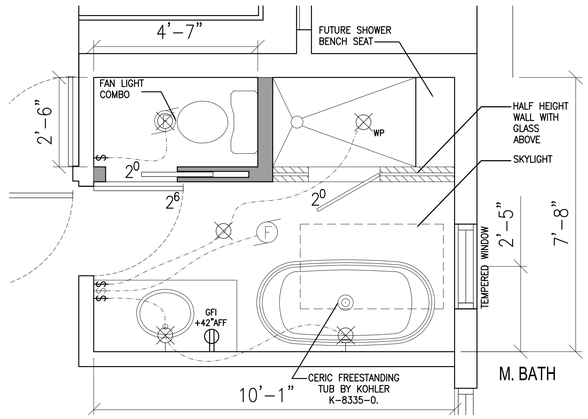
THESE DRAWINGS HAVE BEEN PREPARED AS PART OF A VARIANCE APPLICATION BY THE HOME OWNER WHO SEEKS TO ADD A BATHROOM ADJACENT TO THEIR PRIMARY SUITE IN THE HALF STORY / HABITABLE ATTIC OF THEIR HOME.

THE APPLICANT SEEKS RELIEVE FROM THE FOLLOWING PROVISION OF THE LYNDHURST ZONING ORDINANCE:(AREA BOLDED FOR CLARITY)

21-5.14 DESIGN STANDARDS

a. RESIDENTIAL STRUCTURES
FLAT ROOFS SHALL NOT BE PERMITTED IN THE R-A OR R-B ZONES. ALL ROOFS IN THE R-A AND R-B ZONES SHALL HAVE A MINIMUM 4 1/2 INCH ON TWELVE-INCH PITCH, WITH THE EXCEPTION THAT ONE-FAMILY HOMES 1 1/2 STORIES IN HEIGHT MAY HAVE A ROOF UP TO A MINIMUM 8 1/2 INCH ON TWELVE-INCH PITCH. FLOOR SPACE ABOVE 2 1/2 STORIES CREATED BY A ROOF SHALL BE CONSIDERED AN ATTIC, BUT NOT A STORY. A HABITABLE ATTIC SHALL CONSTITUTE A STORY ONLY WHEN IT HAS A STAIRWAY AS A MEANS OF ACCESS, AND WHEN THE CEILING HAS A HEIGHT OF AT LEAST SEVEN FEET, SIX INCHES ABOVE THE ATTIC FLOOR, AND IS NO MORE THAN ONE-THIRD THE AREA OF THE FLOOR BELOW. ***THERE SHALL BE NO PLUMBING FIXTURES IN THE ATTIC***.

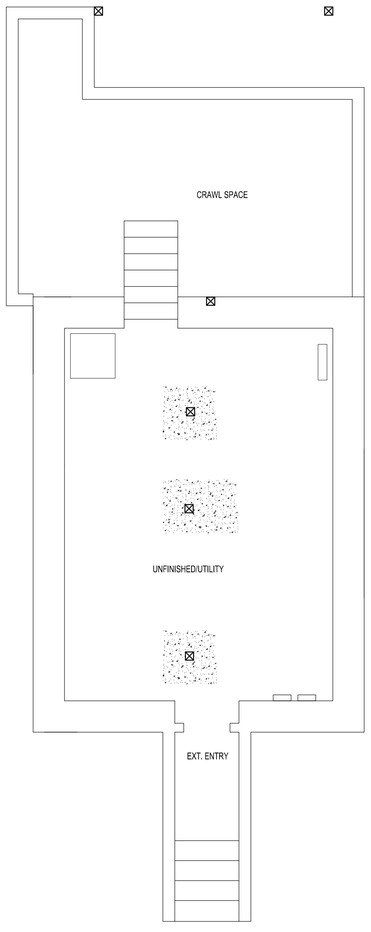
NOTE:
1. THAT THE APPLICANT IS NOT SEEKING ANY OTHER BULK OR USE VARIANCES AS PART OF THIS APPLICATION
2. THE HOME IS CURRENTLY UNDER CONSTRUCTION / RENOVATION FROM A TWO FAMILY HOME TO A SINGLE FAMILY HOME. PLANS 3 THRU 5 BELOW ILLUSTRATE THE NEW PROPOSED LAY OUT OF THE LOWER FLOORS
3. THE SPACE IN QUESTION IS CURRENTLY DESIGNED AS A SECOND CLOSET BUT THIS APPLICATION SEEKS TO CHANGE IT TO A MASTER BATH



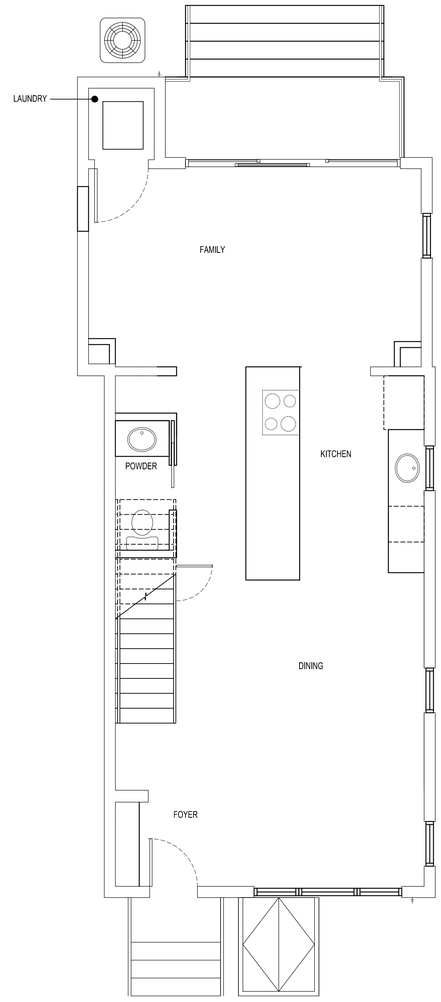
1 ATTIC LEVEL EN-SUITE BATHROOM PLAN
1/2" = 1'-0"

LEDGEND

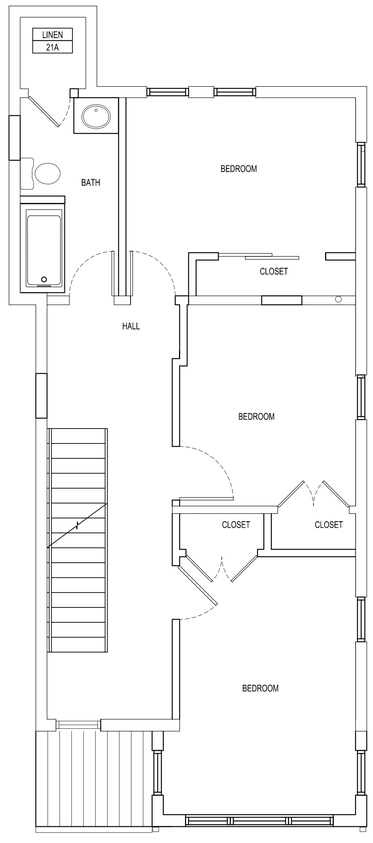
- INDICATES EXISTING PARTITIONS TO REMAIN
- INDICATES NEW STUD PARTITIONS - ALL INTERIOR PARTITIONS TO BE 2X4 FRAMED U.O.N.
- EXHAUST FAN TO BE DUSTED TO EXTERIOR
- LIGHT FIXTURE. FINAL SELECTION BY OWNER. ALL SHOWN ON WALL TO BE SCONCE TYPE ALL SHOWN ON BUILDING EXERIOR TO BE RATED AS SUCH, SEE SCHEDULE.
- SWITCH
- DUPLEX RECEPTACLE
- LIGHT FIXTURE. FINAL SELECTION BY OWNER. ALL FIXTURES INDICATED AS "WP" TO BE WATER PROOFED
- DECORATIVE LIGHT FIXTURE. FINAL SELECTION BY OWNER.



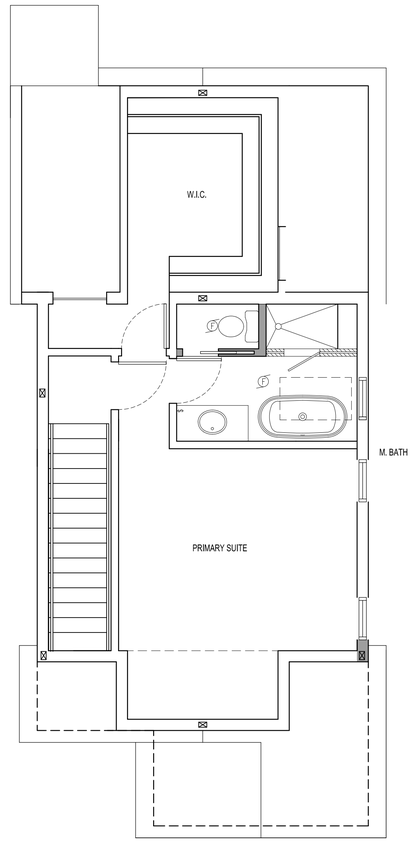
5 BASEMENT PLAN
1/4" = 1'-0"



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



3 2ND FLOOR PLAN
1/4" = 1'-0"



2 ATTIC PLAN
1/4" = 1'-0"

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T. NEW A.I.A.
NJ-RA: 21AI02078600

259 GREEN STREET

259 GREEN STREET
LYNDHURST NJ
BLOCK: 81 LOT: 2.01

DATE

NEW BATH ROOM IN HALF STOREY / HABITABLE ATTIC

AS NOTED	A-1
SCALE	
TN	
DRAWN	
TN	
CHECKED	
113.1	2024/02/02
PROJECT NO.	DATE

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