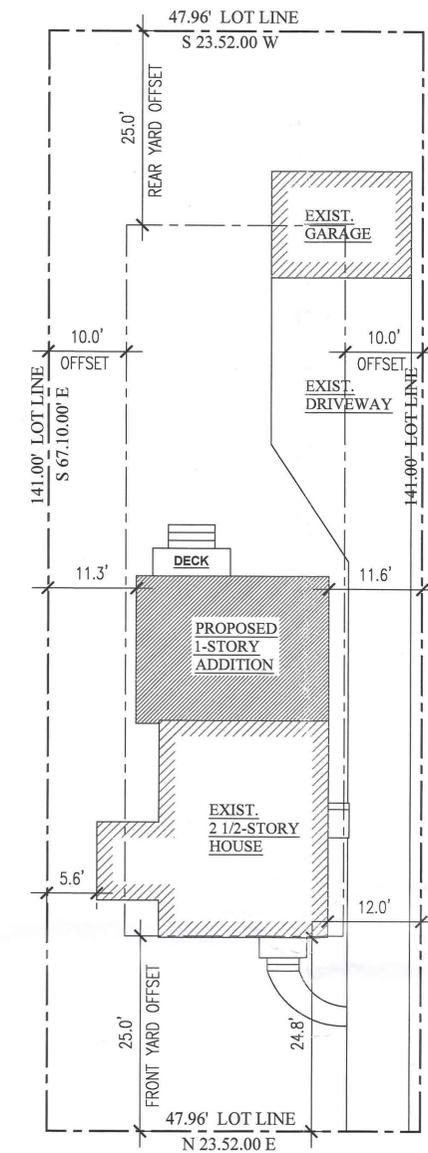


FLYNN RESIDENCE PROPOSED HOUSE ADDITION 25 RAYMOND ROAD MORRIS TOWNSHIP, NEW JERSEY BLOCK 104 LOT 7

BLOCK 104 LOT 7
ZONING REQUIREMENTS TABLE
ZONE RA-7 SINGLE-FAMILY ZONE

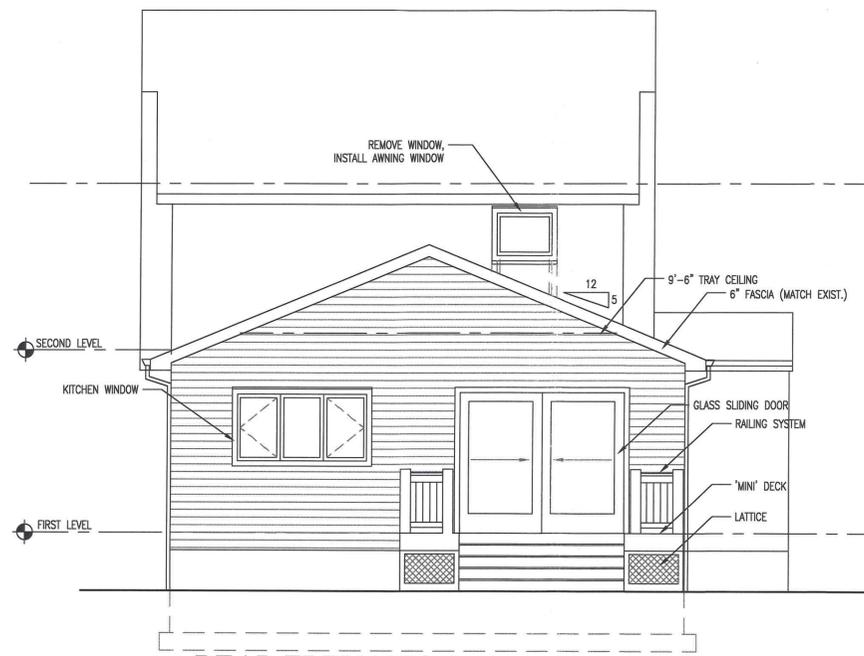
ITEM	REQUIRED	PROVIDED	VARIANCES
MIN. LOT SIZE(SF)	7,500	6,751	PRE-EXIST.
MIN. LOT WIDTH	50'	47.96'	PRE-EXIST.
MIN. LOT DEPTH	100'	141'	NO
MIN. FRONT YARD SETBACK	25'	24.8'	PRE-EXIST.
MIN. SIDE YARD SETBACKS	10'	11.3'/11.6'	NO
MIN. SIDE YARD SETBACKS (BOTH)	20'	22.9'	NO
MIN. REAR SETBACK	30'	70'±	NO
MAX. BUILDING COVERAGE	30%	21%	NO
MAX. LOT COVERAGE(W/IMPERVIOUS)	55%	38%	NO
MAX. BUILDING HEIGHT(EXIST./NEW)	35'	27'/16.5'	NO



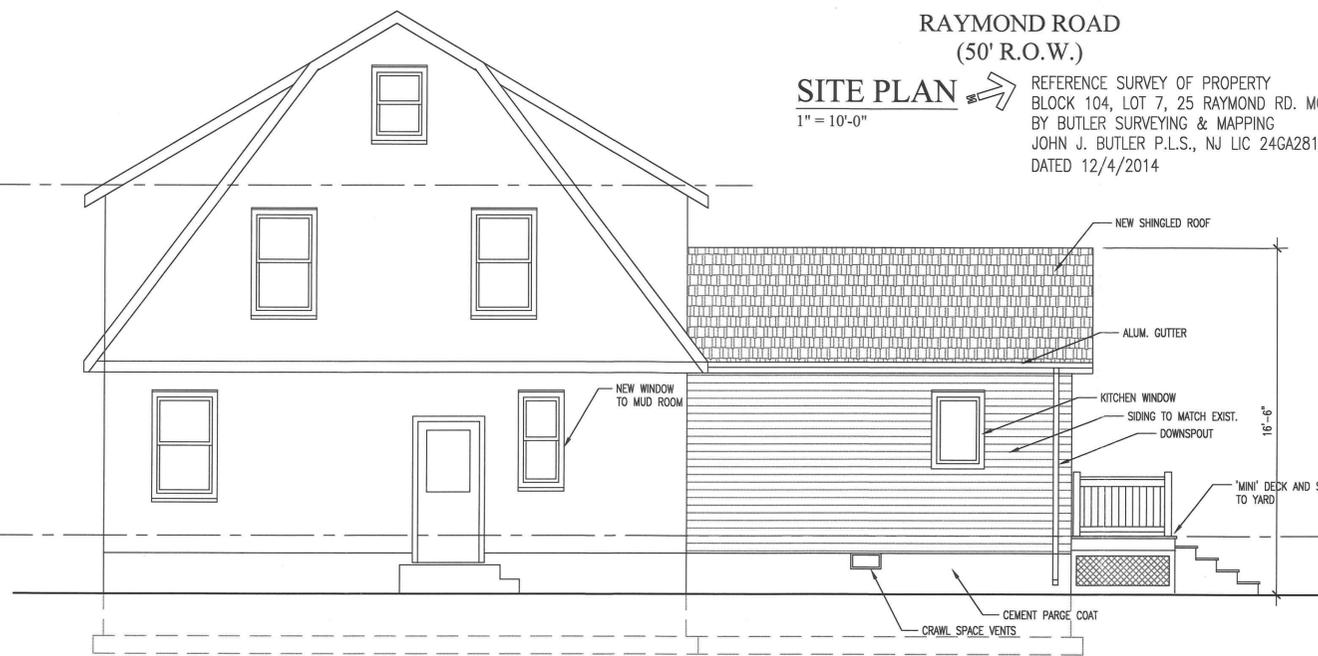
RAYMOND ROAD
(50' R.O.W.)

SITE PLAN
1" = 10'-0"

REFERENCE SURVEY OF PROPERTY
BLOCK 104, LOT 7, 25 RAYMOND RD. MORRIS TWP.
BY BUTLER SURVEYING & MAPPING
JOHN J. BUTLER P.L.S., NJ LIC 24GA28157600
DATED 12/4/2014



REAR ELEVATION
1/4" = 1'-0"



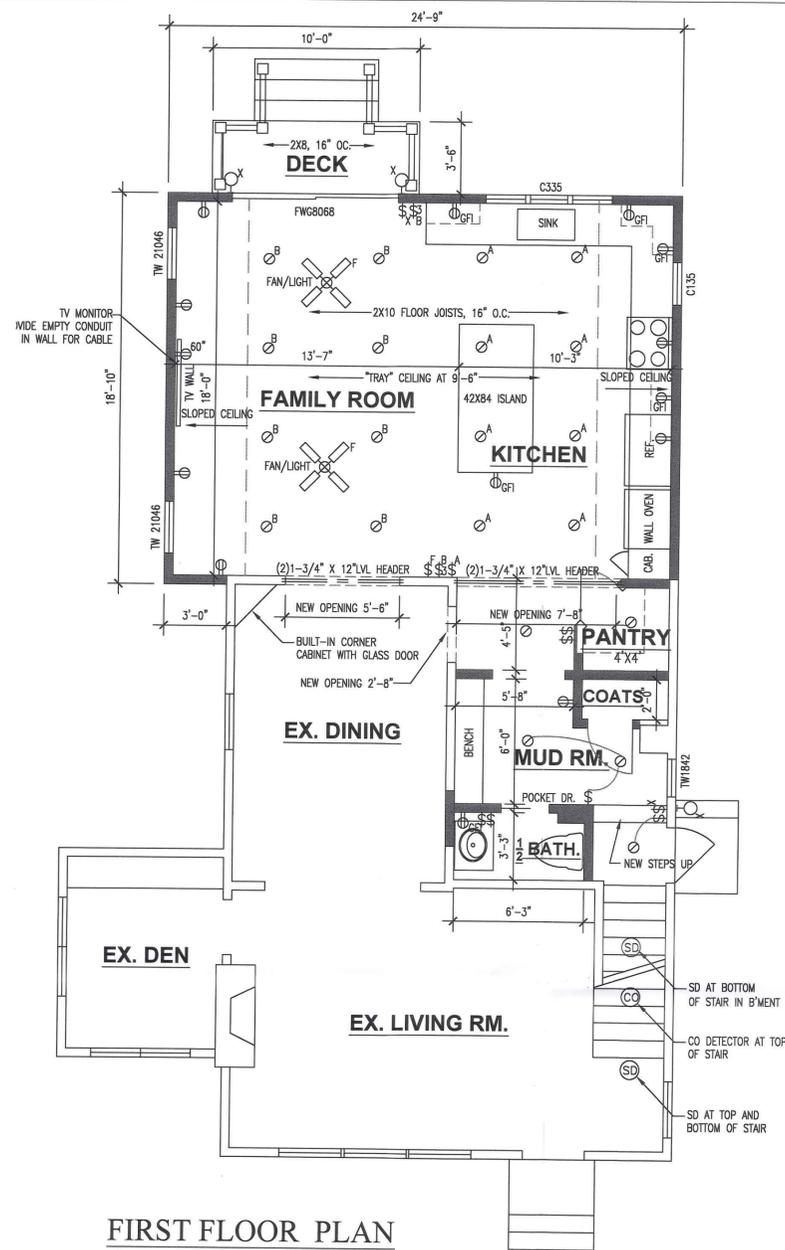
SIDE ELEVATION
1/4" = 1'-0"

Kenneth P. Mihalik
KENNETH P. MIHALIK, AIA
REGISTERED ARCHITECT NJA11756
52 FOREST AVE.
CALDWELL, NJ 07006
(201) 988-7951

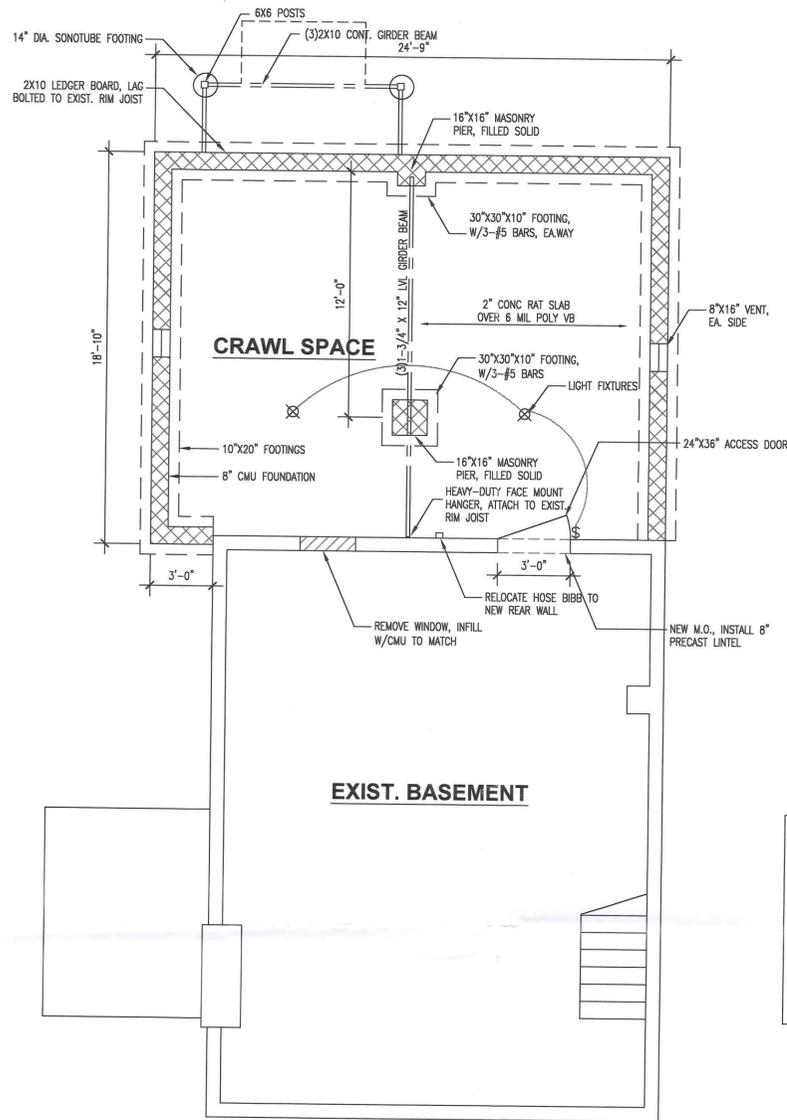
FLYNN RESIDENCE
25 RAYMOND RD.
MORRIS TOWNSHIP, NJ
BLOCK 104 LOT 7

PROJECT NUMBER: 10-2020
ISSUED: 9/20/20
DRAWN BY: KPM
CHECKED BY: JTM
FILENAME: FLYNN1.DWG

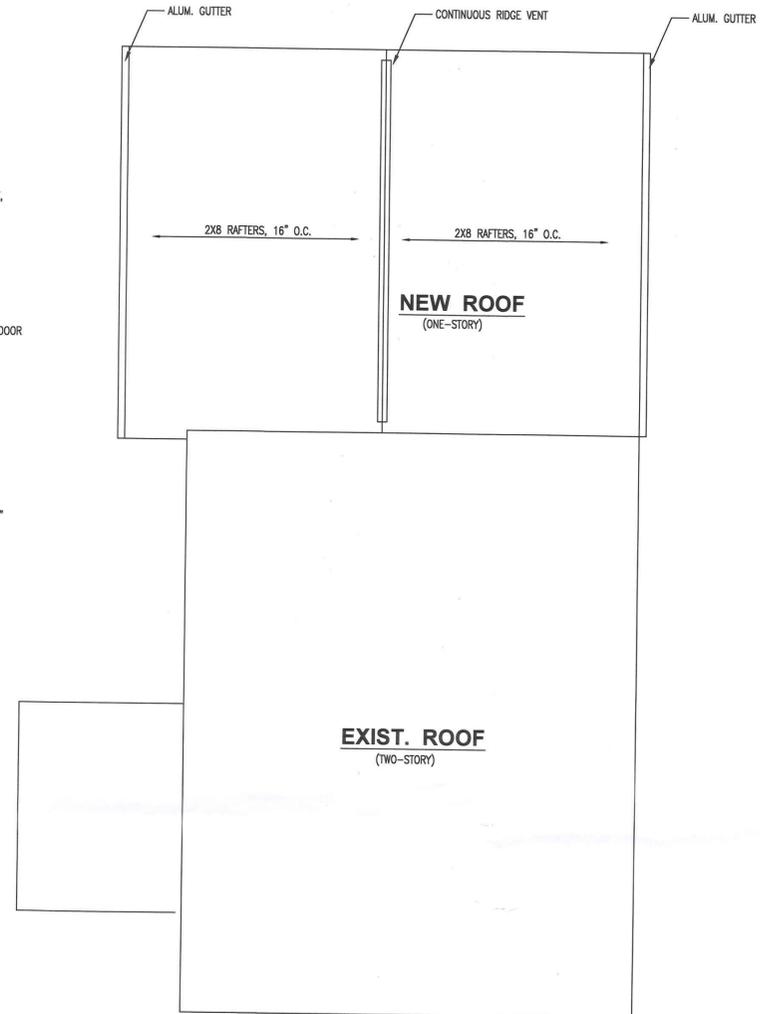
A1.0



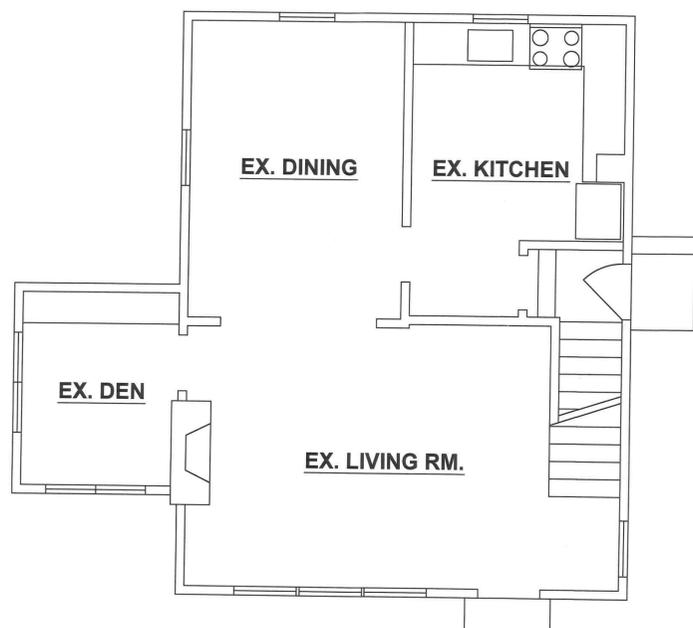
FIRST FLOOR PLAN
1/4" = 1'-0"



FOUNDATION PLAN
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"



EXIST. FLOOR PLAN
1/4" = 1'-0"

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FLYNN RESIDENCE
 25 RAYMOND RD.
 MORRIS TOWNSHIP, NJ
 BLOCK 104 LOT 7

PROJECT NUMBER:	10-2020
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A2.0