

101 Herning Avenue, Cranford, NJ

Block 208, Lot 14

Zone R4

	Min Requirements	Existing	Proposed	Variance
Min Lot Area (SF)	6,000'	7,608	7,608	No
Min Lot Width (SF - Corner Lot)	70'	65'	65'	Existing Non Conforming
Min Front Yard (SF)	25'	29.8'/30.0'	21.9'/25'	Yes
Min Rear Yard	27'	46'	44'	No
Min Side Yard	7' Min	6.7'	3.3'	Yes/Steps at Side Entrance
Max Building Heights	2.5 Sty/32'	2.5 Sty/28'	2.5 Sty/28'	No
Max Building Coverage	30%	18.69%	26.70%	No
		1,422	2,031	
Max Impervious Coverage	40%	35.78%	26.58%	No
		2,722	2,022	

Building Coverage	
<u>Existing</u>	
Existing House	977
Existing Shed	232
Existing Garage	213
Existing SF	1,422
<u>Proposed</u>	
New Covered Entry - One Story Addition	322
New Kitchen - One Story Addition	125
New Two Story Addition	162
Proposed Additional SF	609
Proposed Coverage SF	2,031
Impervious Coverage	
<u>Existing</u>	
Back Patio	250
Driveway	706
Existing Front Walk	140
Shed Pavers	204
Hardscape	1,300
Existing Coverage	2,722
<u>Proposed</u>	
Back Patio Removal	-250
Portion of Driveway Removal	-450
Proposed Hardscape Removal	-700
Proposed Coverage	2,022

Note: No trees to be removed. Future Rain Garden to be added.