

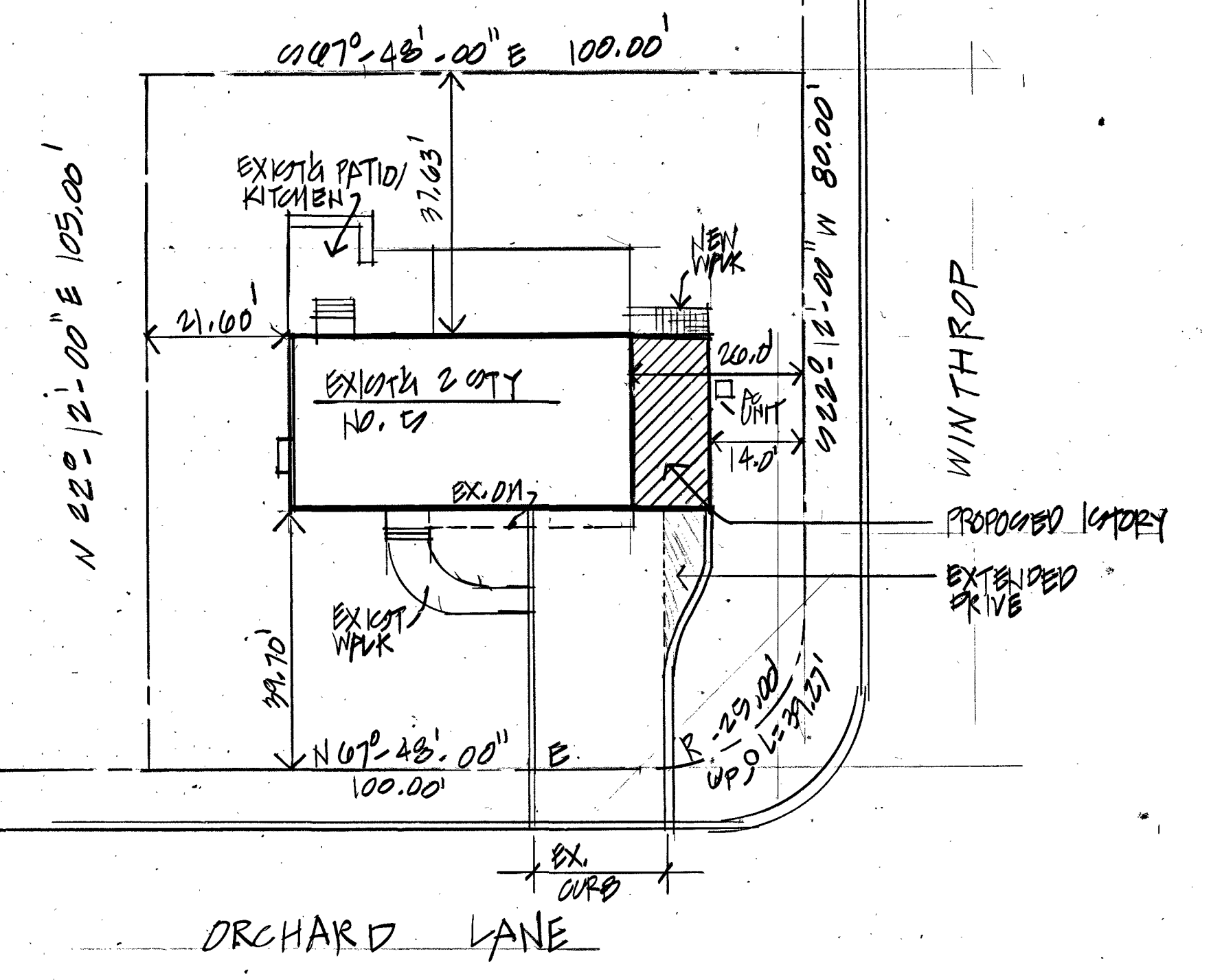
LOT 10 BLOCK

APPROVED BY THE PLANNING BOARD / BOARD OF ADJUSTMENT OF THE BOROUGH OF HILLSDALE

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

TOWN ENGINEER _____ DATE _____



ORCHARD LANE

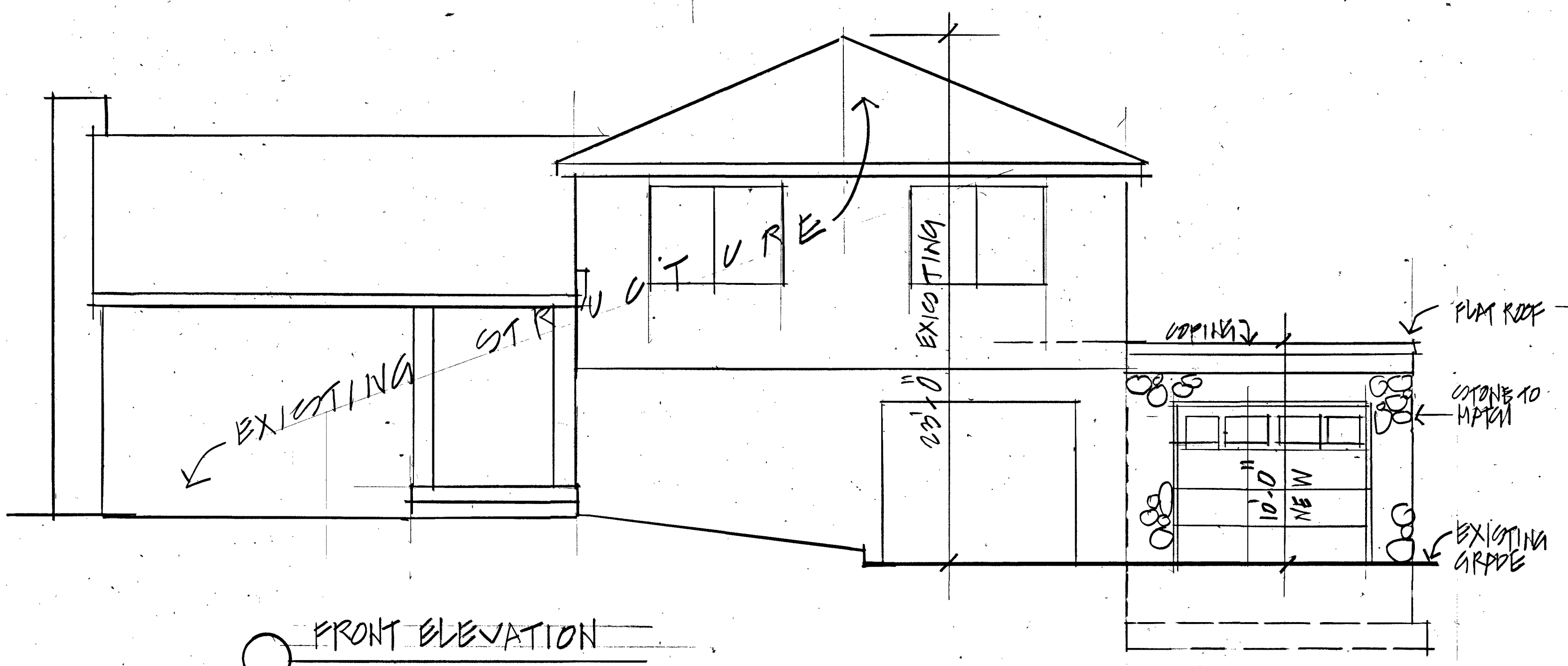
PLOT PLAN

1" = 10.00'

EXISTING FIRST FLOOR PLAN WITH PROPOSED GARAGE 1/4" = 1'-0"

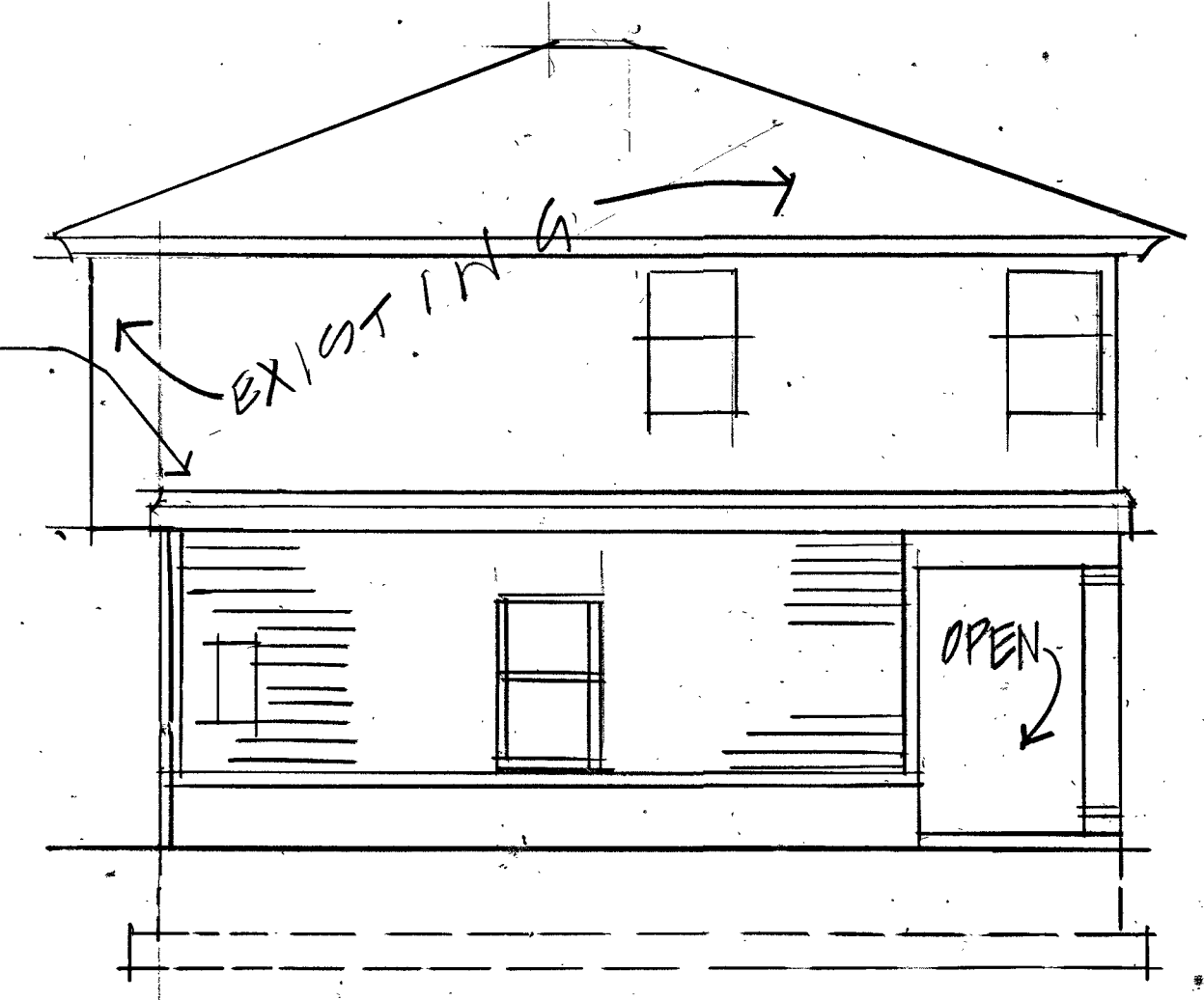
EXISTING FOOTPRINT = 1448.25 SQ FT

PROPOSED ADDITION = 332.04 SQ FT



FRONT ELEVATION

1/4" = 1'-0" (ORCHARD LANE)



RIGHT ELEVATION

3/32" = 1'-0" (WINTHROP ROAD)

ZONING SCHEDULE R-2				
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
1. BUILDING COVERAGE				
EXISTING BUILDING	15,000 SF	10,365.0 SF	10,365.0 SF	NO/EXIST.
EXISTING PORCH	100.00 FT	100.00 FT	100.00 FT	NO
EXISTING SHED	150.00 FT	105.00 FT	105.00 FT	NO/EXIST.
TOTAL EXISTING				
PROPOSED				
EXISTING TOTAL BUILDING	50.0 FT	39.70 FT	39.70 FT	YES
NEW ADDITION	30% / WIDTH	21.60 FT	21.60 FT	NO
TOTAL NEW COVERAGE	=30FT / MIN 10FT			
2. IMPREVIOUS COVERAGE				
EXISTING BUILDING	50% FRONT	26.0 FT	14.0 FT	YES
EXISTING PATIO	FRONT YD = 25.0 FT	26.0 FT	14.0 FT	YES
EXISTING STEPS / WALKS	50.0 FT	37.63 FT	37.63 FT	YES
EXISTING DRIVE	50.0 FT	37.63 FT	37.63 FT	YES
EXISTING AC	HEIGHT 2 STY / 35 FT	2 STY / 23 FT	1 STY / 10 FT	NO
EXISTING AC UNIT				
TOTAL EXISTING				
PROPOSED				
EXISTING BUILDING	20.0%	15.47%	18.68%	NO
EXISTING PATIO				
EXISTING DRIVEWAY				
EXTENDED DRIVEWAY				
EXISTING STEPS / WALK	30.0%	34.38%	36.58%	YES
NEW WALK				
EXIST AC UNIT				
EXIST AC UNIT				
TOTAL NEW COVERAGE				
FLOOR AREA RATIO	27.00%	20.15%	23.35%	NO
MIN FLOOR AREA				
FIRST FLR	1200 SF	1448.25 SF	1603.25 SF	NO
SECOND FLOOR	600 SF	640.00 SF	NA	

JOSEPH M. DONATO, P.A.
ARCHITECT
No. Lic. No. 12280
N.Y. Lic. No. 022978

PLOT PLAN / ZONING / PLANS

'MORAITIS RESIDENCE'

PROPOSED GARAGE ADDITION
5 ORCHARD LANE
HILLSDALE, N.J.

JOSEPH M. DONATO, A.I.A.
ARCHITECT
14 ROUTE 4 WEST
RIVEREDGE, NJ 07661
201-489-8800

SCALE: NOTED

DATE: 11-17-21

DRWN. BY: JD

PROJECT NO: 21-213

DRAWING NO.: 1 A 1