

08 FRONT ELEVATION
 Z-1.0
 0 4'-0" 8'-0" 16'-0" SCALE: 1/8" = 1'-0"

07 RIGHT SIDE ELEVATION
 Z-1.0
 0 4'-0" 8'-0" 16'-0" SCALE: 1/8" = 1'-0"

06 REAR ELEVATION
 Z-1.0
 0 4'-0" 8'-0" 16'-0" SCALE: 1/8" = 1'-0"



05 EXISTING FRONT VIEW
 Z-1.0
 NOT TO SCALE

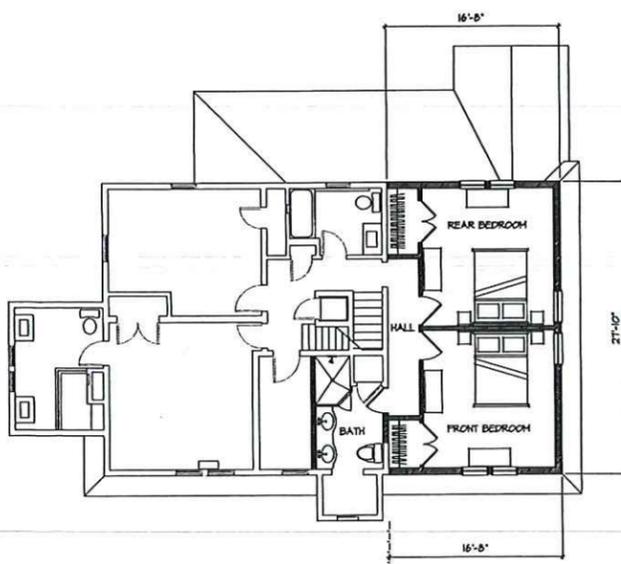


04 EXISTING RIGHT SIDE VIEW
 Z-1.0
 NOT TO SCALE

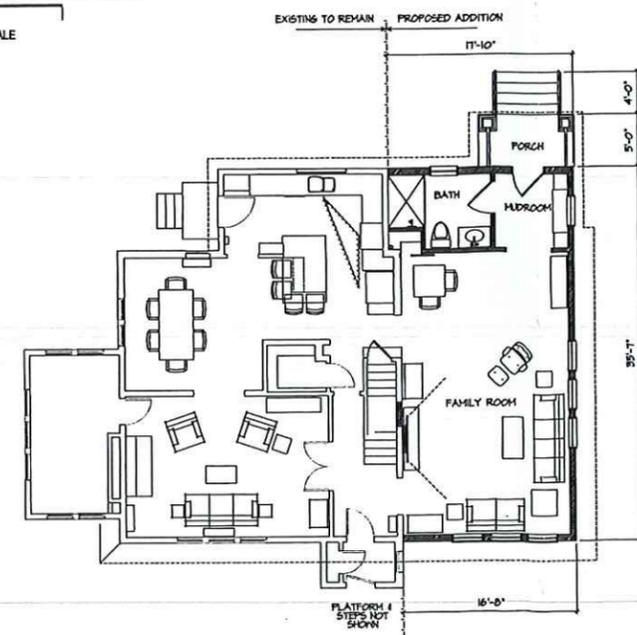
ZONING DATA INFORMATION SCHEDULE				
Zoning Board Review				
23 Russell Road FANWOOD, NJ 07023				
ITEM	EXIST.	PROP.	PERM.	VAR. 7
HEIGHT (STOREYS)	UNK	MC	2 8108.5	7
SETBACKS (FT.)	15.81	MC	30	NO
FRONT YARD	35.42	23.74	15	NO
SIDE YARD	4.86	MC	10	NO
TOTAL SIDE YARD (50% OF LOT WIDTH)	43.37	28.88	27.57	NO
SIDE YARD (ACCESSORY BUILDING)	NA	NA	3	NO
REAR YARD	35.24	MC	25	NO
REAR YARD (ACCESSORY BUILDING)	3.38	MC	3	NO
LOT AREA (SF)	11,084	MC	7,500	NO
LOT WIDTH (FT.)	81.56	MC	75	NO
LOT FRONTAGE (FT.)	80.3	MC	50	NO
BUILDING COV. (%)	13.26%	18.85%	22.2%	NO
(SF)	1471	2511	2411	259
LOT COVERAGE (%)	31.66%	33.58%	35%	NO
(SF)	2516	3729	3643	158

ZONING CALCULATIONS		
ITEM	EXIST. (SF)	ADDT. (SF)
A MAIN BUILDING FOOTPRINT	1058	802
A SIDE ENTRY VESTIBULE	29	29
A ACCESSORY STRUCTURE (GARAGE)	342	342
A ACCESSORY STRUCTURE (SHED)	NA	342
B SIDE PLATFORM & PLATFORM	41	8
B REAR PORCH	NA	47
C FRONT DECK & STEPS	NA	8
D FRONT WALK	58	70
D REAR PLATFORM	19	0
D REAR STEPS	8	26
D PATIO	316	8
D REAR DECK WALKS	8	165
D REAR GARDEN PAVERS	81	41
D DRIVES	1551	401
E POOL	NA	8
BUILDING COV. (%)	13.26%	18.85%
(A+B) BUILDING AREA	1400	1158
LOT COVERAGE	31.66%	33.58%
(A+B) BUILDING AREA	1400	1158

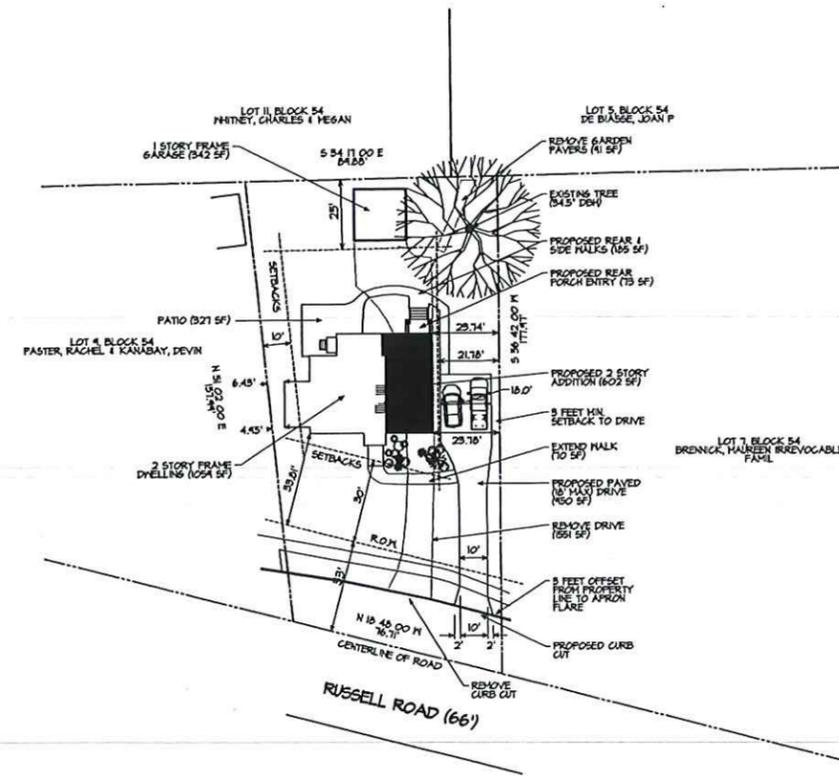
- NOTES
- BUILDING COVERAGE AND LOT AREA BASED UPON LOT AREA EXCLUDING MOST OF ANY
 - NO CHANGE TO DRIVE
 - LINE BEING LINED
 - INCLUDED IN MAIN BUILDING FOOTPRINT
 - DECK STRUCTURES NOT INCLUDED IN COVERAGE (NA TABLE B)
 - BARRED ON LOT WIDTH - NA TABLE B, Item 1
 - BARRED ON LOT WIDTH - NA TABLE B, Item 2
 - BARRED ON LOT AREA - NA TABLE B, Item 3
 - LOT WIDTH MEASURED PARALLEL TO THE FRONT LINE AT THE WIDEST POINT AND TRACK
 - EXISTING SIDE PORCHING
 - THE PROPOSED REMOVAL OF THE EXISTING DRIVE LEADING TO THE EXISTING GARAGE WILL RESULT IN THE
 - ACCESSORY USE OF THE GARAGE BEING CONVERTED TO A WALKWAY & REQUIRED FOR A WALKWAY IN EXCESS OF THE PERMITTED USE.



03 SECOND FLOOR PLAN
 Z-1.0
 0 4'-0" 8'-0" 16'-0" SCALE: 1/8" = 1'-0"



02 FIRST FLOOR PLAN
 Z-1.0
 0 4'-0" 8'-0" 16'-0" SCALE: 1/8" = 1'-0"



01 PROPOSED SITE PLAN
 Z-1.0
 0 15' 30' 60' SCALE: 1" = 30 FT

MUNICIPAL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____

CHAIR _____

SECRETARY _____

ENGINEER _____

ZONING BOARD SUBMISSION

THIS DRAWING IS INCOMPLETE UNLESS USED WITH ALL OTHER CONTRACT DOCUMENTS.

PROJECT NO. 11/20/2025 9:48 AM

2303

FLOOR PLANS
 ELEVATIONS
 SITE PLAN
 ZONING DATA INFORMATION SCHEDULE
 EXISTING PHOTOS

SHEET REVISIONS	
#4	
#3	
#2	
#1	

DATE: 21 NOVEMBER 2025

SEAL: *Michael DeBasse*

DRAWING NUMBER: **Z-1.0**

MICHAEL J. DEBIASSE, AIA, PP
 NJRA 10662

SHEET 1 OF 1

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