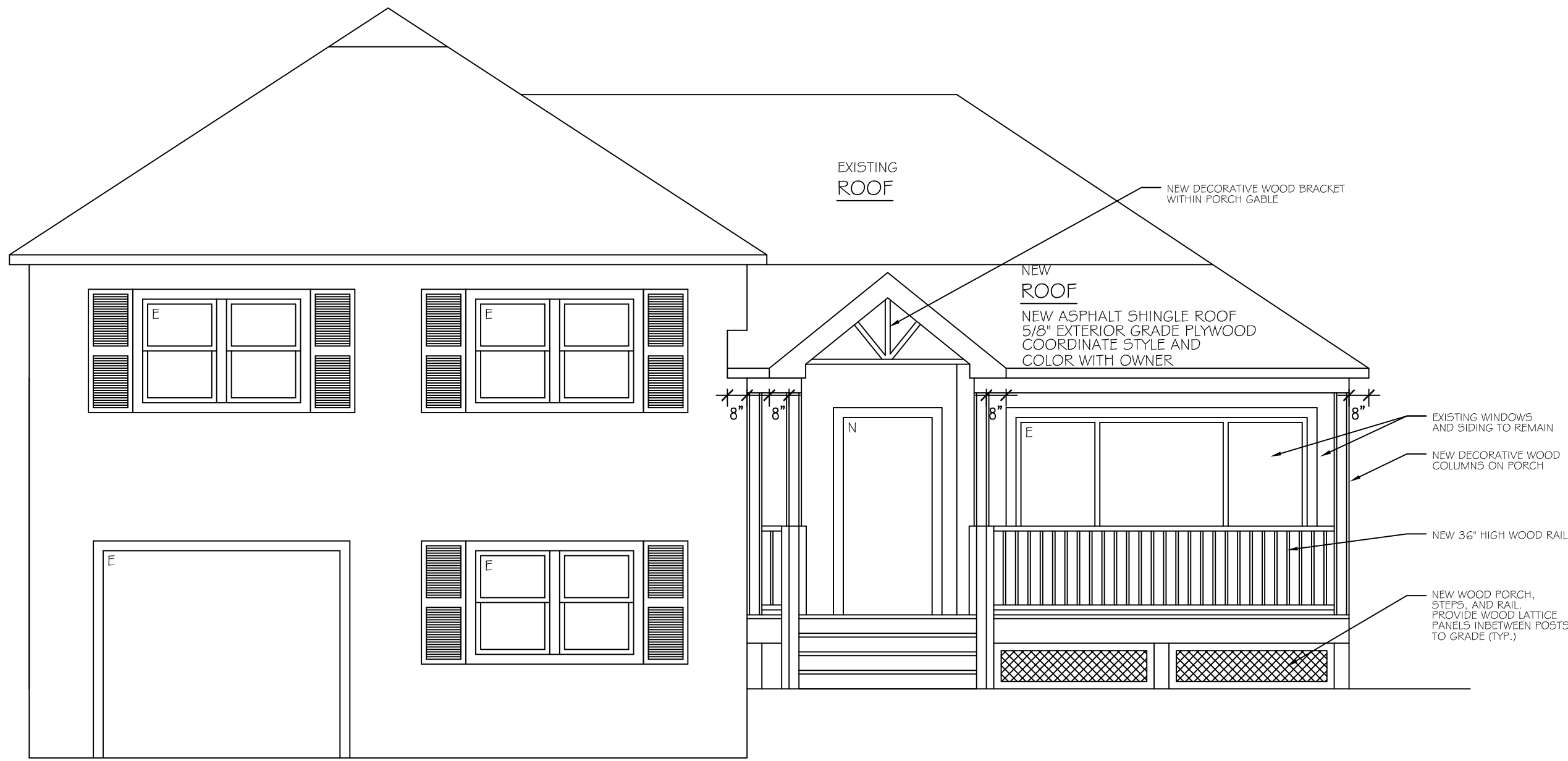
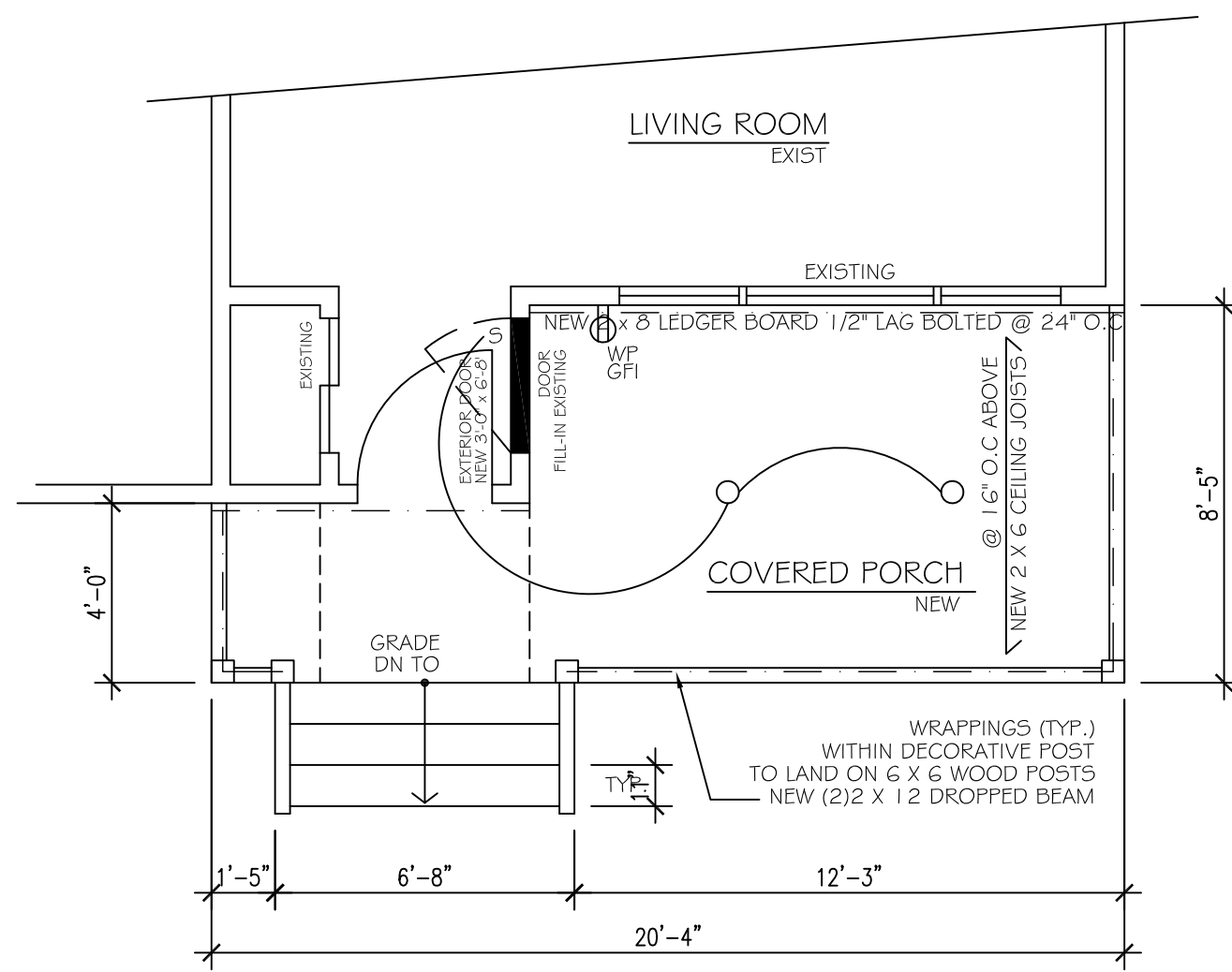


# PORCH (VARIANCE)



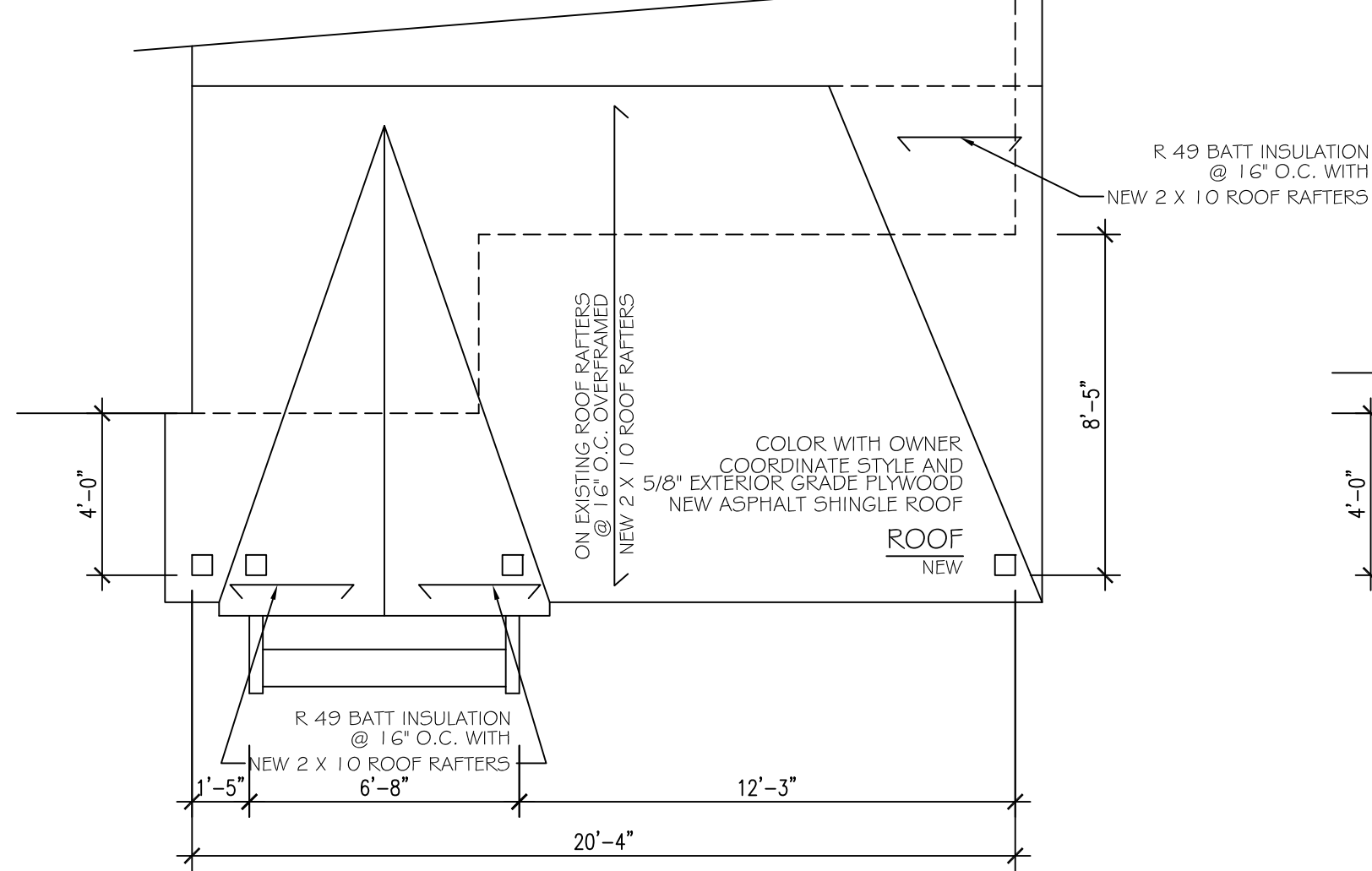
PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'0"



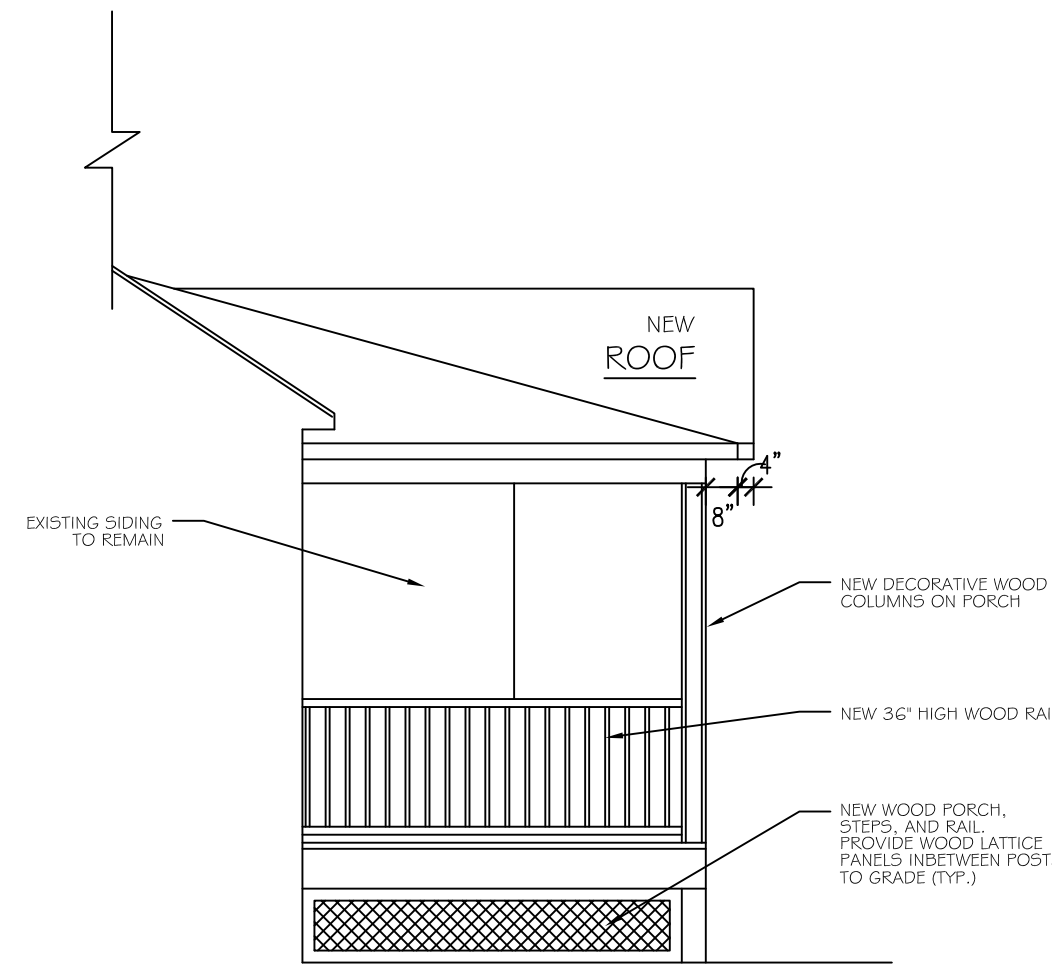
PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'0"



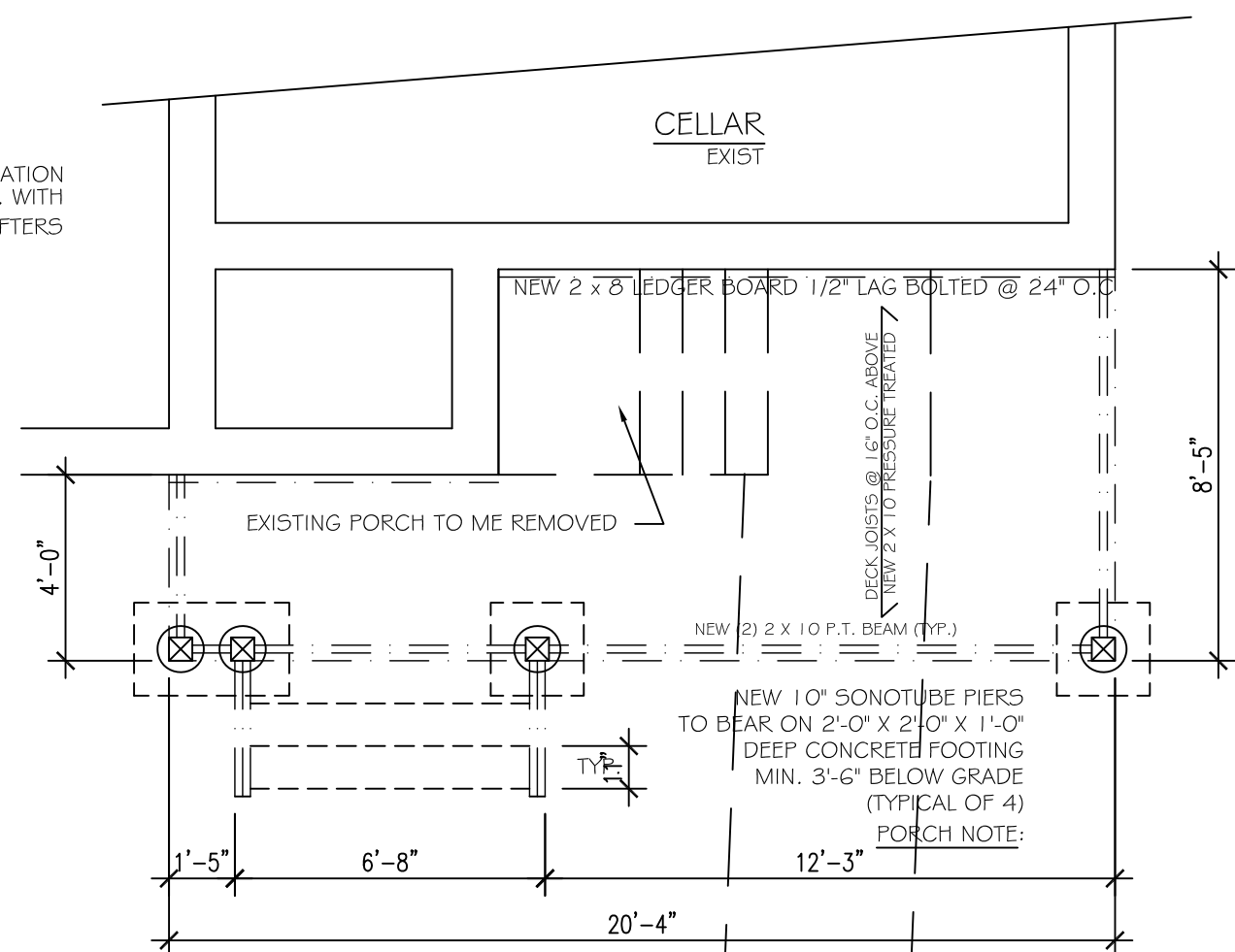
PROPOSED PORCH ROOF PLAN

SCALE 1/4" = 1'0"



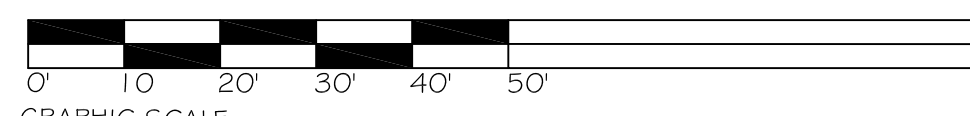
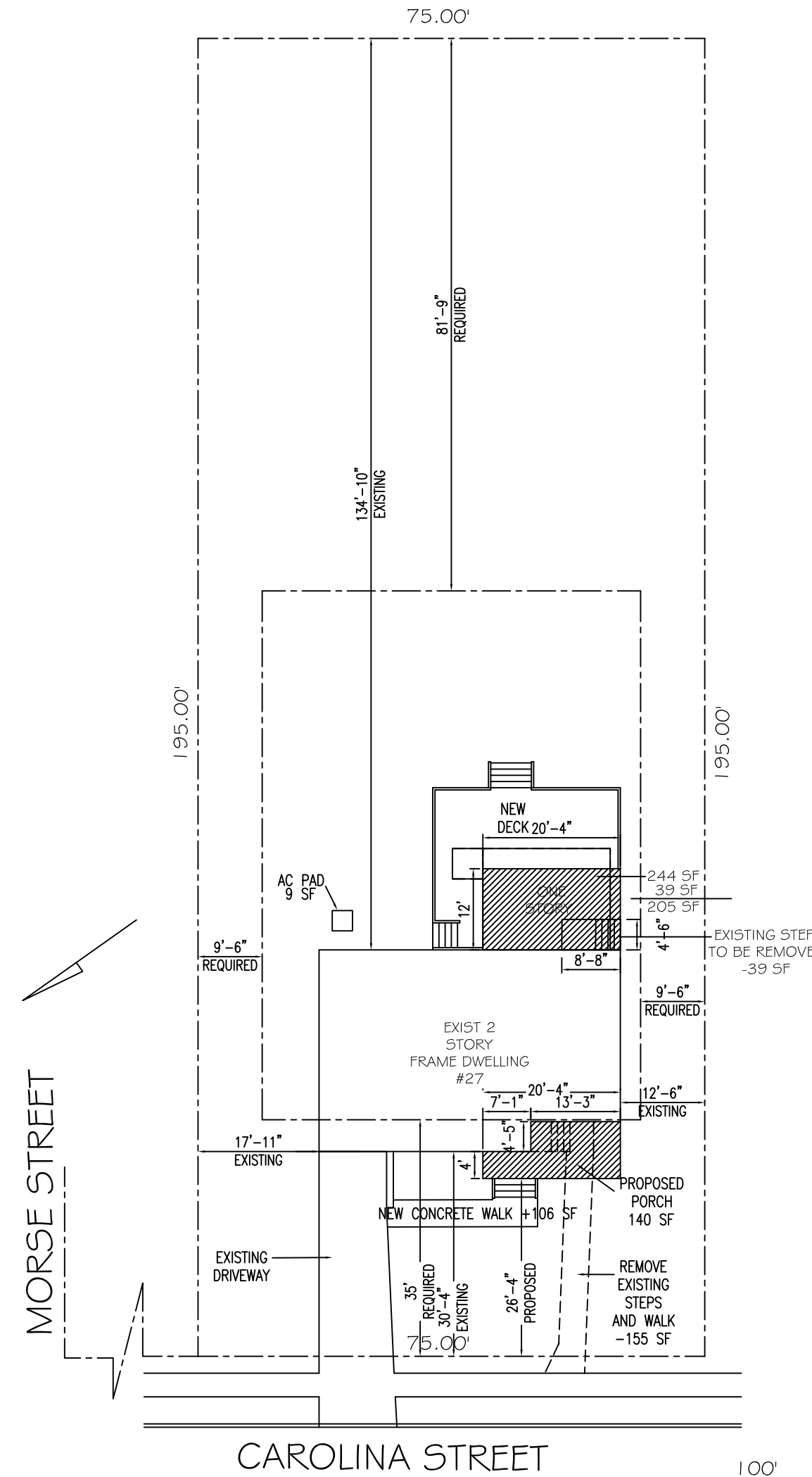
PROPOSED SIDE ELEVATION

SCALE 1/4" = 1'0"



PARTIAL CELLAR FLOOR PLAN

SCALE 1/4" = 1'0"



SITE PLAN

INFORMATION FROM THIS SITE PLAN IS TAKEN FROM A SURVEY COMPLETED BY: MORGAN ENGINEERING, LLC.  
P.O. BOX 5232  
TOMBS RIVER, NJ 08754  
DATE OF SURVEY: 8-15-2016

## ZONING ANALYSIS

ADDRESS:	27 CAROLINA STREET	USE GROUP:	R-5
BLOCK:	455	CONSTRUCTION TYPE:	5B
LOT:	4	SF OF PORCH:	140 SF
ZONE:	R-1	SF OF LARGEST FLOOR:	1,271 SF
LOT SIZE: 14,625 SQ. FT.			

## LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO BE REMOVED

	EXIST	DEDUCT	ADD	TOTAL
NEW TOTAL CELLAR FLOOR AREA:	516 SF	-0-	-0-	516 SF
NEW TOTAL FIRST FLOOR AREA:	1,271 SF	-0-	-0-	1,271 SF
NEW TOTAL SECOND FLOOR AREA:	723 SF	-0-	-0-	723 SF
TOTALS	2,510 SF	-0-	-0-	2,510 SF

AVERAGE CEILING HEIGHT 8'-0"  
LOT SIZE: 14,625 SF x 35% = 5,118 MAX IMPERVIOUS COVERAGE

	EXIST	DEDUCT	ADD	TOTAL
HOUSE:	1,515 SF	-0-	-0-	1,515 SF
NEW PORCH:	-0-	-0-	140 SF	140 SF
DRIVEWAY, SIDEWALKS:	490 SF	-194	106 SF	402 SF
AC CONDENSER PAD:	9 SF	-0-	-0-	9 SF
TOTALS	2,014 SF	-194	246 SF	2,066 SF

2066 SF ACTUAL IMPERVIOUS COVERAGE < 5,118 MAX IMPERVIOUS COVERAGE THEREFORE OK (1.4% < 35%)  
ADDITIONAL IMPERVIOUS COVERAGE 296 SF < 300 SF THEREFORE NO STORMWATER MANAGEMENT REQUIRED

	EXIST	DEDUCT	ADD	TOTAL
HOUSE:	1,515 SF	-0-	-0-	1,515 SF
NEW PORCH:	-0-	-0-	140 SF	140 SF
TOTALS	1,515 SF	-0-	140 SF	1,655 SF

1,615 ACTUAL BUILDING COVERAGE < 3,656 MAX BUILDING COVERAGE THEREFORE OK  
EXISTING HEIGHT AT HOUSE : 2 STORIES 25'-4" < 32'-0" THEREFORE OK

YARD REQUIREMENTS:	REQUIRED	PROVIDED	VARIANCE REQUESTED
EXISTING FRONT YARD	35'-0"	26'-4"	
SIDE YARD 1 (10% OF 95.00' = 9'-6")	9'-6"	17'-11"	THEREFORE OK
SIDE YARD 2 (10% OF 95.00' = 9'-6")	9'-6"	12'-6"	THEREFORE OK
SIDE YARD TOTALS (30% OF 95.00' = 28'-6")	28'-6"	30'-5"	THEREFORE OK
REAR YARD (SEE CALCULATION BELOW)	81'-9"	134'-10"	THEREFORE OK

LOT DEPTH: 195 FT  
30% OF FIRST 100' = 30'-0"  
45% OF NEXT 50' = 22'-6"  
65% OF NEXT 45' = 29'-3"  
TOTAL REAR YARD REQUIRED = 81'-9" < 134'-10" PROVIDED THEREFORE OK

STRUCTURAL ENGINEER	PORCH VARIANCE - ELEVATIONS & PLANS	DRAWING NO.	of
MECHANICAL ENGINEER		V-1	
RAMOS RESIDENCE		DATE	PROJECT NO.
27 CAROLINA STREET		2-8-2021	9-753
Richard J. Pierce, Architect		SCALE	
9 Stratford Terrace, Cranford, New Jersey 07016 (908) 338 5037		AS NOTED	