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 additional space is required, attach additional copies of this table.

ZONING DISTRICT: UNIVERSITY **BLOCK/LOT:** 101 / 6
OWNER/APPLICANT: FAIRLEIGH DICKINSON UNIVERSITY
PROPERTY ADDRESS: 285 MADISON AVENUE

ZONING DATA

ZONING REQUIREMENT	REQUIRED OR PERMITTED	EXISTING		PROPOSED	VARIANCE REQUESTED
LOT					
MINIMUM LOT SIZE (S.F./ACRES)	25 AC.	29.5141 AC.		29.5141 AC.	NO
MINIMUM LOT WIDTH (FT.)	1,000	1524		1524	NO
MINIMUM LOT DEPTH (FT.)	N/A	973		973	NO
PRINCIPAL BUILDING					
MINIMUM FRONT YARD SETBACK (FT.)	100	53.6	GATEHOUSE	53.6	NO
		N/A	PRESS BOX	110	NO
MINIMUM RIGHT SIDE YARD SETBACK (FT.)	50	844	GATEHOUSE	844	NO
		N/A	PRESS BOX	1050	NO
MINIMUM LEFT SIDE YARD SETBACK (FT.)	50	628.33	GATEHOUSE	628.33	NO
		N/A	PRESS BOX	428	NO
MINIMUM REAR YARD SETBACK (FT.)	50	736.25	GATEHOUSE	736.25	NO
		N/A	PRESS BOX	672	NO
MAXIMUM BUILDING HEIGHT (FT.)	40 FT UP TO 66FT*	30	GATEHOUSE	30	NO
		N/A	PRESS BOX	26'-2"	NO
MAXIMUM BUILDING STORIES	N/A	2	GATEHOUSE	2	NO
		2	PRESS BOX	2	NO
MAXIMUM PRINCIPAL BUILDING COVERAGE (S.F.)	N/A	1468	GATEHOUSE	1468	NO
		N/A	PRESS BOX	1534	NO
MAXIMUM PRINCIPAL BUILDING COVERAGE (%)	N/A	0.0011	GATEHOUSE	0.11%	NO
		N/A	PRESS BOX	0.12%	NO
ACCESSORY STRUCTURE					
MINIMUM FRONT YARD SETBACK (FT.)	100	2.7	PIER	2.7	NO
		31	SHED 1	121.6; 53.79	YES
		545	SHED 2	624	NO
		146	SHED 3	N/A	NO
		120	BLEACHERS	104	NO
		69	BATTING TUNNEL	119	NO
		148	BACKSTOP NET	108; 125	NO
		N/A	FLAGPOLE	510	NO
		192	FOULPOLE	168; 81.5	YES
		523	SCOREBOARD	511	NO
		N/A	DUGOUT	113	NO
		N/A	BALLSTOPPER NET	491	NO
MINIMUM SIDE YARD SETBACK (FT.)	50	3.64	PIER	3.64	NO
		461	SHED 1	53	NO
		416	SHED 2	382	NO
		415	SHED 3	N/A	NO
		279	BLEACHERS	370	NO
		286	BATTING TUNNEL	81	NO
		386	BACKSTOP NET	236, 370	NO
		N/A	FLAGPOLE	313	NO
		16.75	FOULPOLE	81	NO
		262	SCOREBOARD	264	NO
		N/A	DUGOUT	309	NO
		N/A	BALLSTOPPER NET	245	NO
MINIMUM REAR YARD SETBACK (FT.)	50	790	PIER	790	NO
		772	SHED 1	656	NO
		258	SHED 2	184	NO
		658	SHED 3	N/A	NO
		679	BLEACHERS	1039	NO
		701	BATTING TUNNEL	660	NO
		629	BACKSTOP NET	612	NO
		N/A	FLAGPOLE	303	NO
		300	FOULPOLE	325	NO
		286	SCOREBOARD	294	NO
		N/A	DUGOUT	560	NO
		N/A	BALLSTOPPER NET	300	NO
MAXIMUM FLOOR AREA (S.F.)		387	SHED 1	387	NO
		100	SHED 2	96	NO
		74	SHED 3	N/A	NO
		N/A	DUGOUTS	531; 588	NO
MAXIMUM BUILDING HEIGHT (FT.)	15	12'	PIER	12'	NO
		11'-1"	SHED 1	11'-1"	NO
		8'-3"	SHED 2	>15'	NO
		8'-3"	SHED 3	N/A	NO
		7'-6"	BLEACHERS	15	NO
		13'-6"	BATTING TUNNEL	14	NO
		20'	BACKSTOP	44/40	NO
		N/A	FLAGPOLE	35	NO
		16'	FOULPOLE	30	NO
		11'-4"	SCOREBOARD	19'-11"	NO
		N/A	DUGOUT	12'-3"	NO
		N/A	BALLSTOPPER NET	20	NO
IMPERVIOUS LOT COVERAGE					
1. PRINCIPAL BUILDING COVERAGE (S.F.)		1468		3002	NO
2. GARAGE		0		0	NO
3. SHED		563		96	NO
4. ROAD/DRIVEWAY		40518		46322	NO
5. FRONT WALKS/STOOP		5585		23872	NO
6. REAR WALKS/PATIO		N/A		N/A	NO
7. TRACK		76720		83610.2	NO
8. PARKING		19711		22626	NO
9. MISCELLANEOUS		4776		1599	NO
10. DUGOUT		0		1535	NO
TOTAL IMPERVIOUS LOT COVERAGE (S.F.)	257,127	149341		182662.2	NO
TOTAL IMPERVIOUS LOT COVERAGE (%)	20%	11.62%		14.21%	NO

4/20/2020