IMPROVED LOT COVERAGE CALCULATIONS:

**EXISTING**

RESIDENCE 1,391 SF  
ROOFED FRONT PORCH 35 SF  
ROOFED REAR PORCH 325 SF  
CANT. 2ND FLOOR 54 SF  
DRIVEWAY 611 SF  
CONC WALKWAYS 251 SF  
SHED 125 SF  
RETAINING WALL (WEST SIDE) 70 SF  
TOTAL 2,862 SF (36.1%)

PROJECT RESULTS IN NO CHANGE IN IMPROVED LOT COVERAGE CALCULATIONS







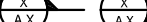

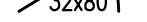




Site Plan is based on Boundary Survey dated 05/17/2024 and prepared by Schmith Surveying, 66 Huntting Drive, Dumont, NJ 07628, P.L.S, NJ Lic# 24GS04330100

<b>ARCHITECT</b> Tomasz Bona, R.A. 26 4th Street, Wood Ridge, NJ 07075 (201) 575-9539	<b>DRAWING</b> Site Plan & Zoning Calculations 1/16" = 1'-0" May 22, 2024	<b>PROJECT</b> Roofed Porch Enclosure & Alteration 62 Central Avenue Demarest, NJ 07627	<b>OWNER</b> Raymond & Nicole Greiche 62 Central Avenue, Demarest, NJ 07627 (201) 851-6884	<b>Z.1</b> Dwg 1 of 3
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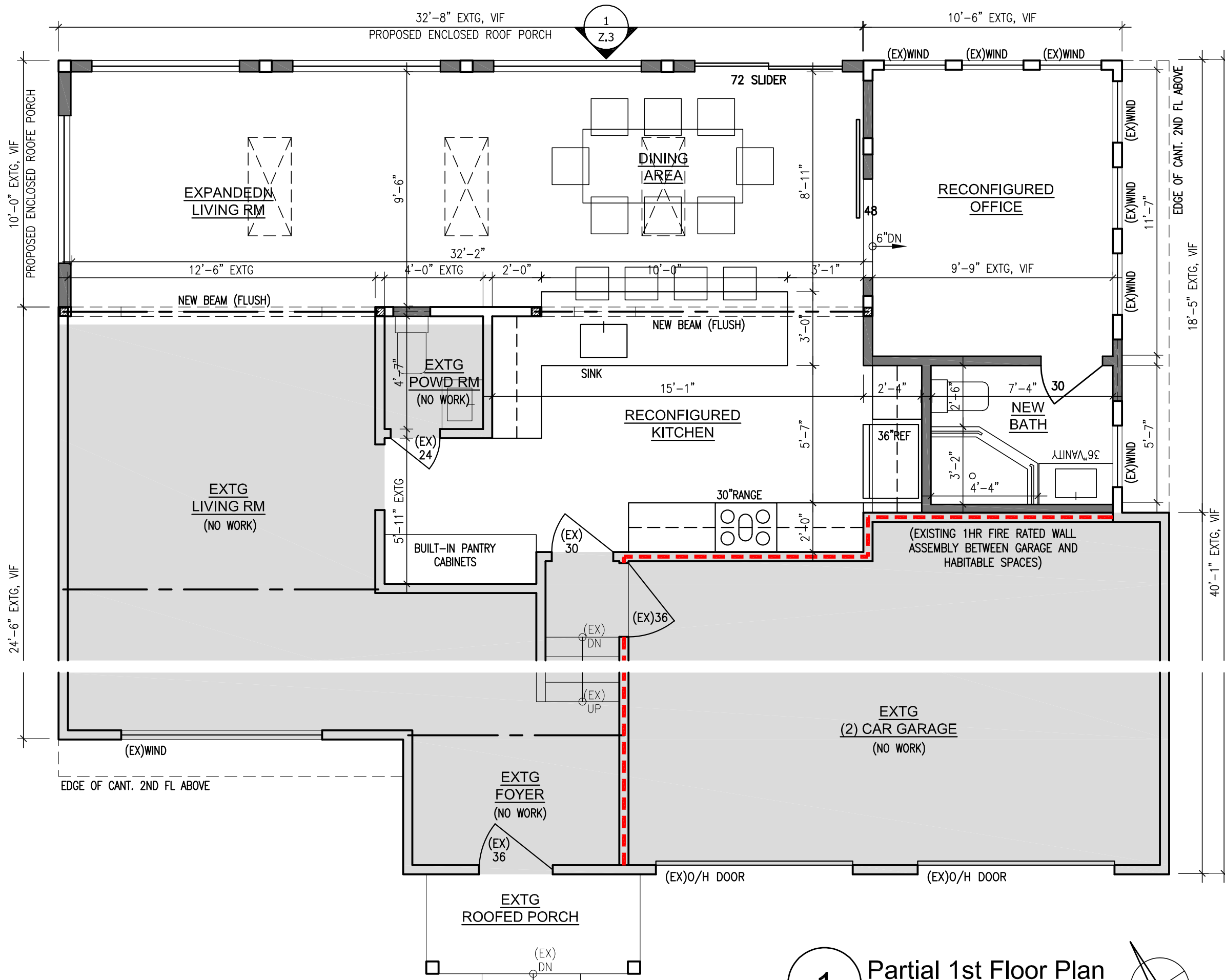
**2 Site Plan**  
SCALE: 1/16" = 1'-0"  
0' 8' 16' 32'

# DRAWING SYMBOLS

-  EXTG WALL TO REMAIN
-  EXTG TO BE DEMOLISHED
-  NEW WALL CONSTRUCTION
-  AREA NOT IN SCOPE
-  1HR FIRE RATED ASSEMBLY
-  SECTION/ ELEVATION KEY
-  DOOR/ OPENING SIZE DESIGNATION
-  ELEVATION/ CLG HEIGHT KEY
-  (EX)/ (N)/ (R) SUFFIX INDICATED EXISTING, NEW OR RELOCATED
-  WOOD POST, TYP.
-  ARROW INDICATES DIRECTION OF FLOOR FRAMING SPAN

# APPLICABLE CODES:

- UNIFORM CONSTRUCTION CODE, STATE OF NJ  
REHABILITATION SUBCODE NJAC 5:23-6
- INTERNATIONAL RESIDENTIAL CODE 2021, NJ
- NATIONAL ELECTRICAL CODE (NEC/ NFPA70) 2020
- INTERNATIONAL FIRE CODE (IFC) 2018
- INTERNATIONAL MECHANICAL CODE 2021
- NATIONAL STANDARD PLUMBING CODE (NSPC) 2021
- INTERNATIONAL ENERGY CONSERVATION CODE 2021
- INTERNATIONAL FUEL GAS CODE 2021



*Tomasz Bona*  
NJ Lic# 21A101852900

<b>ARCHITECT</b> <b>Tomasz Bona, R.A.</b> 26 4th Street, Wood Ridge, NJ 07075 (201) 575-9539	<b>DRAWING</b> <b>1st Floor Construction Plan and Dwg Symbols</b> 1/4" = 1'-0" May 22, 2024	<b>PROJECT</b> <b>Roofed Porch Enclosure &amp; Alteration</b> 62 Central Avenue Demarest, NJ 07627	<b>OWNER</b> <b>Raymond &amp; Nicole Greiche</b> 62 Central Avenue, Demarest, NJ 07627 (201) 851-6884
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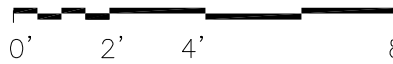
Z.2

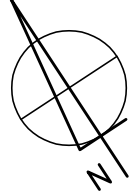
Dwg 2 of 3

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## Partial 1st Floor Plan

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





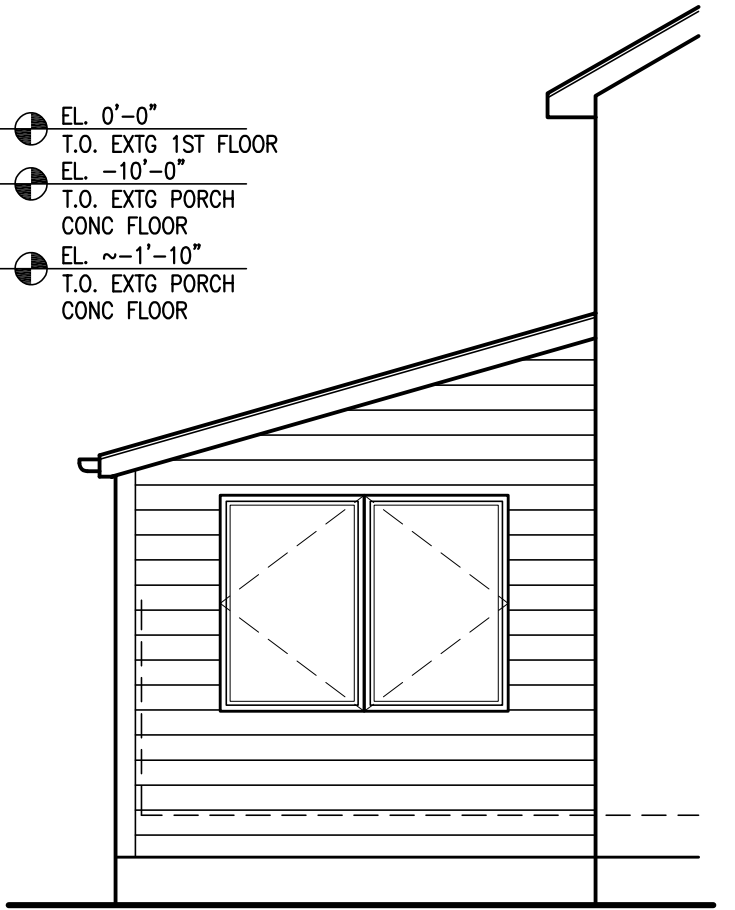


- EL. ~8'-6"  
T.O. EXTG 2ND FL
- 7'-8 1/2" EXTG CLG
- EL. 0'-0"  
T.O. EXTG 1ST FLOOR
- EL. -10'-0"  
T.O. EXTG PORCH CONC FLOOR
- EL. ~-1'-10"  
T.O. EXTG PORCH CONC FLOOR

PROPOSED NEW STEPS

PROPOSED ENCLOSED ROOFED PORCH WITH FINISHES MATCHING EXISTING RESIDENCE

**1** Exterior Rear (North) Elevation  
SCALE: 1/4" = 1'-0"  
0' 2' 4' 8'



**2** Partial Exterior Side (West) Elevation  
SCALE: 1/4" = 1'-0"  
0' 2' 4' 8'

*Tomasz Bona*  
NJ Lic# 21AI01852900

<p><b>ARCHITECT</b> Tomasz Bona, R.A. 26 4th Street, Wood Ridge, NJ 07075 (201) 575-9539</p>	<p><b>DRAWING</b> Exterior Elevations 1/4" = 1'-0" May 22, 2024</p>	<p><b>PROJECT</b> Roofed Porch Enclosure &amp; Alteration 62 Central Avenue Demarest, NJ 07627</p>	<p><b>OWNER</b> Raymond &amp; Nicole Greiche 62 Central Avenue, Demarest, NJ 07627 (201) 851-6884</p>	<p><b>Z.3</b> Dwg 3 of 3</p>
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