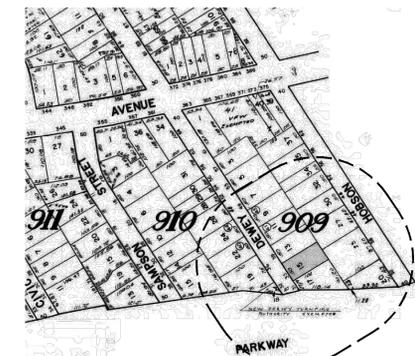
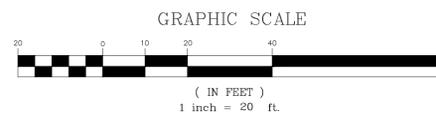


ZONING ORDINANCE DATA				
ZONE: R-1B	LOT: 15		BLOCK : 909	
	PERMITTED	EXISTING	PROPOSED	VARIANCE
USE	R-1B	2 FAM.	2 FAM.	YES
MINIMUM LOT AREA	4,000 SF.	5,000 SF.	5,000 SF.	
MINIMUM LOT WIDTH	40'	50'	50'	
MINIMUM FRONT YARD SETBACK	20'	25'	25'	EX'G
MINIMUM SIDE SETBACK (ONE)	6'	5.7'	5.7'	
MINIMUM SIDE SETBACK (OTHER)	6'	7.8'	7.8'	
MINIMUM REAR SETBACK	25'	32'	32'	
MAXIMUM BLDG HEIGHT (FEET)	40'	24'	24'	
MAXIMUM BLDG HEIGHT (STY)	2.5 STY	2 STY	2 STY	
MINIMUM ACCESSORY BUILDING SIDE YARD	5'			
MINIMUM ACCESSORY BUILDING REAR YARD	5'			
MAXIMUM BUILDING COVERAGE	25%	24%	24%	
MAXIMUM LOT COVERAGE	60%	58%	58%	
MAXIMUM F.A.R.	0.5	0.35	0.35	
PARKING	4 SPACES	4 SPACES	4 SPACES	



**REFUSE SHED DETAIL 5'X3'**

**SITE PLAN**  
 SCALE: 1" = 20'



**TAX MAP**  
 SCALE: 1" = 200'

**EVANS ARCHITECTS AIA**

**MATTHEW G. EVANS**  
 ARCHITECT - PROFESSIONAL PLANNER

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**TWO FAMILY HOUSE  
 CONVERSION  
 FOR  
 ANTONIO SANCHEZ  
 33 DEWEY STREET  
 BLOOMFIELD, NEW JERSEY**

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DRW BY	DATE	COMMENT
MGE	3-25-24	

**SITE PLAN**

MATTHEW G. EVANS  
 ARCHITECT - PLANNER

*ll*

SHEET NUMBER  
**S-1**

R.A. NJ. 13803 R.A. NY. 28125  
 P.F. NJ. 5682

