

ZONING INFORMATION

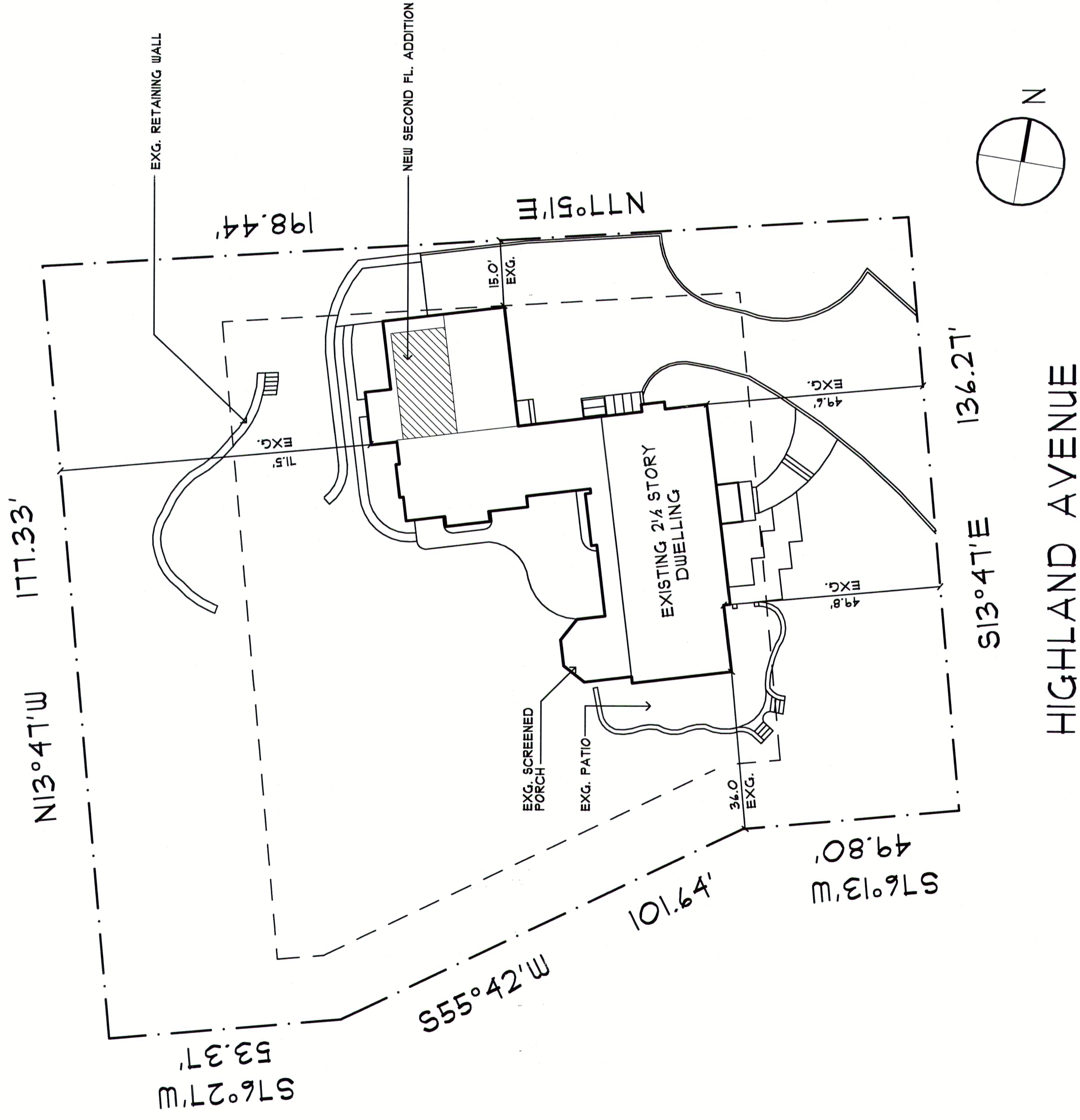
OWNER: MR. & MRS. BESEN
 195 HIGHLAND AVENUE
 SHORT HILLS, NJ 07018

LOT: II BLOCK: 3103 ZONE: R-3
 CODES: 2000 INTERNATIONAL RESIDENTIAL CODE (NJ EDITION)
 UCC - REHAB CODE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	21,000 SQ.FT.	31,183 SQ.FT.	NO CHANGE
LOT WIDTH	115 FT.	134.1 FT.	NO CHANGE
LOT DEPTH	115 FT.	148.4 FT.	NO CHANGE
FRONT YARD SETBACK	40 FT.	49.6 FT.	NO CHANGE
AVERAGE FRONT YARD SETBACK			
MIN.	54.1 FT.	43.6 FT. *	NO CHANGE
SIDE YARD SETBACK			
MIN.	15 FT.	36 FT./15 FT.	NO CHANGE
SIDE YARD SETBACK - COMBINED			
35% OF WIDTH	35% - 41.8 FT.	31.3% - 51 FT.	NO CHANGE
REAR SETBACK			
20% OF DEPTH	20% - 40 FT.	115 FT.	NO CHANGE
REAR YARD - UNOCCUPIED			
25% OF AREA (MIN)	25% - 1195 SQ.FT.	54.1% - 11,081 SQ.FT.	NO CHANGE
BUILDING COVERAGE			
MAX.	19% - 4053.8 SQ.FT.	12.1% - 3,142 SQ.FT.	NO CHANGE
LOT COVERAGE			
MAX.	35% - 10,924 SQ.FT.	29.8% - 9,301 SQ.FT.	NO CHANGE
BUILDING HEIGHT			
MAX.	32 FT.	30'-1"	NO CHANGE

* EXISTING NON-CONFORMING CONDITION

VOLUME OF ADDITION = 2,820 CU. FT.
 TOTAL LAND AREA DISTURBED = 0 SQ. FT.

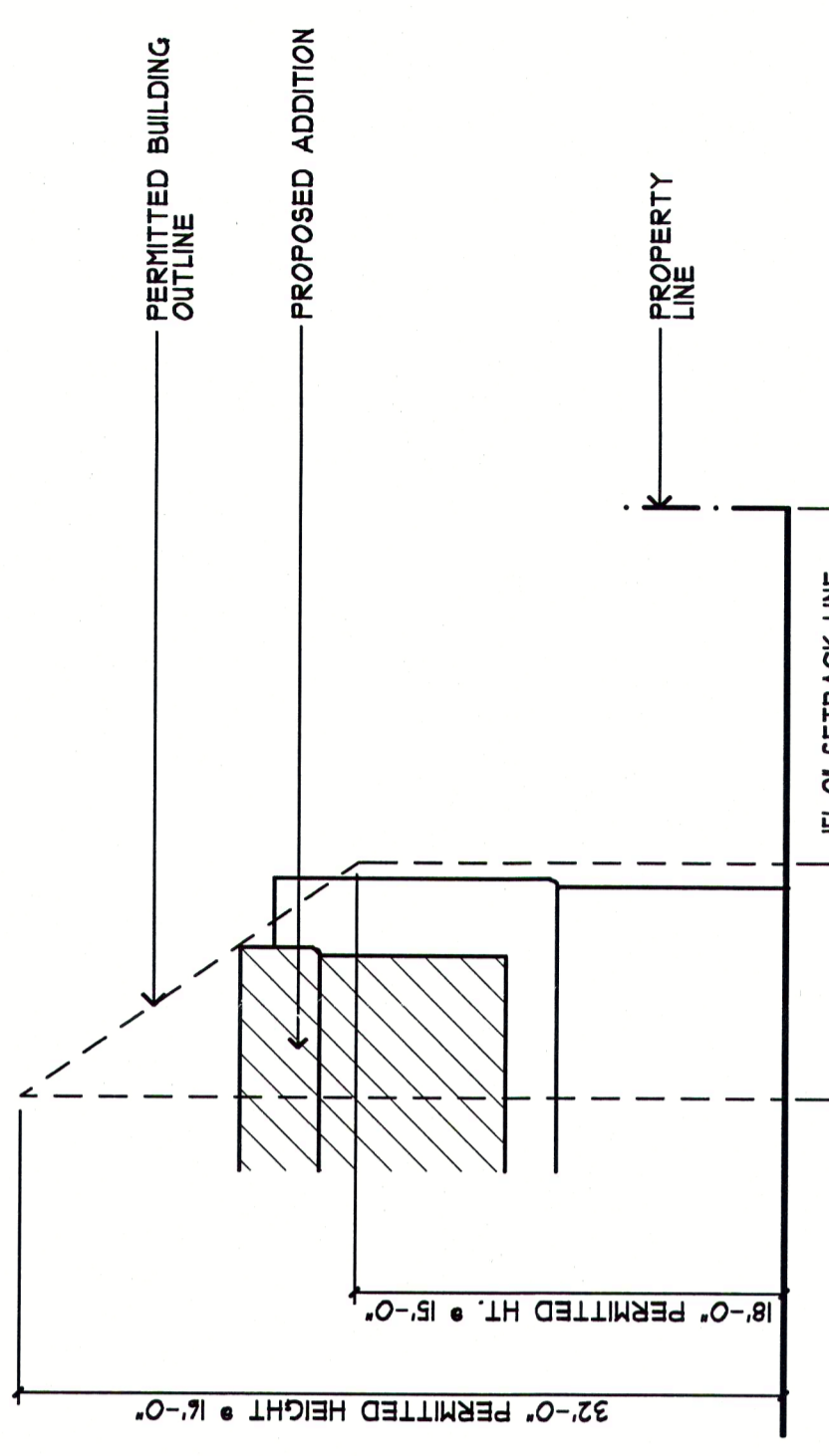
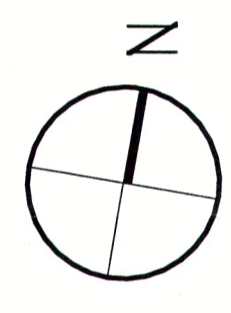


SITE PLAN

SCALE: 1" = 20'

SITE INFORMATION GIVEN WAS OBTAINED FROM A SURVEY PREPARED BY:
 PRONESTI SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 425 POMPTON AVENUE
 CEDA GROVE, N.J. 07009
 (913) 851-3314
 DATE: SEPTEMBER 9, 1999

HIGHLAND AVENUE



DIAGRAMATIC
 SIDE YARD TO HT. SETBACK
 REQUIREMENT AT 15'-0"
 SCALE: 1/8" = 1'-0"

DRAWING INDEX

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