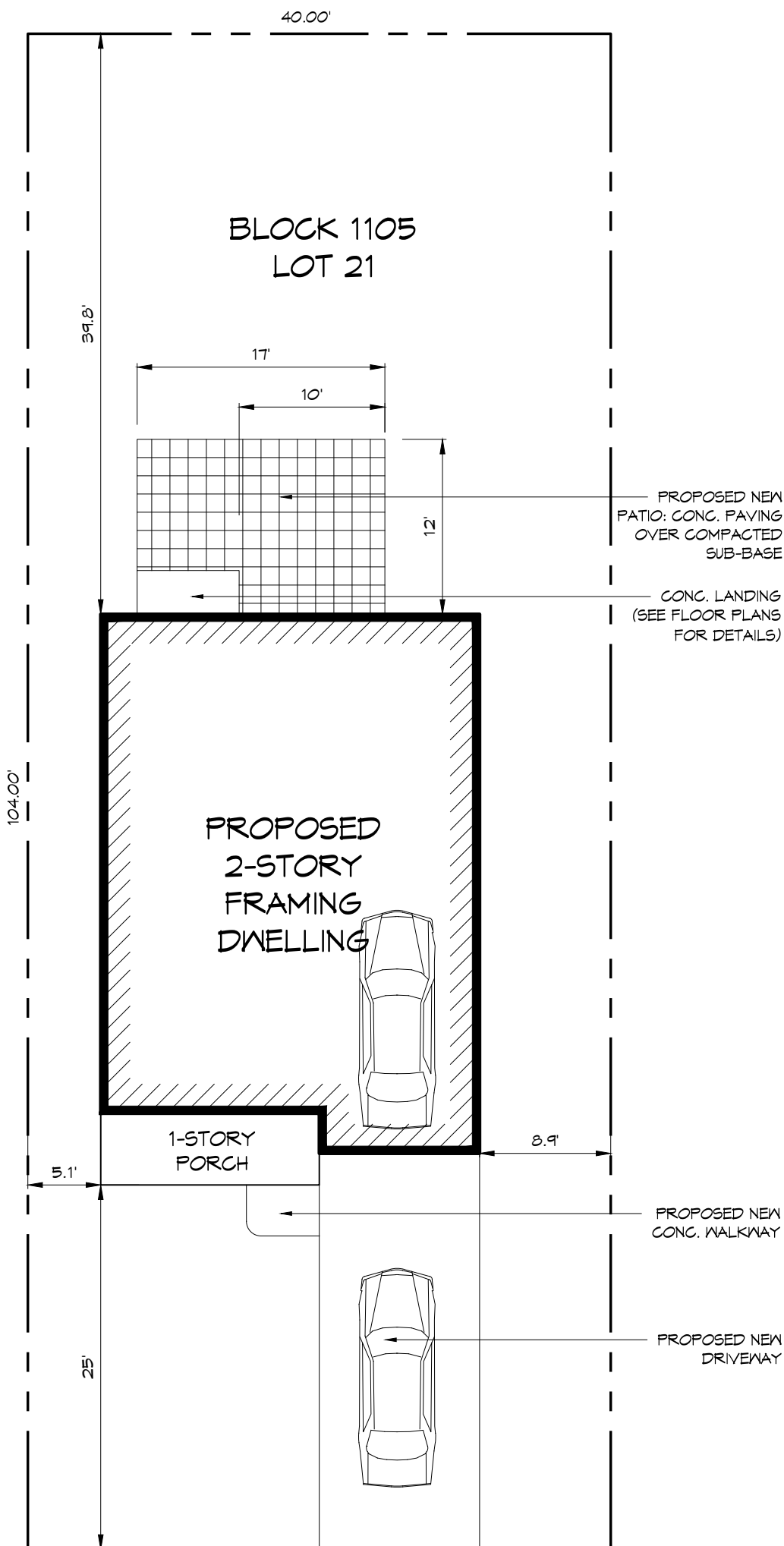


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ZONING ORDINANCE DATA			VARIANCE
ZONE: REVITALIZATION	BLOCK: 1105	LOT: 21	
USE	PERMITTED PROPOSED	R R	
LOT AREA	MINIMUM PROPOSED	4,000 S.F. 4,160 S.F.	
LOT DEPTH	MINIMUM PROPOSED	100' 100'	
LOT WIDTH	MINIMUM PROPOSED	40' 40'	
FRONT YARD SETBACK	MINIMUM PROPOSED	25' 25'	
SIDE SETBACK (ONE)	MINIMUM PROPOSED	5' 5.1'	
SIDE SETBACK (BOTH)	MINIMUM PROPOSED	13' 14'	
REAR SETBACK	MINIMUM PROPOSED	20' 39.8'	
BUILDING HEIGHT (FEET)	MAXIMUM PROPOSED	40' 24.3'	
BUILDING HEIGHT (STORIES)	MAXIMUM PROPOSED	2.5 2	
LOT COVERAGE (BUILDING)	MAXIMUM PROPOSED	30 % 23.9 %	
LOT COVERAGE (IMPERVIOUS)	MAXIMUM PROPOSED	40 % 36.4 %	



EVANS ARCHITECTS AIA

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**SINGLE FAMILY
2-STORY RESIDENTIAL
FOR
ROSE THREE
BLOCK 1105, LOT 21
CHANDLER AVENUE
ROSELLE, NEW JERSEY**

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DRW BY	DATE	REV	COMMENT
DK	09/11/17		PRELIMINARY DRAWINGS

SITE PLAN

MATTHEW G. EVANS
ARCHITECT • PLANNER

JOHN EVANS
PROFESSIONAL ENGINEER
LAND SURVEYOR

SHEET
NUMBER

S-1

R.A. LIC. NO. 13803
P.P. LIC. NO. 5662

R.A. N.J.3677 PE.LS. N.J. 9681
PE. LS.N.J.LIC. 24GB00968100

SITE PLAN

SCALE: 1" = 10'-0"