

Julie Anne Cecere  
Architect, L.L.C.

Proposed Addition to the Residence of:  
Mr. and Mrs. Mike Gabriel  
17 Cherry Lane  
Caldwell, NJ 07006

ISSUED FOR BOA 1/29/2021  
ISSUED FOR LETTER OF DENIAL 1/4/2021

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SITE PLAN, ZONING  
ANALYSIS, PLANS AND  
ELEVATIONS

DRAWN BY	DATE	SHEET:
JAC	1/4/21	A1
CHECKED BY	PROJECT NO	
JAC	2020-48	
PAGE 1	OF 3	



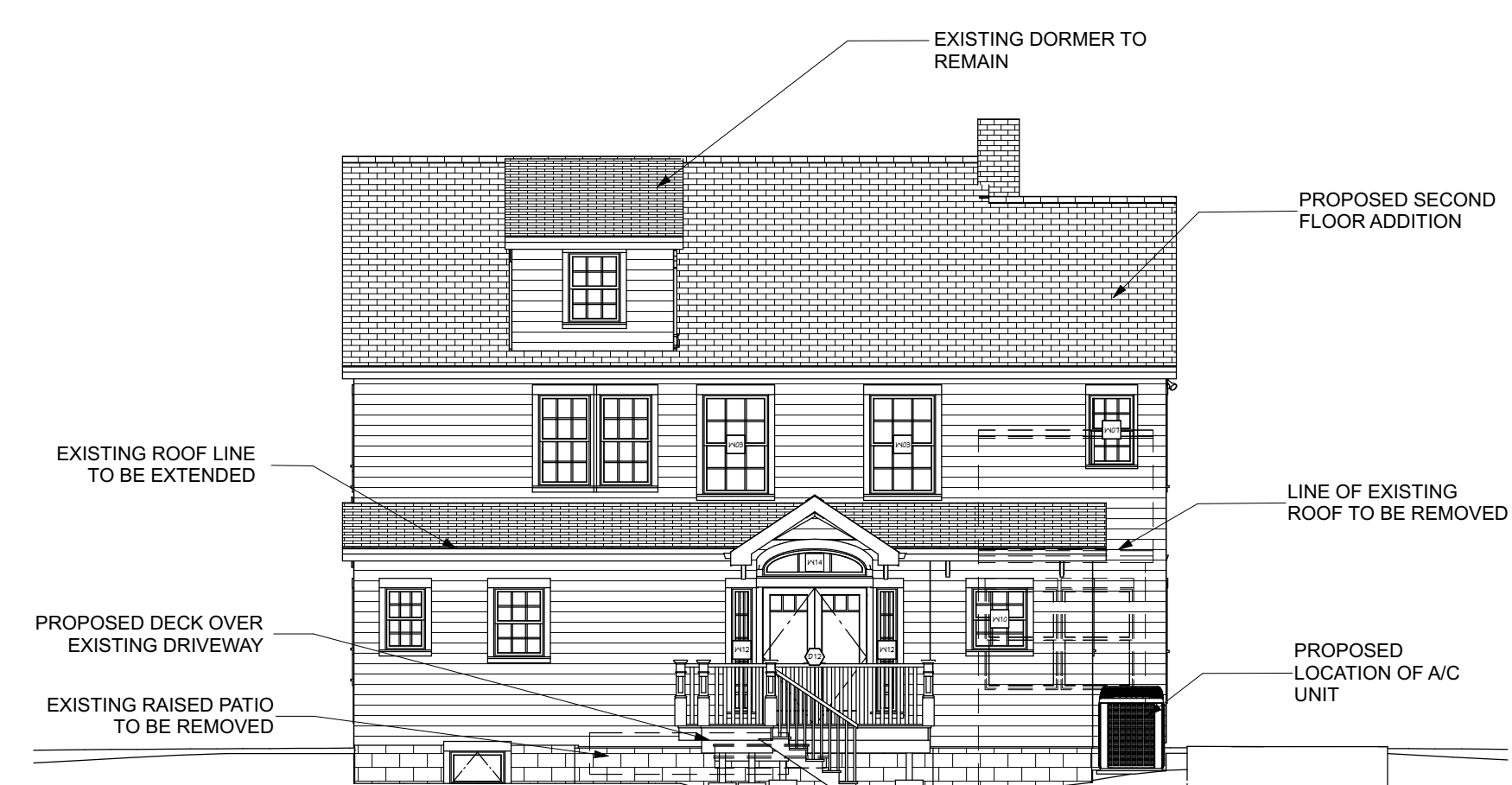
**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



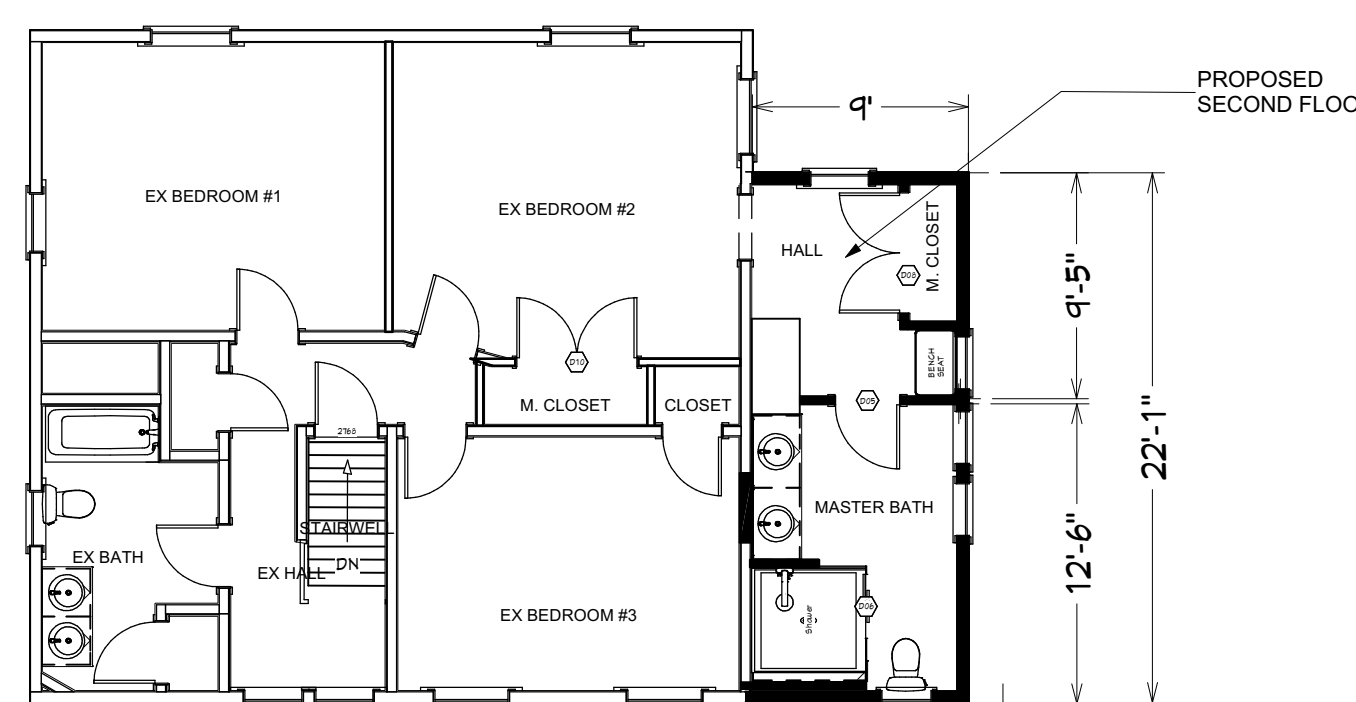
**RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



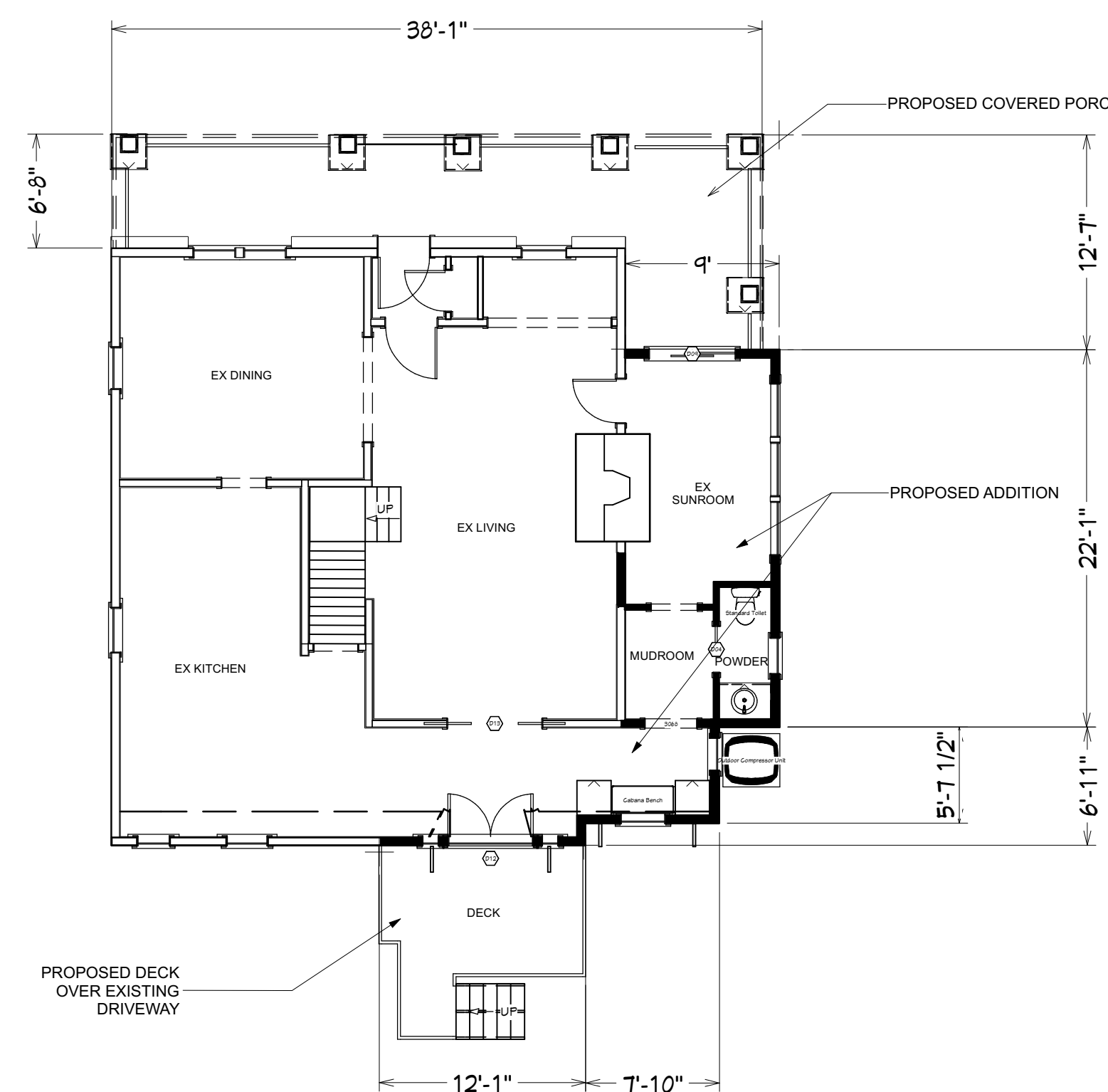
**REAR ELEVATION**

SCALE: 1/8" = 1'-0"



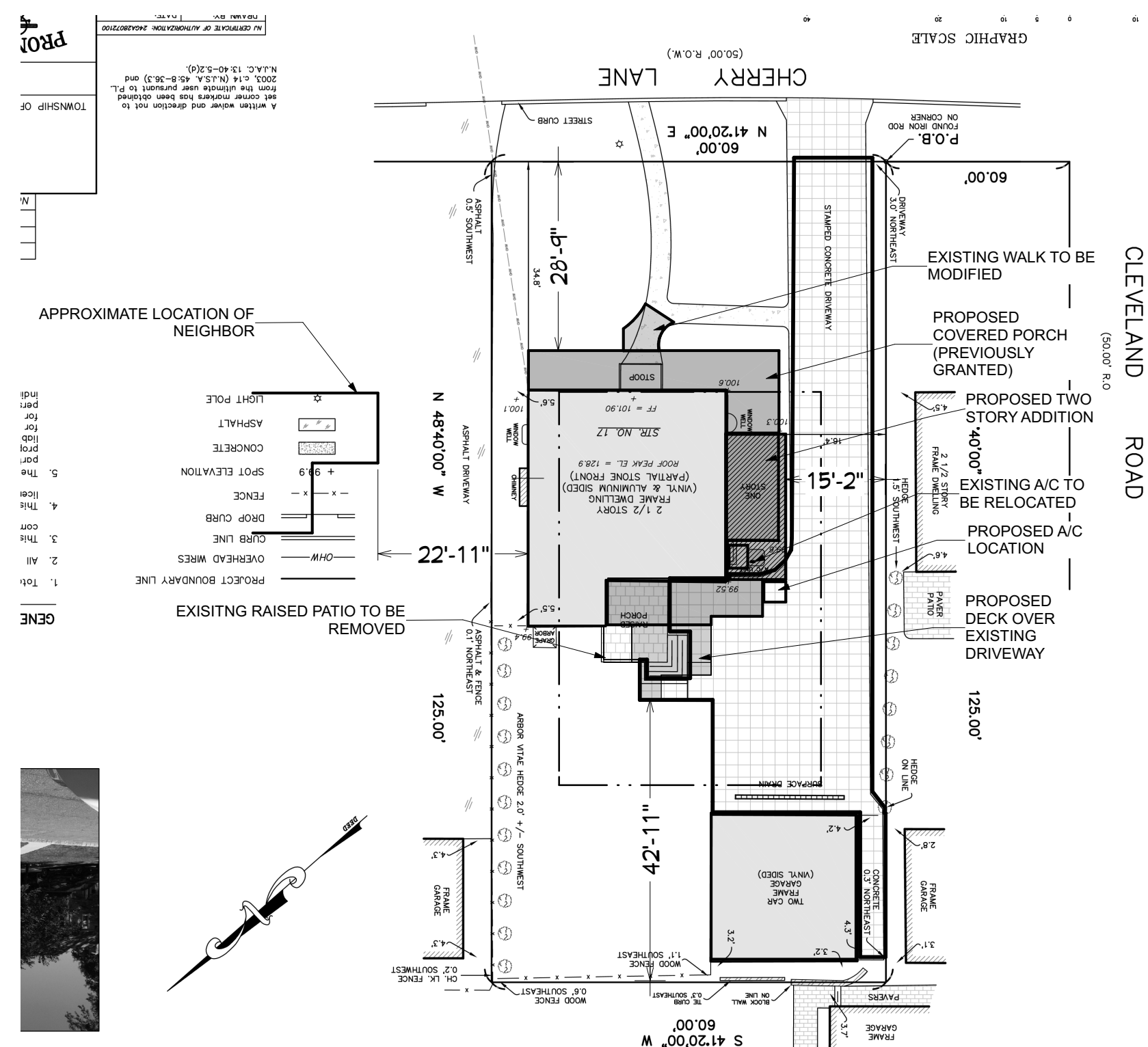
**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**SITE PLAN**

SCALE: 1" = 20'-0"

NOTE: INFORMATION TAKEN FROM SURVEY PREPARED BY PRONESTI SURVEYING, LLC 870 POMPTON AVENUE CEDAR GROVE, NJ. MICHAEL PRONESTI, P.L.S. NJ IC NO 37605 DATED 7-23-16. 973 857-3319.

ZONING ANALYSIS				
BLOCK 24 LOT 72.01				
RA ZONE	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ.
Min. lot size	10500	7500	N/C	
Front Yard	35' +/-	34.8'	28.9'	X (Previously approved)
One Side Yard	10'	5.6'	N/C	X (Previously approved)
Combined Side Yards	20'	22'	20.7'	
Rear Yard	30'	54'	42'-11"	
Bldg Height	35'	28'-1"	26'-1"	
Max Building Coverage	25%	14.8%	18.8%	
Max lot coverage	50%	50.3%	54.2%	X (54.3% Previously approved)
BUILDING				
	EXISTING	PROPOSED	TOTAL	
First Floor	1084	46	1130	
Second Floor	846	177	1023	
Stoop	26	-26	0	
Porch	0	282	282	
	1110	302	1412	
	14.8%	4.03%	18.8%	
LOT				
	EXISTING	PROPOSED	TOTAL	
Building	1084	221	1305	
Stoop	26	-26	0	
Porch	0	282	282	
Driveway	1857	-150	1707	
Concrete Walk	151	0	151	
Rear Porch	151	-151	0	
Deck	0	119	119	
Garage	503	0	503	
	3772	295	4067	
	50.3%	3.93%	54.2%	

**ZONING ANALYSIS**

NOTE: AN APPLICATION FOR THESE VARIANCES WAS APPROVED FEB. 7, 2018. THE VARIANCE EXPIRED, THEREFORE A NEW APPLICATION HAS BEEN SUBMITTED.