



No.	DATE	DESCRIPTION	BY
 PROFESSIONAL DESIGN SERVICES, L.L.C.			



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STATE OF NEW JERSEY
MAGISTRATES




Professional Engineer

VARIANCE PLAN

ZONE HC REQUIREMENTS		
	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	95,698 S.F.
LOT WIDTH	175 FT.	122.7 FT.
LOT FRONTAGE	200 FT.	724.17 FT.
LOT DEPTH	200 FT.	639.2 FT.
FRONT YARD SETBACK	60 FT.	616 FT.
REAR YARD SETBACK	40 FT.	NA
SIDE YARD SETBACK	25 FT.	19.6 FT. (9.5 FT.)
MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.
ACCESSORY BUILDING USE REQUIREMENTS		
FRONT YARD SETBACK	NOT PERMITTED	NA
REAR YARD SETBACK	25 FT.	NA
SIDE YARD SETBACK	25 FT.	NA
MAXIMUM BUILDING HEIGHT	15 FT.	NA
MAXIMUM BUILDING COVERAGE	30%	5.5%
MAXIMUM LOT COVERAGE	75%	13.7%
SEWER/STORM WATER FROM R.O. W.	20 FT.	6.25 FT. (20 FT.)
SETBACK FROM RESIDENTIAL PROPERTY LINE	75 FT.	NA

[illegible]