

# FERRIE RESIDENCE

30 KNOLLWOOD AVENUE  
MADISON, NEW JERSEY 07940

## SURVEYOR NOTE

INFORMATION GIVEN HAS BEEN OBTAINED FROM A SURVEY PREPARED BY:

MORGAN ENGINEERING & SURVEYING  
P.O. BOX 5232  
TOMS RIVER, NEW JERSEY 08754  
(732) 270-4640

DATE: MAY 20, 2019

## SUMMARY OF VARIANCES

THIS PROJECT REQUIRES THE FOLLOWING VARIANCES:

- MAXIMUM PRINCIPAL BUILDING COVERAGE
  - MAXIMUM IMPERVIOUS LOT COVERAGE
- AND ANY OTHER VARIANCES THAT MAY BE REQUIRED BY THE BOROUGH OF MADISON.

## N.J.U.C.C NOTES

USE THE FOLLOWING CODE FOR REVIEW:  
2018 INTERNATIONAL RESIDENTIAL CODE  
USE GROUP R-5  
CONSTRUCTION CLASS V-B

## LEGEND

- EXISTING WALLS TO REMAIN
- NEW FRAME WALL

## DRAWING LIST

- V-1: SUMMARY OF VARIANCES, CODE INFORMATION, ZONING INFORMATION, EXISTING AND PROPOSED SITE PLANS
- V-2: EXISTING & PROPOSED FIRST FLOOR PLANS
- V-3: EXISTING & PROPOSED SECOND FLOOR PLANS
- V-4: EXISTING & PROPOSED BASEMENT PLANS
- V-5: EXISTING & PROPOSED FRONT & REAR ELEVATIONS
- V-6: EXISTING & PROPOSED RIGHT SIDE ELEVATIONS
- V-7: EXISTING & PROPOSED LEFT SIDE ELEVATIONS

NO.	REVISION	DATE
	CLIENT MEETING	12.01.2022
	REVISIONS	12.14.2022
	ISSUED FOR LETTER OF DENIAL	12.19.2022
△	REVISIONS	12.22.2022
	ISSUED FOR VARIANCE	01.11.2023

## ZONING REQUIREMENTS & IDENTIFICATION OF VARIANCES

INSTRUCTIONS: Complete all open spaces below by inserting data for the zoning district in which the property is situated. If more space is needed, attach additional copies of this table.

ZONING DISTRICT: R3 Interior Lot BLOCK/ LOT: 905/ 17

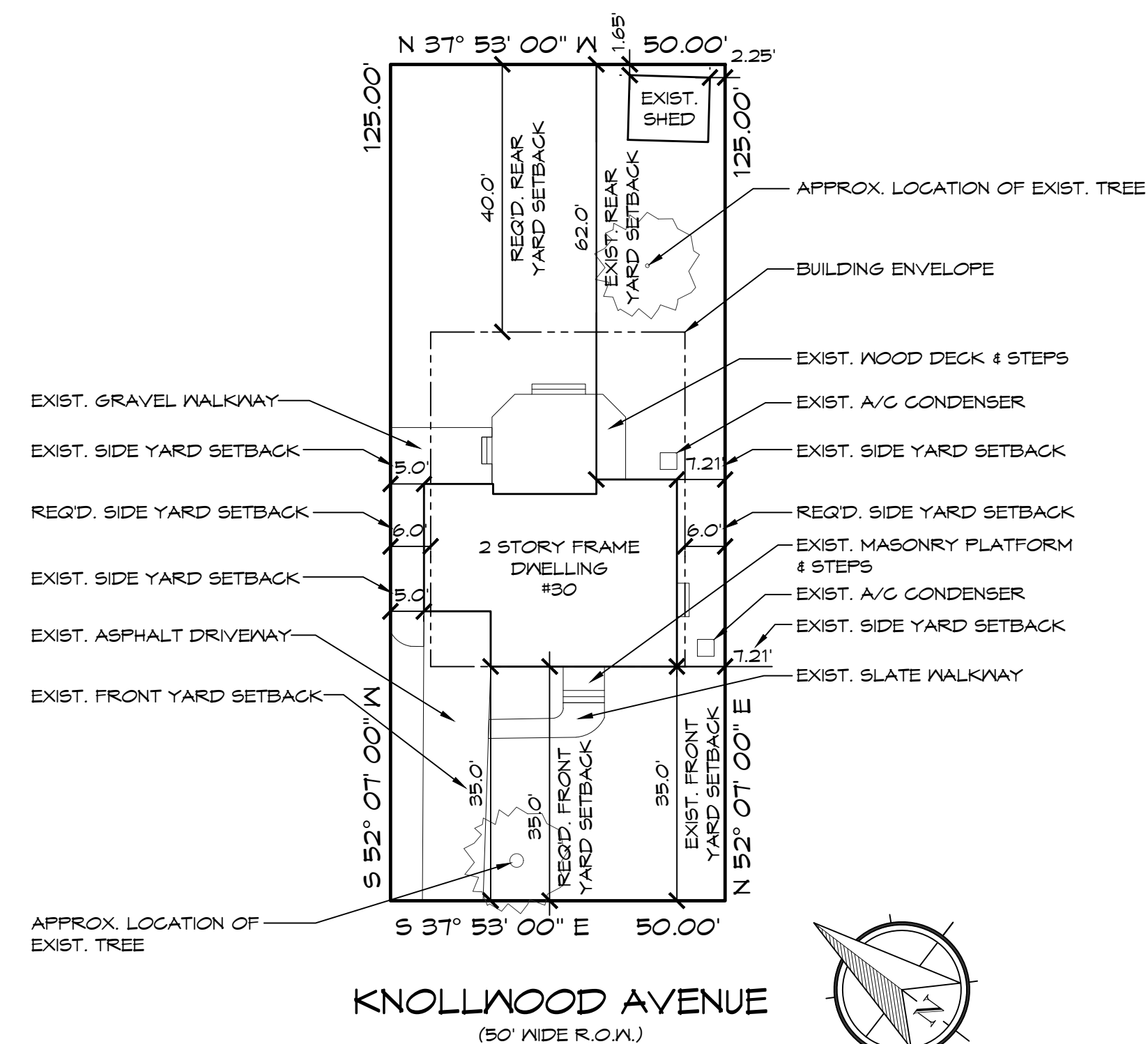
OWNER/ APPLICANT: FERRIE RESIDENCE

PROPERTY ADDRESS: 30 KNOLLWOOD AVENUE

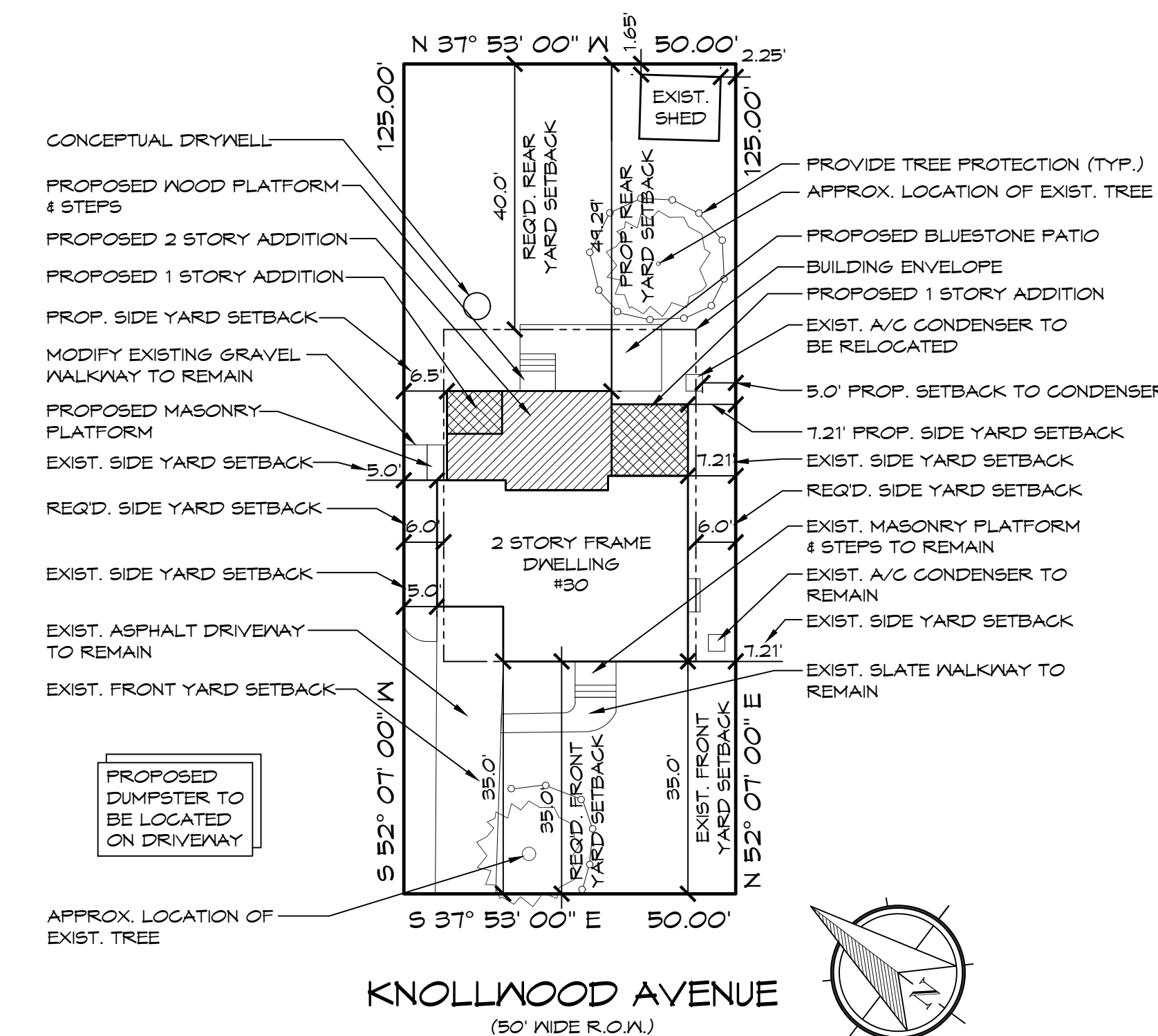
ZONING REQUIREMENT	REQUIRED or PERMITTED	EXISTING	PROPOSED	Check if VARIANCE Requested
<b>LOT:</b>				
Minimum Lot Size (S.F. / Acres)	9,375 S.F.	6,250.0 S.F.	N/C	
Minimum Lot Width (Ft.)	75.0'	50.0'	N/C	
Minimum Lot Depth (Ft.)	100.0'	125.0'	N/C	
<b>PRINCIPAL BUILDING:</b>				
Minimum Front Yard Setback (Ft.)	35.0'	35.0'	N/C	
Minimum Right Side Yard Setback (Ft.)	6.0'	7.21'	7.21'	
Minimum Left Side Yard Setback (Ft.)	6.0'	5.0'	6.5'	
Minimum Rear Yard Setback (Ft.)	40.0'	62.0'	49.29'	
Maximum Building Height (Ft.)	35.0'	25.29'	25.29'	
Maximum Building Stories	2-1/2	2	N/C	
Maximum Principal Building Coverage (S.F.)	937.5 S.F.	934.0 S.F.	1,413.0 S.F.	X
Maximum Principal Building Coverage (%)	15.0%	14.9%	22.6%	
<b>ACCESSORY STRUCTURE:</b>				
Minimum Side Yard Setback (Ft.)	5.0'	2.25'	N/C	
Minimum Rear Setback (Ft.)	5.0'	1.63'	N/C	
Maximum Floor Area (S.F.)	311.3'	116.0'	N/C	
Maximum Building Height (Ft.)	15.0'	<15.0'	N/C	
<b>IMPERVIOUS LOT COVERAGE:</b>				
(List All Additional Impervious Surfaces, Including Any Areas Not Listed Below)				
1. Principal Building Coverage (Insert S.F. from above)		934.0 S.F.	1,413.0 S.F.	
2. Garage (Detached)				
3. Shed		116.0 S.F.	116.0 S.F.	
4. Driveway		416.0 S.F.	416.0 S.F.	
5. Front Walk/ Stoop		93.0 S.F.	93.0 S.F.	
6. Rear Walks/ Patio			183.0 S.F.	
7. Unenclosed/ Porches/ Stoop Overhang			16.0 S.F.	
8. Chimney		9.0 S.F.	9.0 S.F.	
9.				
10.				
TOTAL IMPERVIOUS LOT COVERAGE (S.F.)	1,905.0 S.F.	1,568.0 S.F.	2,246.0 S.F.	X
TOTAL IMPERVIOUS LOT COVERAGE (%)	30.0%	25.1%	35.9%	
Other Requirements (If Applicable)				
Drywell Required If Proposed Roof Area > 400 s.f.			479.0 S.F.	

**NOTE:** The Zoning Requirements are in Chapter 195 of the Borough of Madison Code, which is available online at [WWW.ROSENET.ORG/GOV](http://WWW.ROSENET.ORG/GOV)

Area of Neighbor's Driveway = 107.0 S.F.



1 EXISTING SITE PLAN  
V-1 SCALE: 1" = 20'-0"



2 PROPOSED SITE PLAN  
V-1 SCALE: 1" = 20'-0"

## SUMMARY OF REVISIONS:

- △ REVISED SITE PLANS TO SHOW NEW A/C LOCATION/ SETBACK, SETBACKS TO SHED, PATIO MATERIAL, TREES/ TREE PROTECTION, CONCEPTUAL DRYWELL, REVISED ZONING REQUIREMENTS & ADDED DUMPSTER LOCATION NOTE

CLIENT NAME AND ADDRESS:

**FERRIE RESIDENCE**  
30 KNOLLWOOD AVENUE  
MADISON, NEW JERSEY 07940  
BLOCK: 905 LOT: 17

PAGE TITLE:

SUMMARY OF VARIANCES,  
CODE & ZONING INFORMATION  
EXIST. & PROPOSED SITE PLANS

DATE: 11.10.2022

SCALE: AS NOTED

DRAWN BY: KSB / DN

JOB #: 20-008

PAGE NO.

V-1