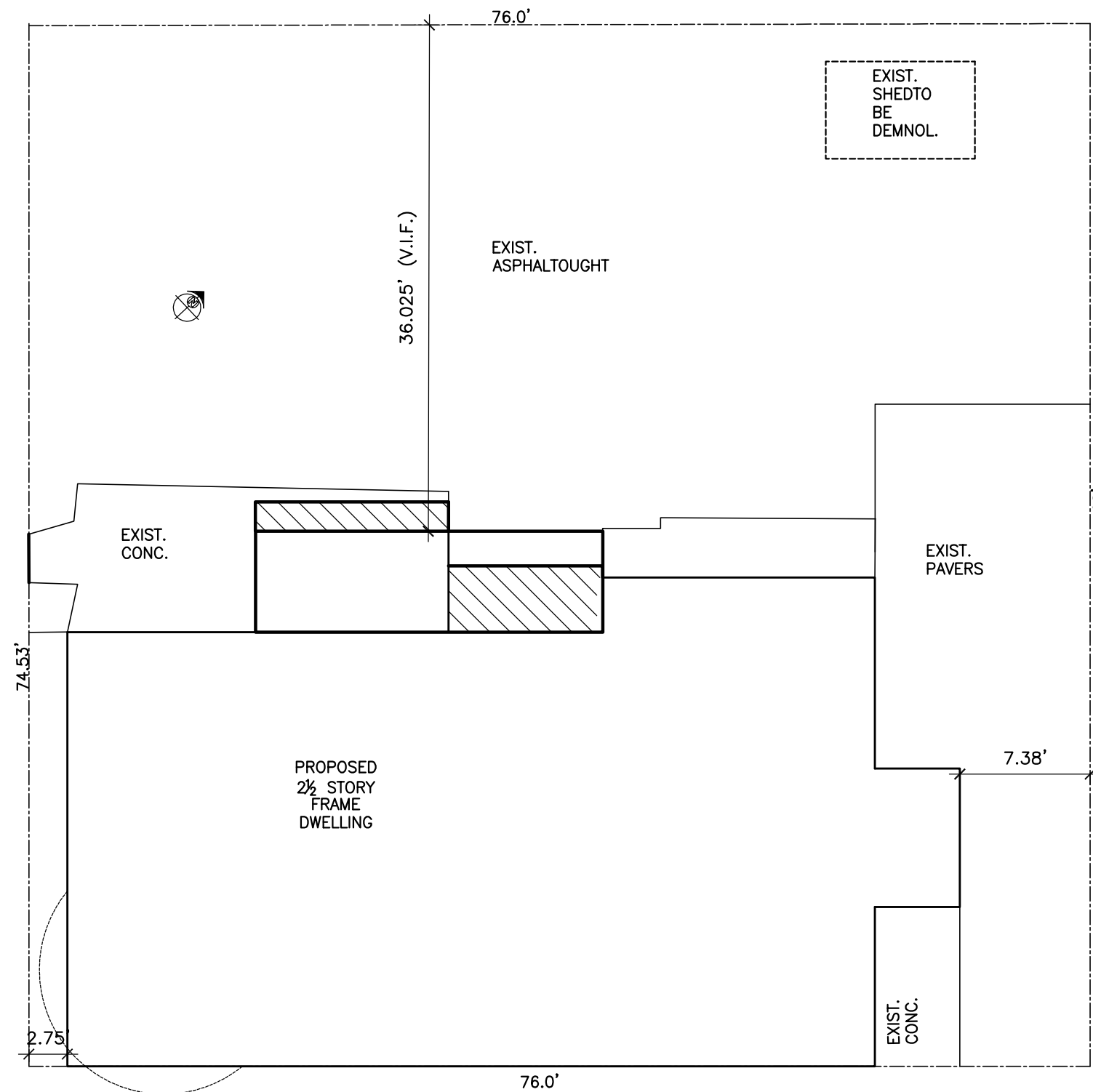


# 615-617 STUYVESANT AVE., LYNDHURST, NJ.

## BUILDING & ZONING DATA

LOT NO. 41.02  
 BLOCK NO. 179  
 ZONING DISTRICT BUSSINESS  
 OCCUPANCY THREE FAMILY



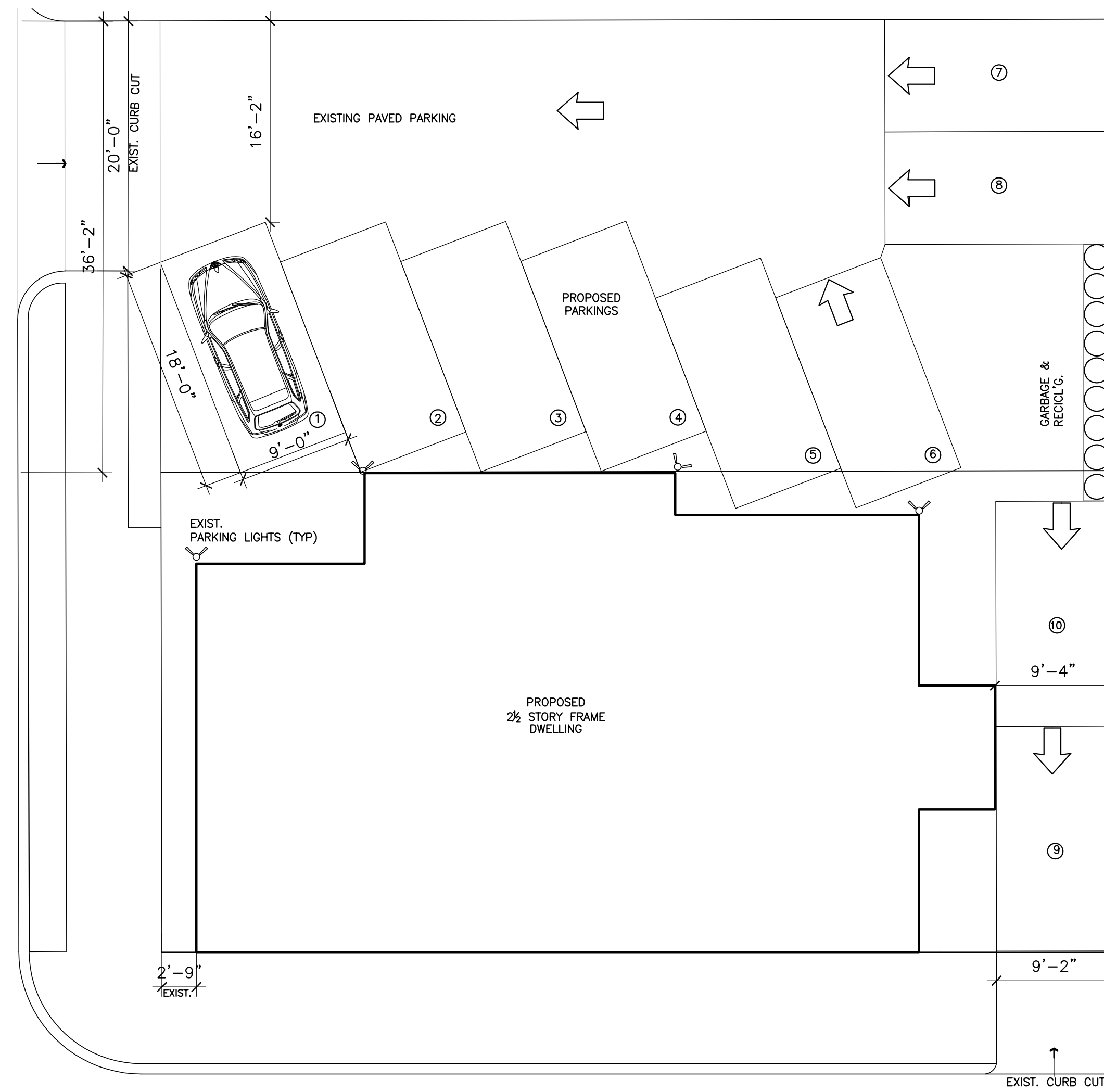
### KEY PLAN

SCALE: 1" = 20'-0"

KEY PLAN BASED ON MANING SURVEYING, INC.  
 PROFESSIONAL LAND SURVEYORS & PLANNERS  
 JULY 12, 2018

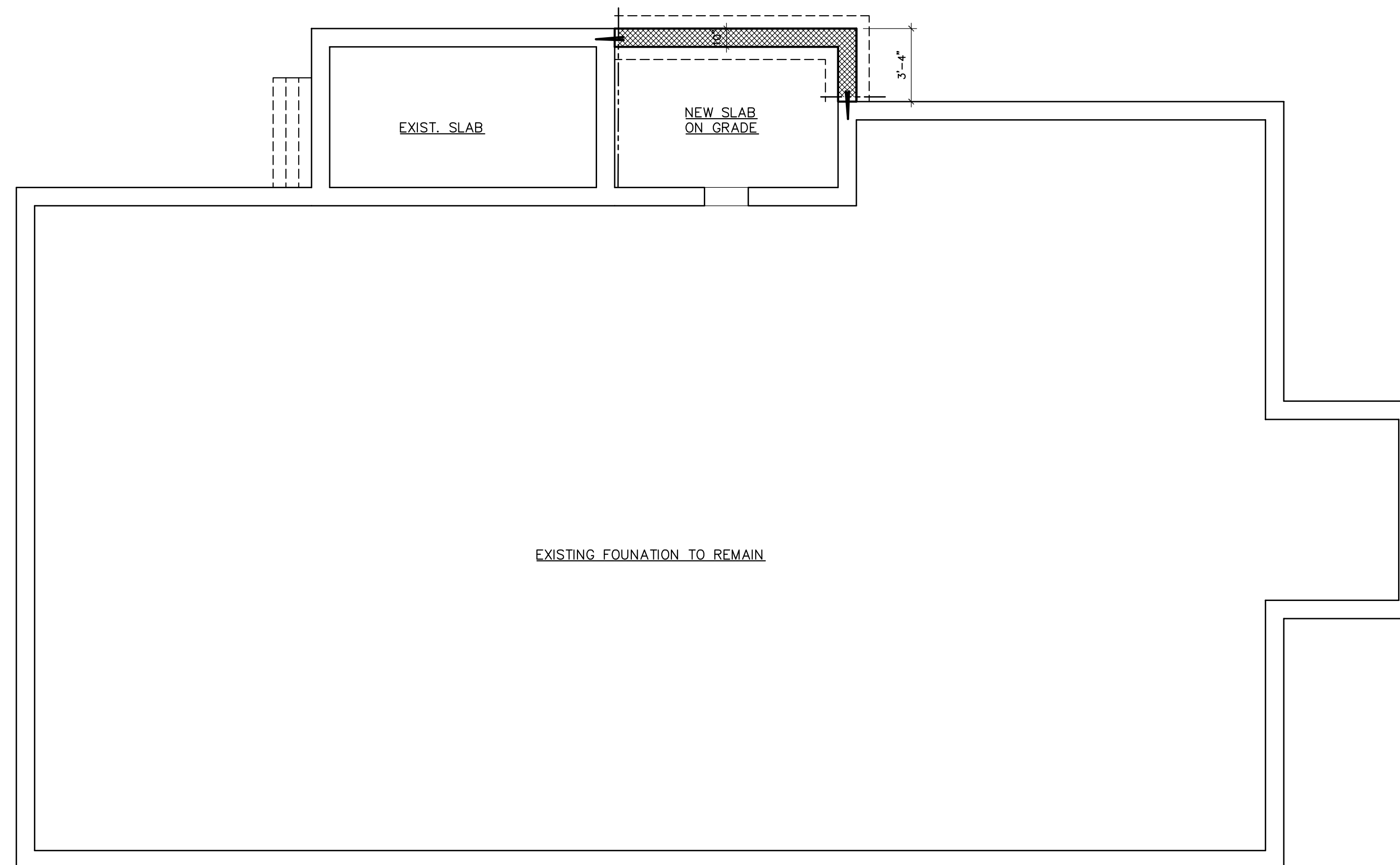
### ZONING TABULATION ZONING DISTRICT R-MUTI FAMILY

	EXISTING	REQ'D	PROPOSED	REMARKS
MIN. LOT AREA	5,670 SF	4,000 SF	5,670 SF	EXISTING
MIN. DEPTH	74.6'	100.0'	74.6'	SAME EXISTING
MIN. LOT WIDTH	76'	40'	76'	EXISTING
SETBACK MIN. FRONT YARD	0.0'	0.0'	0.0'	EXISTING
SETBACK REAR YARD	36.025' (+/-)	10'	33.4' (+/-)	
SETBACK SIDE YARD/ TOTAL	2.75' / 7.38'	10.0' / 10.0'	2.75' / 7.38'	EXISTING
MAX. PRINCIPAL BLD'G. COV.	(35.9%) 2,036 SF	60%	(37%) 2,114 SF	
MAX. BUILDING HEIGHT		35'	31' (+/-)	
PARKING		11	10	3 (2) BR'S. APT. = 6 CARS 3 (1) BR. APT. = 5.4 CARS



### PROPOSED PARKING PLAN

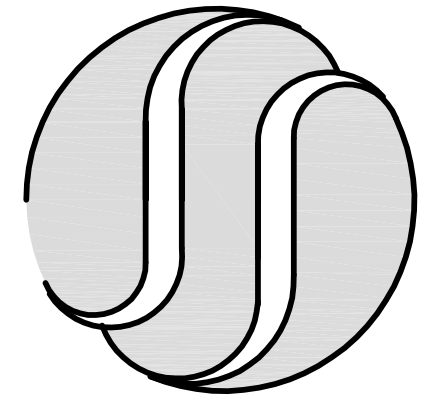
SCALE: 1/8" = 1'-0"



### EXISTING & NEW FOUNDATION PLAN

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

ARCHITECTURE  
 INTERIOR DESIGN  
 CUSTOM FURNITURE  
 WATER GARDENS



GARY I. SEGAL, R.A.  
 ARCHITECT & PLANNER

N.Y. LIC. # 019725-1  
 N.J. LIC. # 21A101099000  
 CT. LIC. # 9809  
 N.J. LIC. # 33L100443900

272 CLOSTER DOCK RD.  
 CLOSTER, NJ, 07624  
 TEL: (201) 768-9500  
 FAX: (201) 768-4141

THE U.S. ARCHITECTURE BOARD (USAB) HAS GRANTED GARY I. SEGAL, R.A. THE STATUS OF REGISTERED ARCHITECT IN THE STATE OF NEW JERSEY. GARY I. SEGAL, R.A. IS A LICENSED ARCHITECT IN THE STATES OF NEW YORK, NEW JERSEY, CONNECTICUT, AND NEW HAMPSHIRE. GARY I. SEGAL, R.A. IS A LICENSED ARCHITECT IN THE STATES OF NEW YORK, NEW JERSEY, CONNECTICUT, AND NEW HAMPSHIRE. GARY I. SEGAL, R.A. IS A LICENSED ARCHITECT IN THE STATES OF NEW YORK, NEW JERSEY, CONNECTICUT, AND NEW HAMPSHIRE.

PROJECT:

LEN  
 PROPERTY

CLIENT

LINDSAY LEN

ADDRESS

615-617 STUYVESANT AVE  
 LYNDHURST, N.J.

REVISIONS:

NO.	REVISION

SUBMISSIONS

DRAWING TITLE:

KEY PLAN, PARKING  
 &  
 FOUNDATION PLAN

PROJECT MANAGER:  
 DA

PROJECT No.:  
 2037

REV. BY:  
 GS

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

DRAWN BY:  
 DA

DATE:  
 1/27/21

A-1

DESIGN DEV.