

SITE DATA CHART				
APPLICANT: 3X LAWRENCE, LLC 53 LAUREL AVENUE CLIFTON, NEW JERSEY 07012				
PROPERTY: BLOCK 94 LOT 12 & 14 - PQ AREA = 0.275± ACRES				
ZONE: R-2B RESIDENTIAL, TWO-FAMILY				
EXISTING USE: TWO FAMILY DWELLING / VACANT		PROPOSED USE: RESIDENTIAL APARTMENTS (14 UNITS)		
BULK REQUIREMENTS				
DESCRIPTION	CODE (R-2B)	EXISTING	PROPOSED	COMPLIANCE
SCHEDULE OF AREA, YARD, AND BUILDING REQUIREMENTS				
MIN. LOT AREA	4,000 SF	11,988 SF	11,988 SF	YES
MIN. LOT WIDTH	40 FT	100 FT	100 FT	YES
PRINCIPAL BUILDING SETBACKS				
MIN. FRONT YARD	20 FT	15.89 FT	10.00 FT	NO*
MIN. SIDE YARD (ONE SIDE)	6 FT	8.20 FT	4.33 FT	NO*
MIN. REAR YARD	25 FT	55.83 FT	39.31 FT	YES
MAX. BUILDING COVERAGE	25%	10.12%	46.94%	NO*
MAX. HEIGHT	40 FT	2 1/2 STORY	40.00 FT-4 STORIES	NO*
MAX. LOT COVERAGE	60%	54.4%	79.3% ⁽¹⁾	NO*
MAX. FLOOR AREA RATIO	0.50	NA	1.47	NO*
OFF STREET PARKING AND LOADING				
MIN. NUMBER OF PARKING SPACES	27 SPACES	NA	25 SPACES	NO*
STALL SIZE	9' X 18'	NA	9' X 18'	YES
aisle width	24 FT.	24 FT.	24 FT.	YES
MIN. WIDTH FOR 2-WAY DRIVEWAY	22 FT.	NA	22 FT.	YES
# OF BIKE RACKS REQUIRED	¹ BIKE RACK PER UNIT (14 BIKE RACKS)	NA	20	YES
PARKING SPACE CALCULATIONS: 6 1-BEDROOM x 1.8 SPACES/UNIT = 10.8 SPACES 8 2-BEDROOM x 2.0 SPACES/UNIT = 16.0 SPACES TOTAL = 27 SPACES				

* VARIANCE REQUESTED

(1) INCLUDES 1,830 SF OF PERMEABLE PAVERS

(2) INCLUDES 3 SPACE EV PARKING CREDIT

COMPARATIVE SITE DATA CHART				
APPLICANT: 3X LAWRENCE, LLC 53 LAUREL AVENUE CLIFTON, NEW JERSEY 07012				
PROPERTY: BLOCK 94 LOT 12 & 14 - PQ AREA = 0.275± ACRES				
ZONE: R-G MULTIFAMILY APARTMENT RESIDENTIAL				
EXISTING USE: TWO FAMILY DWELLING / VACANT		PROPOSED USE: RESIDENTIAL APARTMENTS (14 UNITS)		
BULK REQUIREMENTS				
DESCRIPTION	CODE (R-G)	EXISTING	PROPOSED	COMPLIANCE
SCHEDULE OF AREA, YARD, AND BUILDING REQUIREMENTS				
MIN. LOT AREA	40,000 SF	11,988 SF	11,988 SF	YES
MIN. LOT WIDTH	100 FT	100 FT	100 FT	NO
PRINCIPAL BUILDING SETBACKS				
MIN. FRONT YARD	20 FT	15.89 FT	10.00 FT	NO*
MIN. SIDE YARD (ONE SIDE)	10 FT	8.20 FT	4.33 FT	NO*
MIN. REAR YARD	30 FT	55.83 FT	39.31 FT	YES
MAX. BUILDING COVERAGE	30%	10.12%	46.94%	NO*
MAX. HEIGHT	² 3 STORIES (GARDEN APARTMENT) ⁶ 6 STORIES (MID-RISE APARTMENT)	2 1/2 STORY	40.00 FT-4 STORIES	YES
MAX. LOT COVERAGE	80%	54.4%	79.3%	YES
MAX. FLOOR AREA RATIO	NONE ⁽¹⁾	NA	1.47	NO*
MAX. DENSITY ⁽²⁾	⁷ 7 UNITS (GARDEN APARTMENT) ¹⁴ 14 UNITS (MID-RISE APARTMENT)	NA	14	YES
MIN. OPEN SPACE	20%		??	??
OFF STREET PARKING AND LOADING				
MIN. NUMBER OF PARKING SPACES	27 SPACES	NA	25 SPACES	NO*
STALL SIZE	9' X 18'	NA	9' X 18'	YES
aisle width	24 FT.	24 FT.	24 FT.	YES
MIN. WIDTH FOR 2-WAY DRIVEWAY	22 FT.	NA	22 FT.	YES
# OF BIKE RACKS REQUIRED	¹ BIKE RACK PER UNIT (14 BIKE RACKS)	NA	20	YES
PARKING SPACE CALCULATIONS: 6 1-BEDROOM x 1.8 SPACES/UNIT = 10.8 SPACES 8 2-BEDROOM x 2.0 SPACES/UNIT = 16.0 SPACES TOTAL = 27 SPACES				
DENSITY CALCULATIONS: GARDEN APARTMENTS 25 DWELLINGS/ACRE x 0.275 ACRES = 7 DWELLINGS MID-RISE APARTMENTS 50 DWELLINGS/ACRE x 0.275 ACRES = 14 DWELLINGS				

* VARIANCE REQUESTED

(1) A MINIMUM OF 20% OF THE SITE SHALL CONSIST OF LANDSCAPED OPEN AREA, EXCLUSIVE OF BUILDING AREA, PARKING AREAS AND DRIVEWAYS. A MINIMUM OF 10% OF THE SITE AREA WHICH CAN BE INCLUDED IN THE FOREGOING 20%, MUST BE COMMON OPEN SPACE DEVOTED TO ACTIVE OR PASSIVE RECREATION USE BY THE RESIDENTS OF THE APARTMENT DEVELOPMENT, INCLUDING PLAY AREAS, SITTING AREAS, SWIMMING POOLS AND THE LIKE.

(2) 25 DWELLING UNITS PER ACRE FOR GARDEN APARTMENTS AND 50 DWELLING UNITS PER ACRE FOR MID-RISE APARTMENT BUILDINGS.

(3) INCLUDES 3 SPACE EV PARKING CREDIT