



CLIENT: 8 WASHINGTON WOJCIECH LLC

147 BIRCHWOOD DRIVE ELMWOOD PARK, NJ 07407
862.686.0979
wszframing@yahoo.com

PROJECT: 8 WASHINGTON ST
ADDITION & RENOVATION

8 WASHINGTON ST, MONTCLAIR, NJ 07042
BLOCK: 3110 LOT: 17

PHASE: ZONING SUBMISSION

DATE: 11/10/23

DRAWING NUMBER: Z-01

DRAWING TITLE: PERSPECTIVE

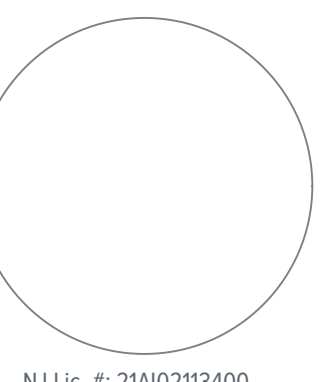
DRAWING SCALE:



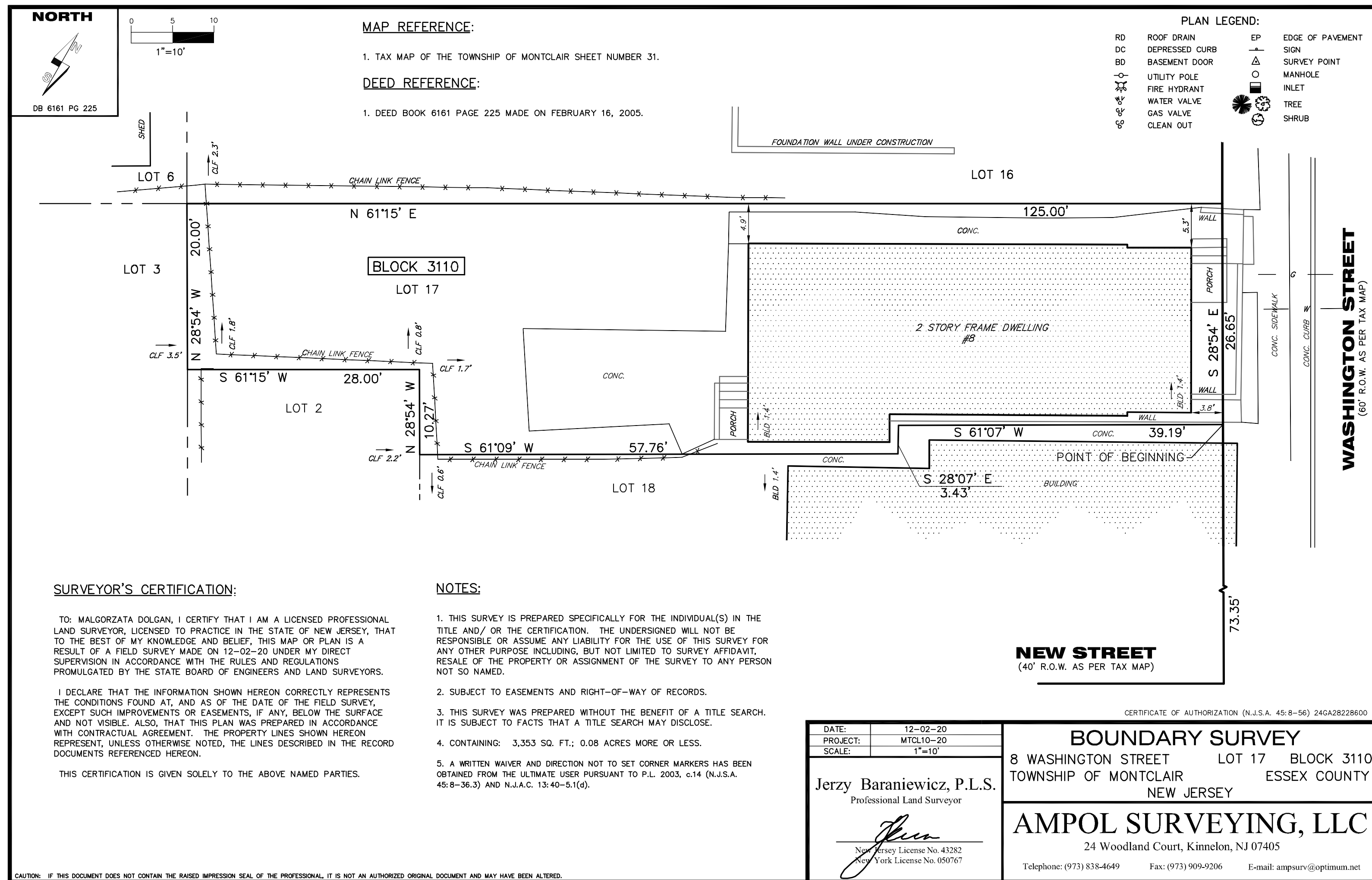
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732.754.4765
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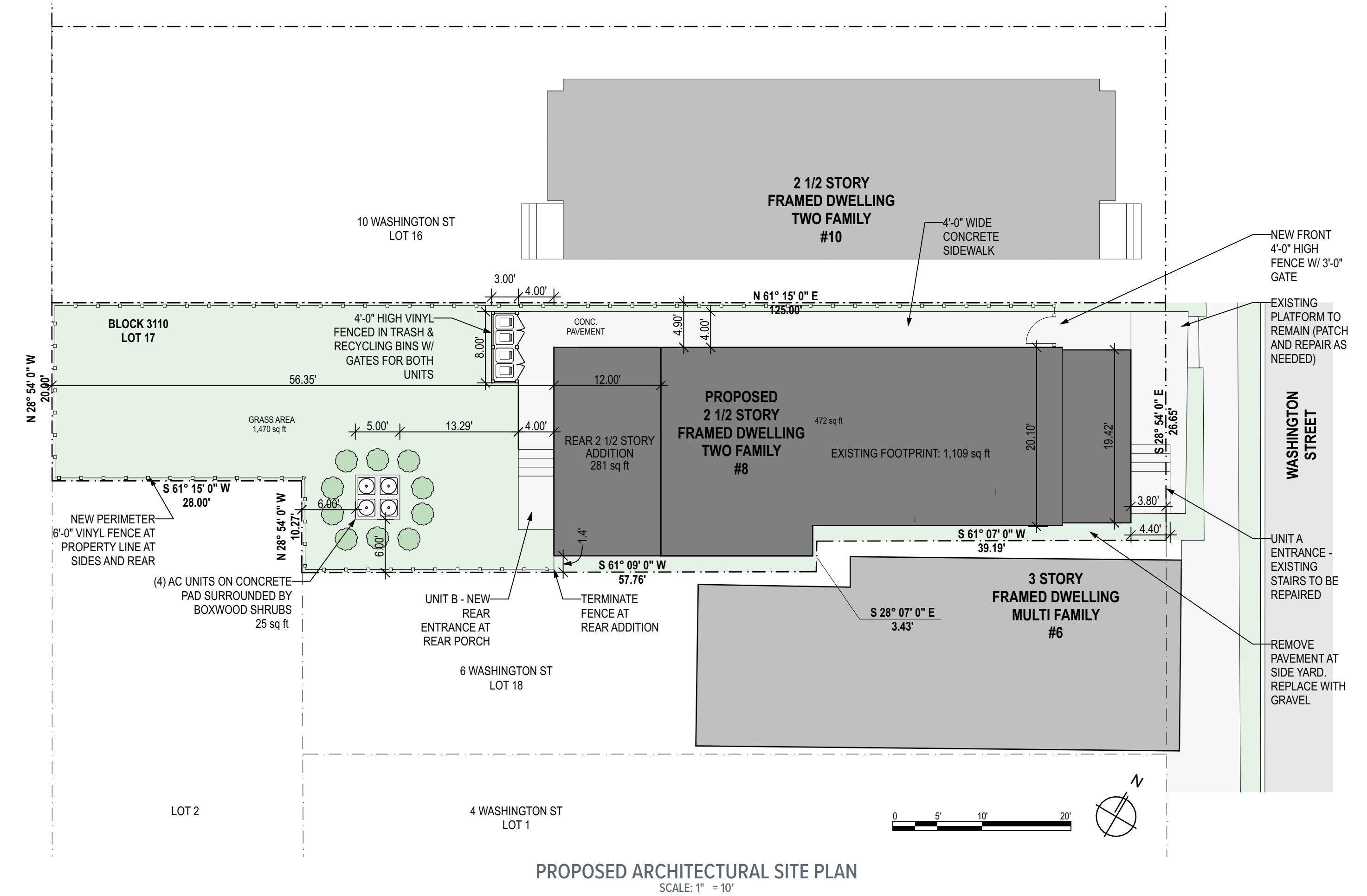
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EXISTING SURVEY FOR REFERENCE



ZONING REQUIREMENTS

ADDRESS: 8 WASHINGTON ST MONTCLAIR, NJ 07042
BLOCK: 3110
LOT: 17
ZONED: R-2 (NEIGHBORHOOD IMPROVEMENT)
USE: TWO FAMILY RESIDENCE (EXISTING USE - NO CHANGE)

ZONING CHART			
ZONING	REQUIRED	PROPOSED	VARIANCE
MIN. LOT AREA	4,000 SF	3,356 SF	EXISTING - NO CHANGE
MIN. LOT WIDTH	40'-0"	26.65'	EXISTING - NO CHANGE
MIN. LOT DEPTH	EXISTING	125.00'	EXISTING - NO CHANGE
MIN. FRONT SETBACK	25'-0"	3.8'	EXISTING - NON CONFORMING
MAX. BUILDING COVERAGE	25%	41.4% (1,390 SF)	YES
MAX. IMPERVIOUS COVERAGE	55%	56.3%	YES
MIN. SIDE YARDS			
SIDE 1	6'	4.9'	EXISTING - NON CONFORMING
SIDE 2	10'	1.4'	EXISTING - NON CONFORMING
MAX. WIDTH OF DWELLING	65%	75.4% (20.10')	EXISTING - NON CONFORMING
MIN REAR YARD DEPTH	30%	45% (56.35')	NO
MAX HEIGHT	35'-0"	35'-0"	NO*
MAX STORIES	2 1/2 ST.	2 1/2 ST.	NO

* ROOF LINE CHANGE BEING PROPOSED

IMPERVIOUS CALCULATIONS

REQUIREMENTS	EXISTING IMPERVIOUS CALCULATION	PROPOSED IMPERVIOUS CALCULATION
AREA OF LOT: 3,356 SF	COVERAGES: BUILDING FOOTPRINT - 1,109 CONCRETE PAVEMENT - 726 TOTAL: 1,835 SF 1,835 / 3,356 = 54.7%	COVERAGES: BUILDING FOOTPRINT - 1,109 REAR ADDITION - 281 NEW PAVEMENT - 473 CONDENSING PAD - 25 TOTAL: 1,888 SF 1,888 / 3,356 = 56.3%

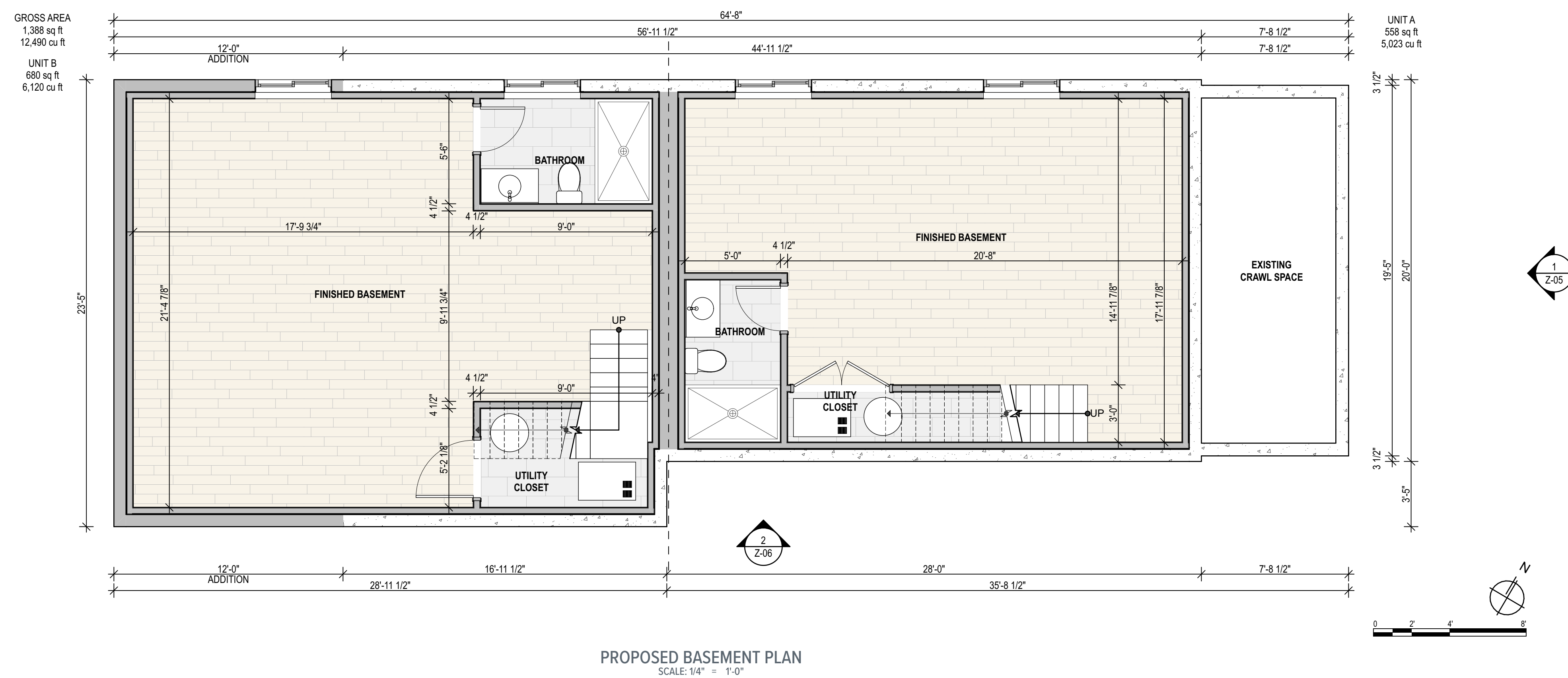
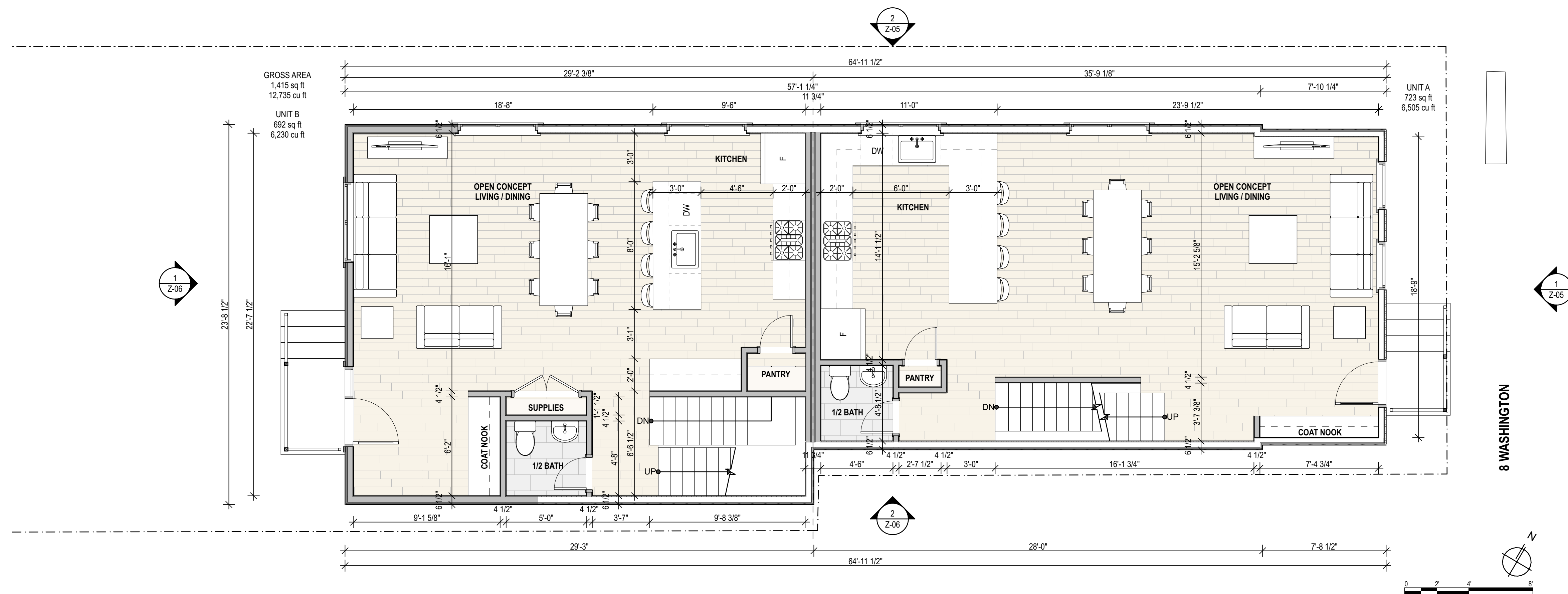
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PHASE: **ZONING SUBMISSION**
DATE: **11/10/23**

DRAWING NUMBER: **Z-02**
DRAWING TITLE: **ZONING & ARCH SITE PLAN**
DRAWING SCALE: **1" = 10'**

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TOTAL BUILDING		
FLOOR	SQ FT	VOLUME
BASEMENT	1,388	12,490
FIRST FLOOR	1,415	12,735
SECOND FLOOR	1,415	12,735
ATTIC	837	7,533
TOTAL	5,055 ft²	45,493 ft³

UNIT A		
FLOOR	SQ FT	VOLUME
BASEMENT	558	5,023
FIRST FLOOR	723	6,505
SECOND FLOOR	723	6,505
ATTIC	396	3,561
TOTAL	2,399 ft²	21,594 ft³

UNIT B		
FLOOR	SQ FT	VOLUME
BASEMENT	680	6,120
FIRST FLOOR	692	6,230
SECOND FLOOR	692	6,230
ATTIC	441	3,966
TOTAL	2,505 ft²	22,546 ft³

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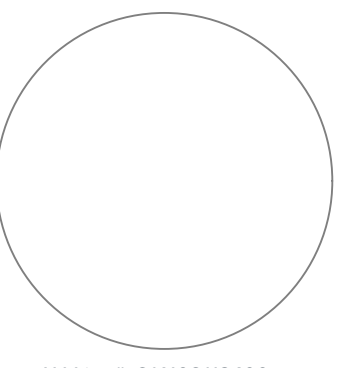
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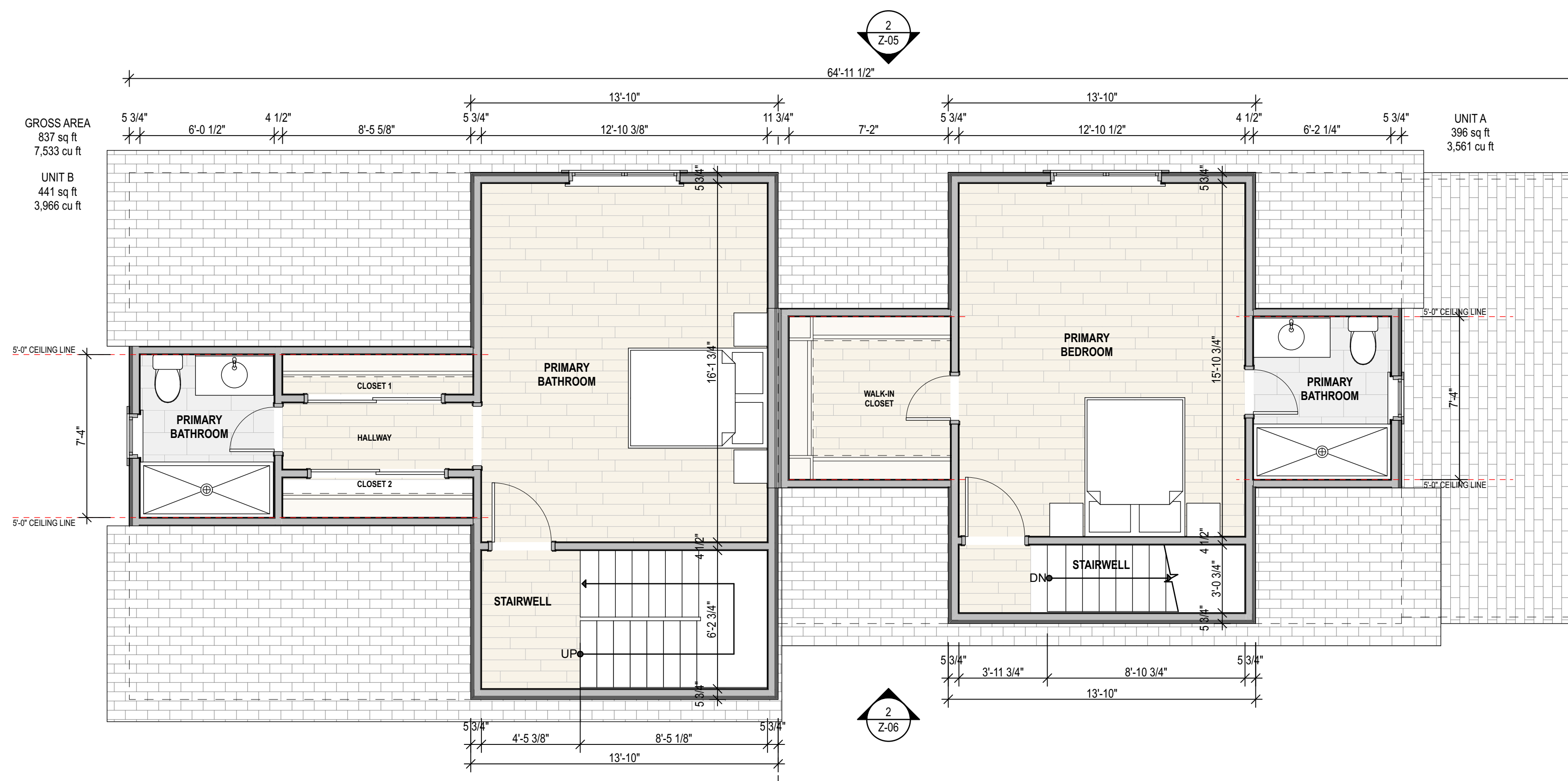
DRAWING NUMBER: **Z-03**
DRAWING TITLE: **BASEMENT & 1ST FLOOR PLANS**
DRAWING SCALE: **1/4" = 1'-0"**



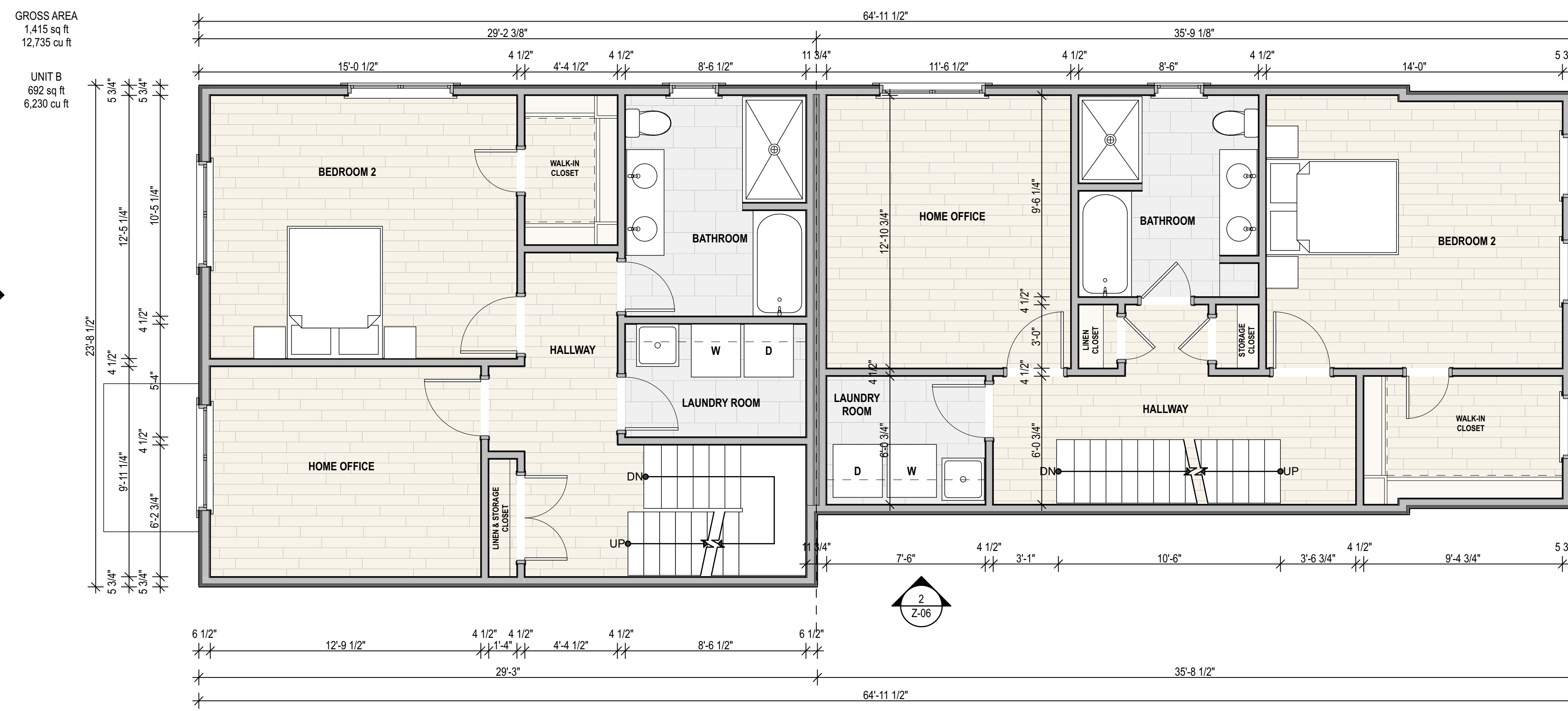
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PROPOSED ATTIC PLAN
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

TOTAL BUILDING		
FLOOR	SQ FT	VOLUME
BASEMENT	1,388	12,490
FIRST FLOOR	1,415	12,735
SECOND FLOOR	1,415	12,735
ATTIC	837	7,533
TOTAL	5,055 ft²	45,493 ft³

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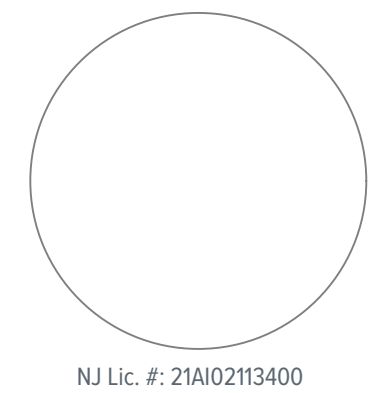
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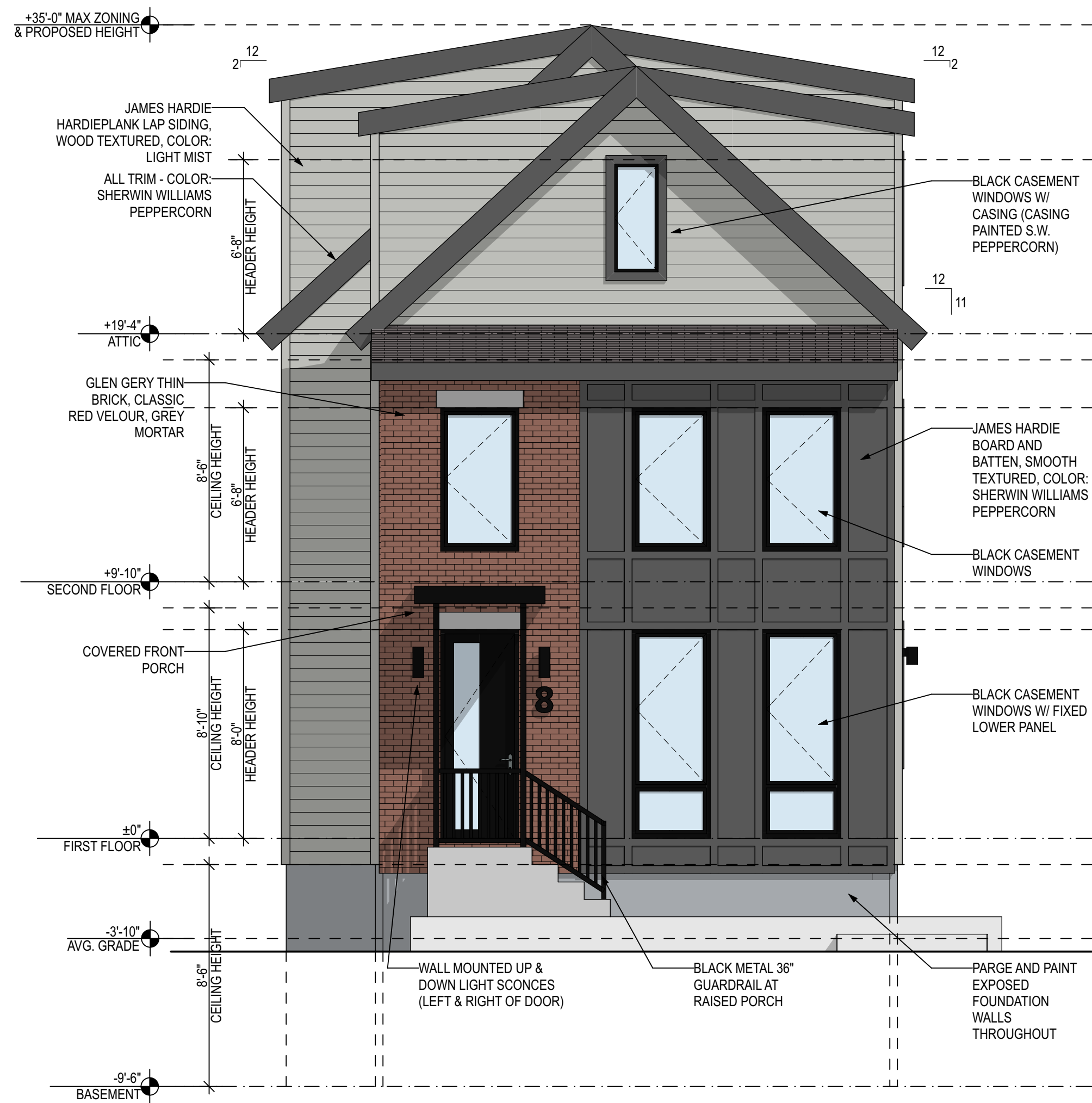
DRAWING NUMBER: Z-04
DRAWING TITLE: 2ND & ATTIC FLOOR PLANS
DRAWING SCALE: 1/4" = 1'-0"



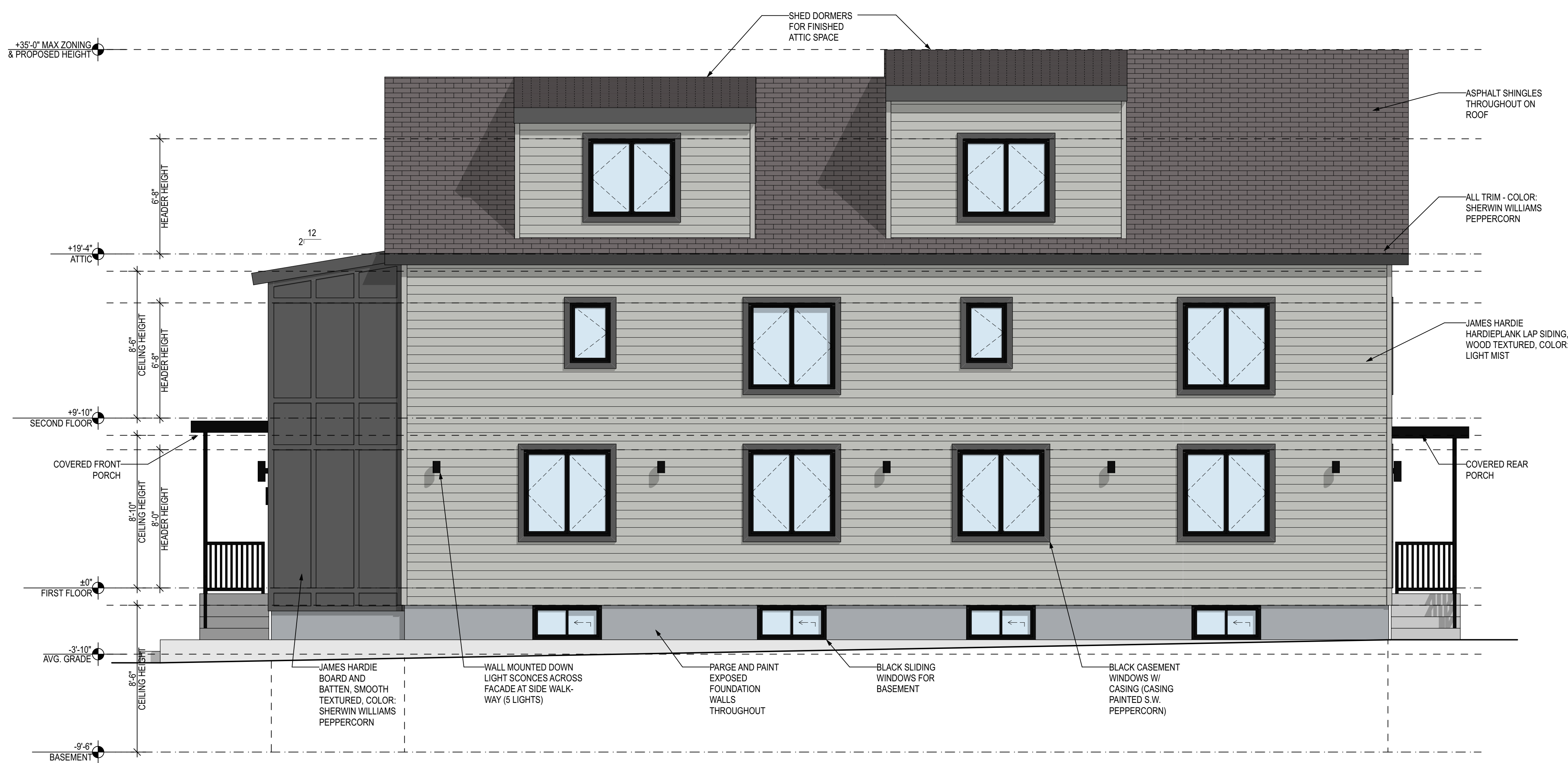
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ALLEY ELEVATION
SCALE: 1/4" = 1'-0"

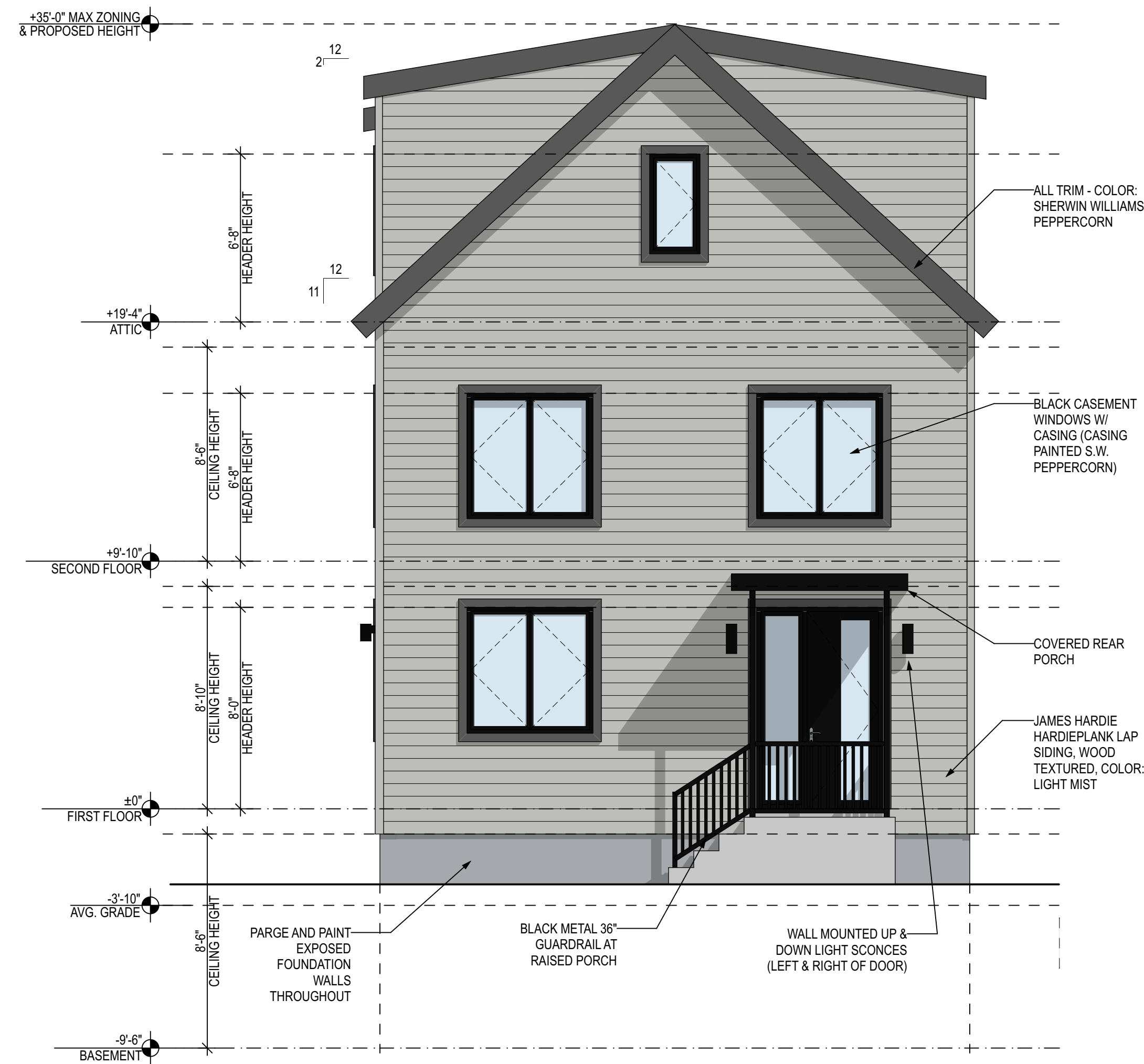
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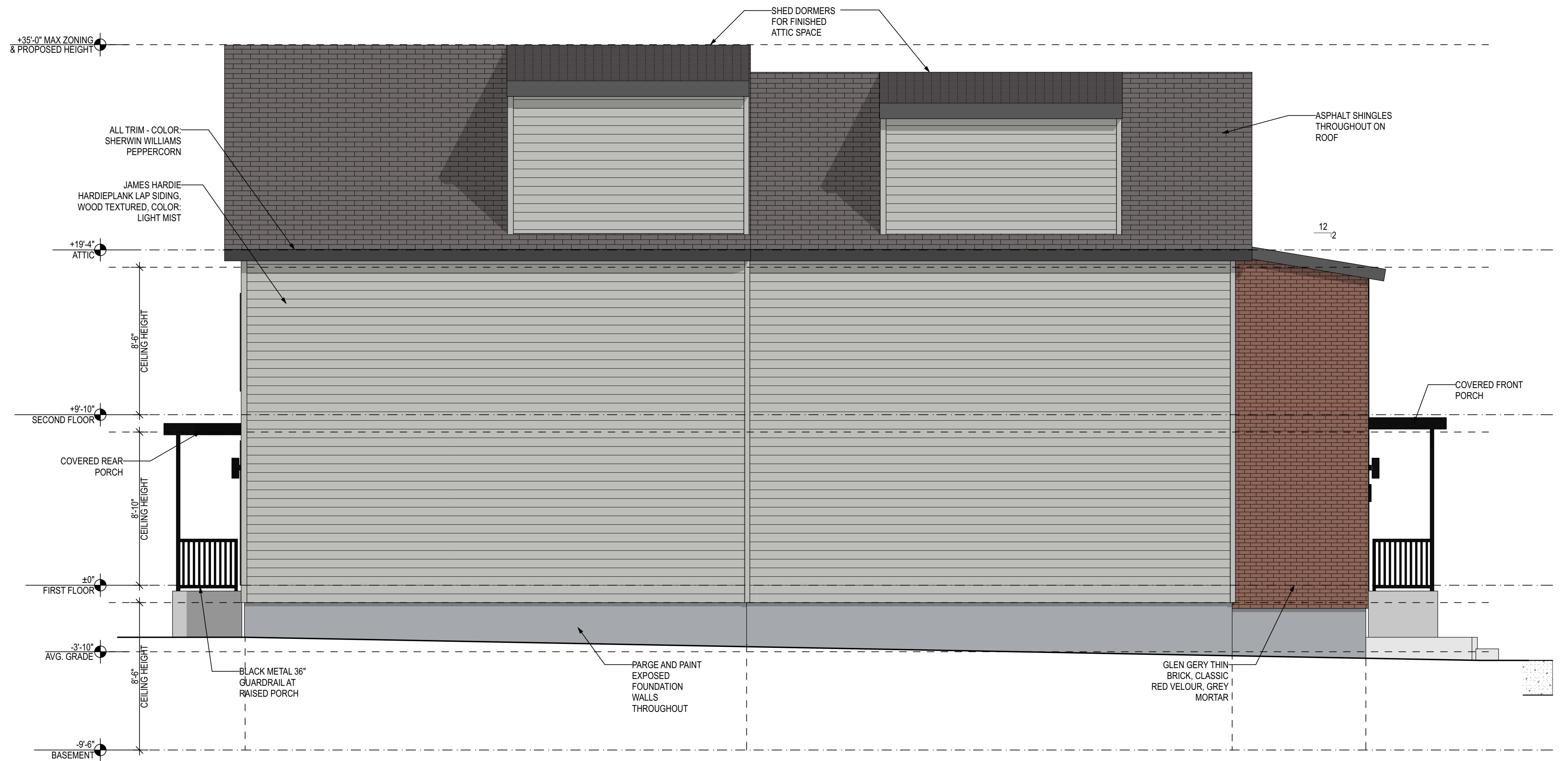
PHASE: ZONING SUBMISSION
DATE: 11/10/23

DRAWING NUMBER: Z-05
DRAWING TITLE: FRONT & SIDE ALLEY ELEVATIONS
DRAWING SCALE: 1/4" = 1'-0"

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



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

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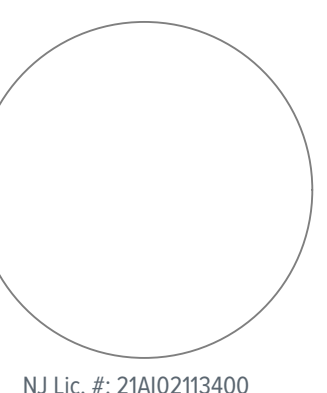
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PHASE: **ZONING SUBMISSION**
DATE: **11/10/23**

DRAWING NUMBER: **Z-06**
DRAWING TITLE: **REAR & SIDE ELEVATIONS**
DRAWING SCALE: **1/4" = 1'-0"**



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