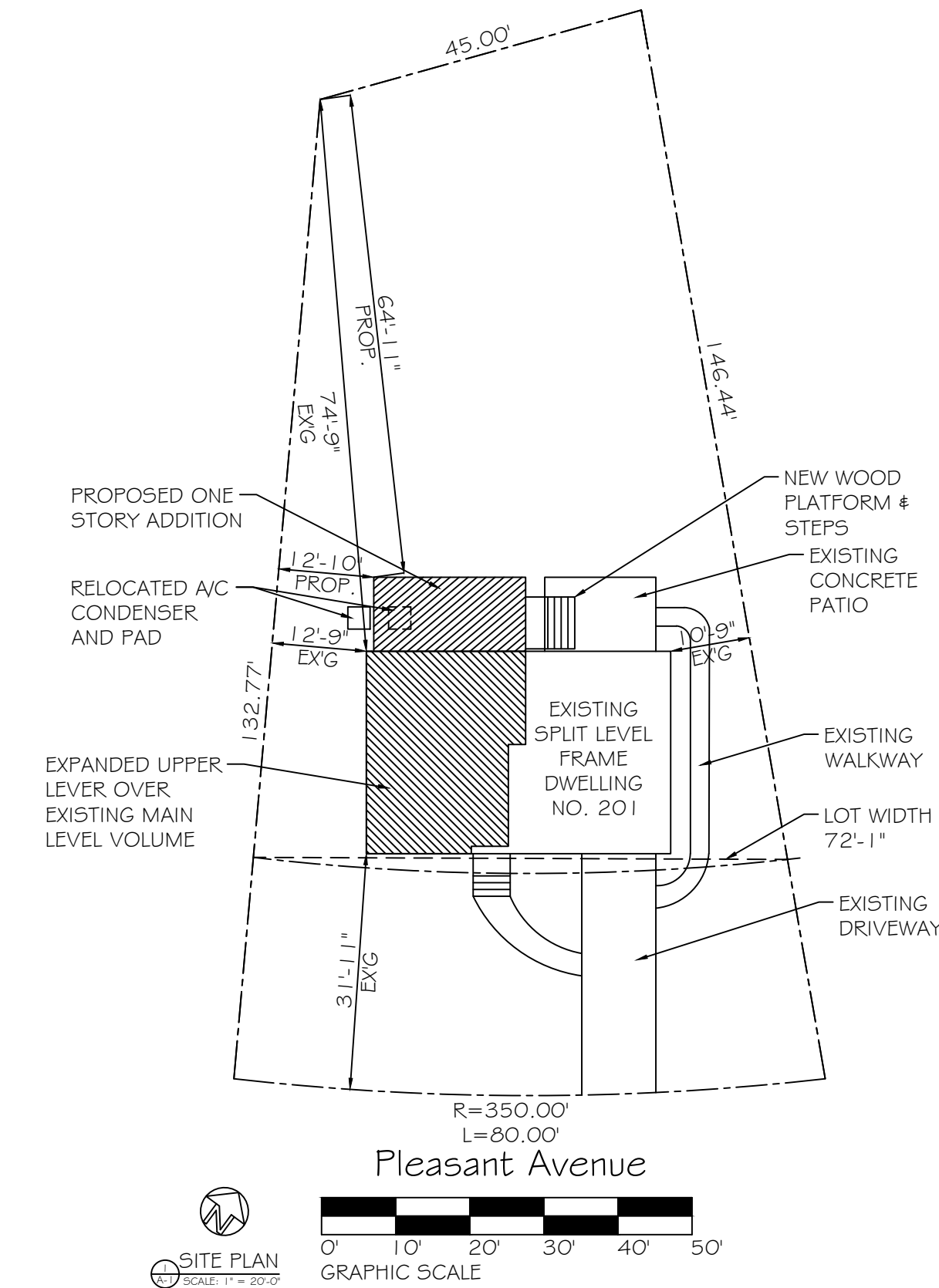




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ZONING ANALYSIS			
ADDRESS:	201 PLEASANT AVENUE	USE GROUP:	R-5
BLOCK:	24	CONSTRUCTION TYPE:	5B
LOT:	16	SF OF ADDITION:	753 SF
ZONE:	R-75	SF OF LARGEST FLOOR:	1,147 SF
LOT SIZE:	8,678 SF	NEW VOLUME:	7,991 CU.FT.

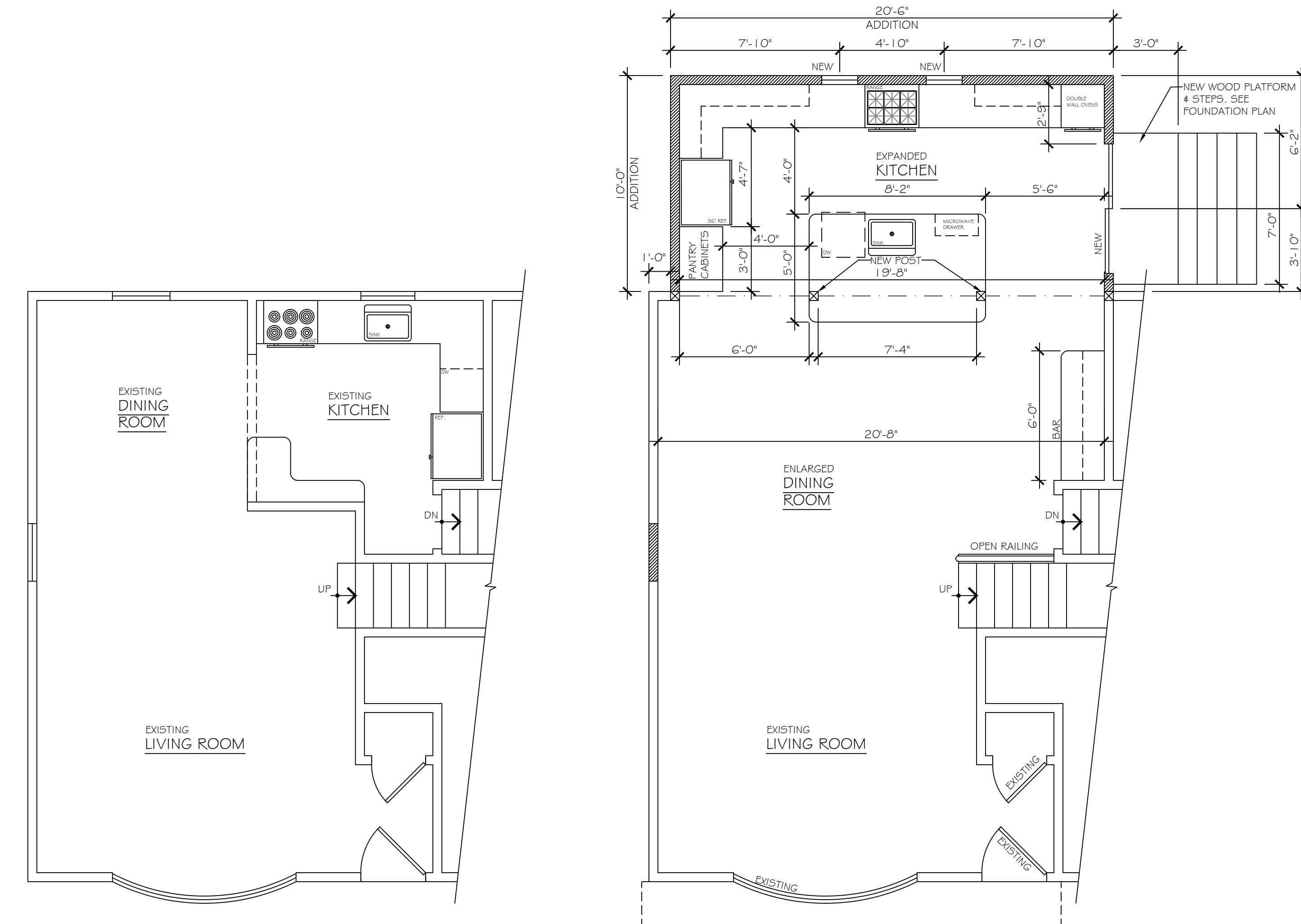
FLOOR AREA CALCULATIONS:				
	EXISTING	DEDUCT.	ADD	TOTAL
CELLAR FLOOR AREA (NON-HABITABLE):	524 SF	0 SF	0 SF	524 SF
LOWER LEVEL FLOOR AREA:	915 SF	0 SF	205 SF	1,120 SF
UPPER LEVEL FLOOR AREA:	599 SF	0 SF	548 SF	1,147 SF
TOTALS (HABITABLE):	1,514 SF	0 SF	753 SF	2,267 SF

IMPROVEMENT COVERAGE CALCULATIONS:				
LOT SIZE: 8,678 SF X 35% = 3,037 MAX IMPROVEMENT COVERAGE				
	EXISTING	DEDUCT.	ADD	TOTAL
HOUSE:	1,123 SF	0 SF	205 SF	1,328 SF
FRONT PLATFORM:	29 SF	0 SF	0 SF	29 SF
DRIVEWAY:	324 SF	0 SF	0 SF	324 SF
FRONT & SIDE WALKWAYS:	174 SF	0 SF	0 SF	174 SF
A/C PAD:	9 SF	-9 SF	9 SF	9 SF
CONCRETE PATIO:	150 SF	0 SF	0 SF	150 SF
TOTALS:	1,809 SF	-9 SF	214 SF	2,014 SF
ACTUAL IMPROVEMENT COVERAGE:	2,014 SF			
MAX IMPROVEMENT COVERAGE:	3,037 SF			

BUILDING COVERAGE CALCULATIONS:				
LOT SIZE: 8,678 SF X 23.5% = 2,039 SF MAX BUILDING COVERAGE				
	EXISTING	DEDUCT.	ADD	TOTAL
HOUSE:	1,123 SF	0 SF	205 SF	1,328 SF
WOODEN PLATFORM & STEPS:	0 SF	0 SF	46 SF	46 SF
TOTALS:	1,123 SF	0 SF	251 SF	1,374 SF
ACTUAL BUILDING COVERAGE:	1,374 SF			
MAX BUILDING COVERAGE:	2,039 SF			

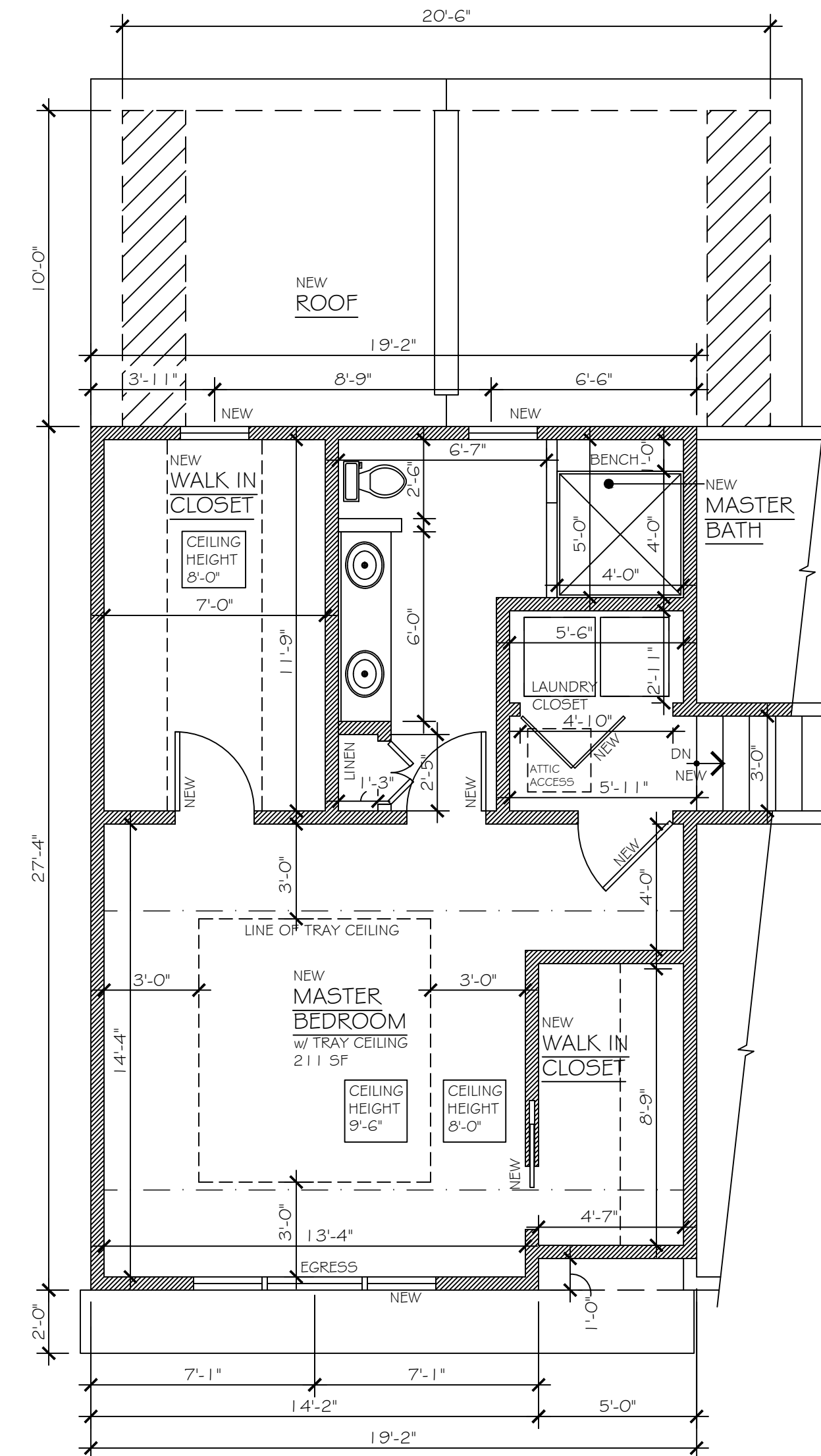
BUILDING HEIGHT:			
	REQUIRED	EXISTING	PROPOSED
HOUSE:	27'-0"	+/- 22'-5"	25'-3"
STORIES:	2	2	2-1/2

YARD REQUIREMENTS:			
LOT WIDTH = 72'-1"			
FRONT YARD SETBACK:	REQUIRED	EXISTING	PROPOSED
SIDE YARD 1 (20% OF 72'-1" = 14'-5"; 14'-0" MIN.):	14'-5"	12'-9"	NO CHANGE
SIDE YARD 2 (13% OF 72'-1" = 9'-4"; 9'-0" MIN.):	9'-4"	10'-9"	NO CHANGE
SIDE YARD TOTALS (33% OF 72'-1" = 23'-9"):	23'-9"	23'-6"	23'-7"
REAR YARD SETBACK:	25'-0"	74'-9"	64'-11"
*NO INCREASE TO EXISTING NON-CONFORMING **SEEKING VARIANCE			



EXISTING PARTIAL MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

PROPOSED PARTIAL MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



PROPOSED UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND	
DRAWING TAGS	
ELEVATION REFERENCE DRAWING NUMBER	
SECTION REFERENCE DRAWING NUMBER	
REVISION CLOUD & TAG	
WALL TYPES	PLAN SYMBOLS
EXISTING, TO REMAIN	POST
EXISTING, TO BE REMOVED	BEAM
NEW WALL CONSTRUCTION	WINDOW SYMBOL
CONCRETE / CMU	DOOR SYMBOL
	EXIST DOOR
	NEW DOOR

VARIANCE NOTE:
THE HOMEOWNERS OF 201 PLEASANT AVENUE FANWOOD, ARE SEEKING THE FOLLOWING VARIANCES FROM THE FANWOOD PLANNING BOARD:
1. SIDE YARD SETBACK
2. COMBINED SIDE YARD SETBACK
BELOW IS A LIST OF THE EXISTING NON-CONFORMING CONDITIONS OF THE PROPERTY:
1. SIDE YARD SETBACK
2. COMBINED SIDE YARD SETBACK

REVISION DATE

SEAL

PROJECT TITLE
SMITH RESIDENCE
201 PLEASANT AVE
FANWOOD, NJ

DRAWING TITLE
VARIANCE

**SITE PLAN
ZONING
FLOOR PLANS**

DATE
09-05-2025

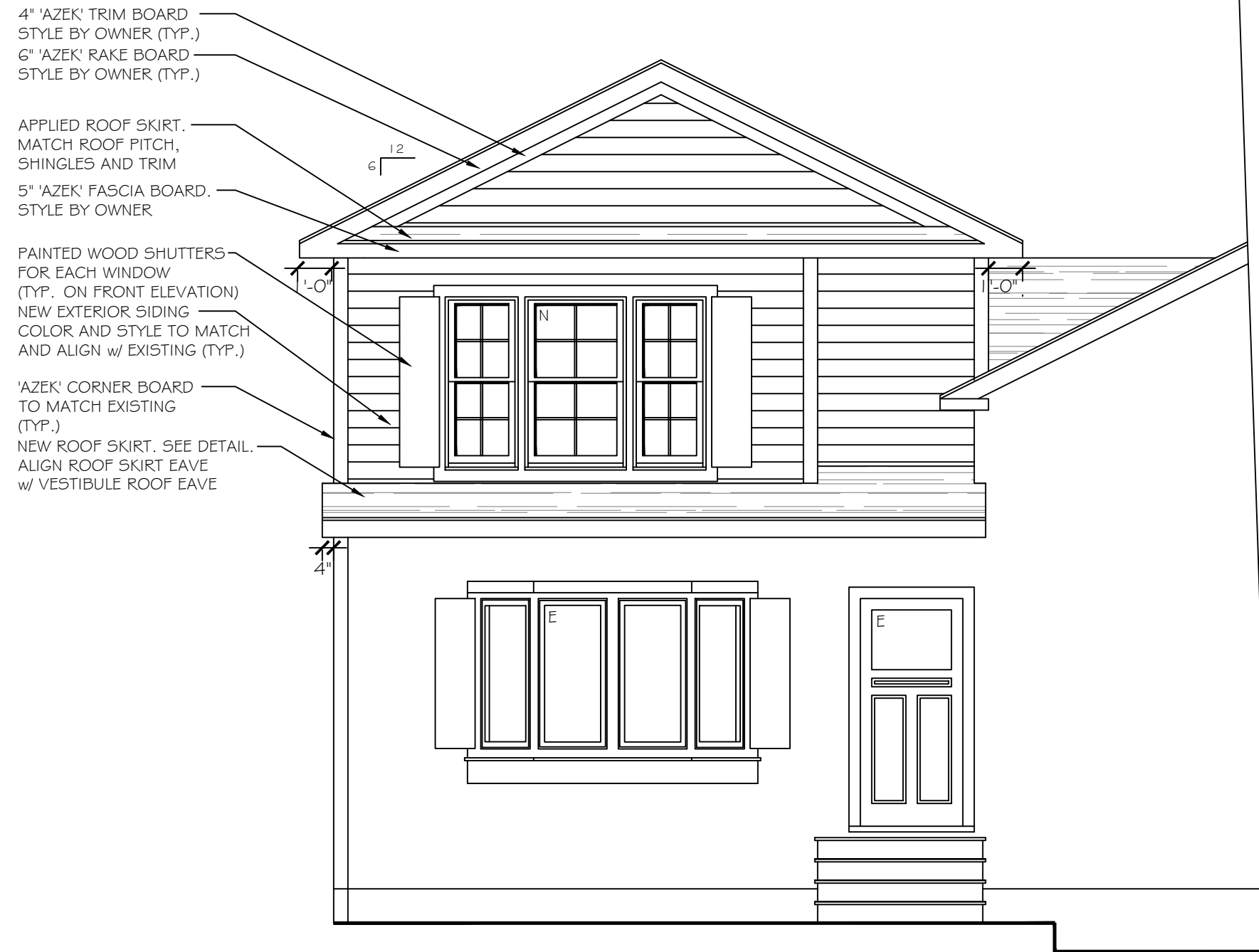
SCALE
AS NOTED

SHEET # 1 OF 2

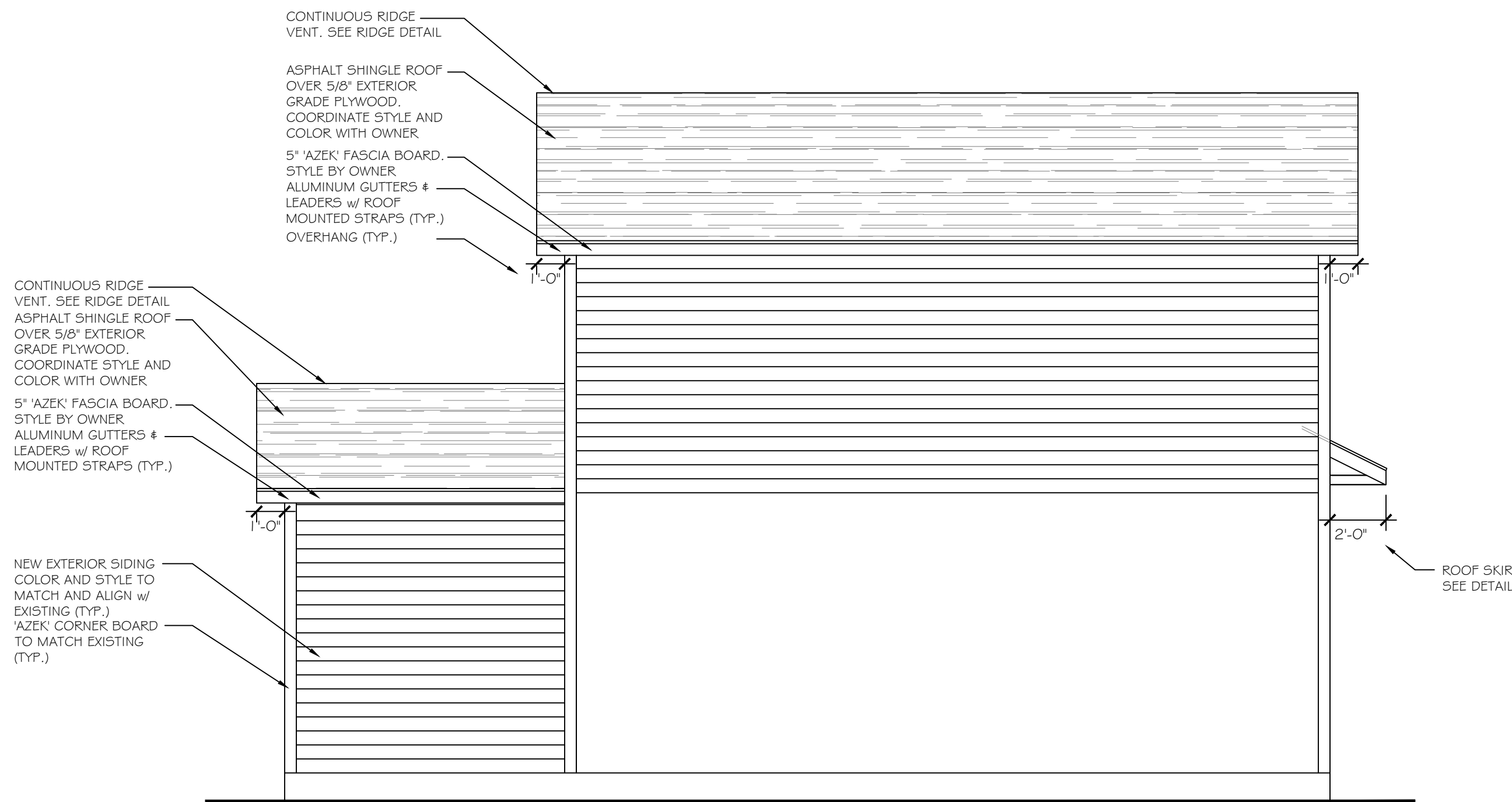
V-1
PROJECT #
1386



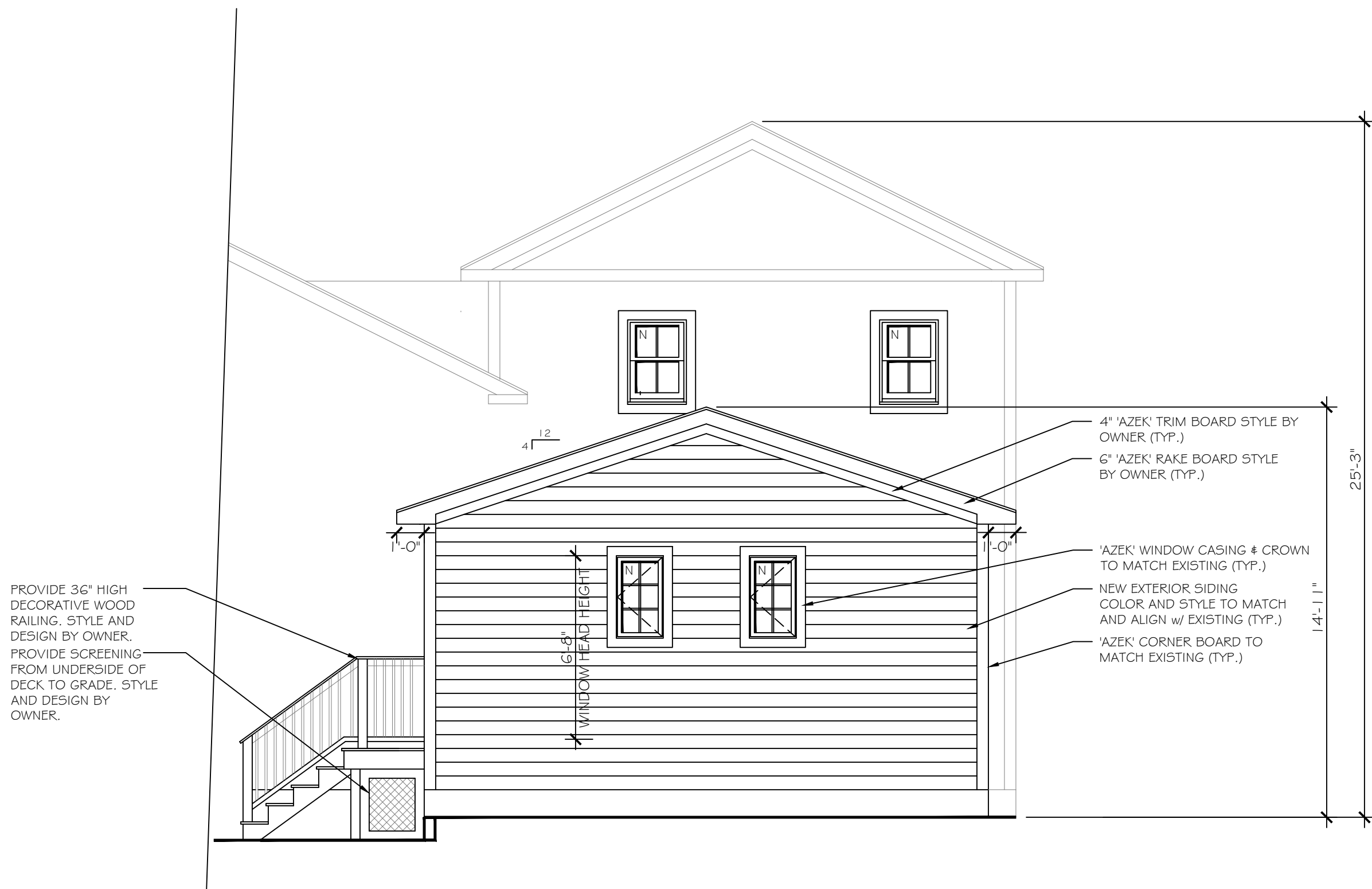
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PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

REVISION DATE

SEAL

PROJECT TITLE
**SMITH
RESIDENCE**
201 PLEASANT AVE
FANWOOD, NJ

DRAWING TITLE
VARIANCE

**EXTERIOR
ELEVATIONS**

DATE
09-05-2025

SCALE
AS NOTED

SHEET # 2 OF 2

V-2

PROJECT #
1386