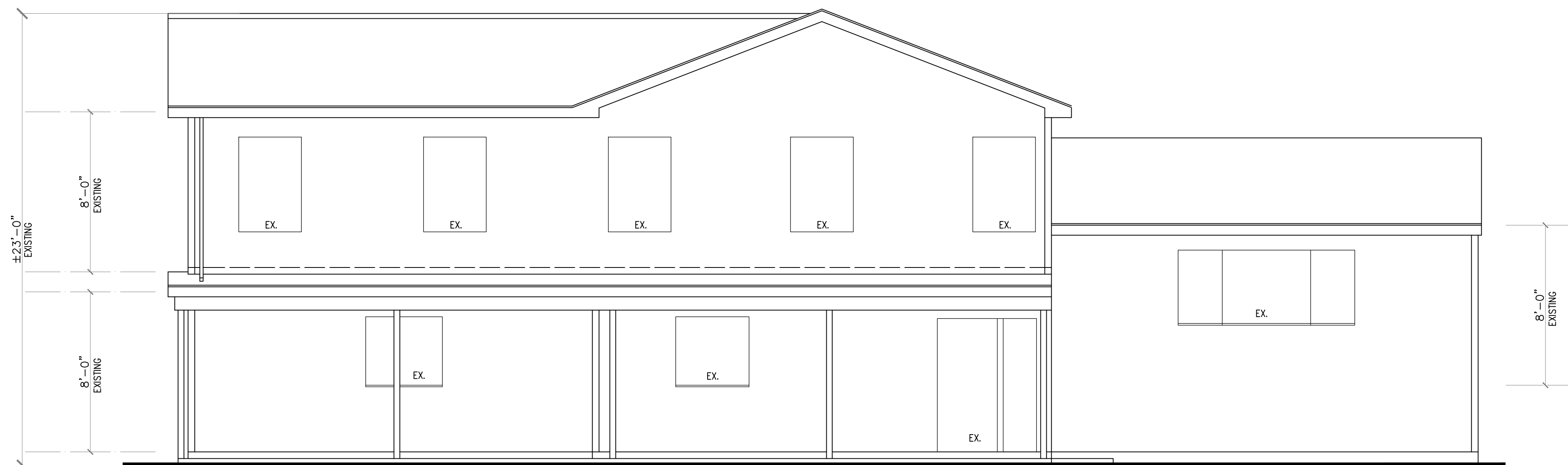


EXISTING BUILDING COVERAGE CALCULATIONS:	
EXISTING DWELLING (INCLUDING OVERHANGS)	1,812.00 SQ FT
EXISTING FRONT PORCH	57.00 SQ FT
EXISTING CAR PORT	258.00 SQ FT
EXISTING SHED	100.00 SQ FT
TOTAL EXISTING BUILDING COVERAGE	2,227.00 SQ FT (21.55%)

PROPOSED BUILDING COVERAGE CALCULATIONS:	
EXISTING DWELLING (INCLUDING OVERHANGS)	1,812.00 SQ FT
EXISTING FRONT PORCH	57.00 SQ FT
EXISTING CAR PORT	258.00 SQ FT
EXISTING SHED	100.00 SQ FT
NEW ADDITION	505.00 SQ FT
TOTAL PROPOSED BUILDING COVERAGE	2,732.00 SQ FT (26.44%)

EXISTING LOT COVERAGE CALCULATIONS:	
EXISTING DWELLING (INCLUDING OVERHANGS)	1,812.00 SQ FT
EXISTING FRONT PORCH	57.00 SQ FT
EXISTING CAR PORT	258.00 SQ FT
EXISTING SHED	100.00 SQ FT
EXISTING DRIVEWAY (EXCLUDING CARPORT)	925.00 SQ FT
EXISTING FRONT SIDEWALK (EXCL. FRONT BLDG. OVERHANG)	146 SQ FT
EXISTING CONCRETE PAD IN THE BACKYARD	110 SQ FT
EXISTING AC PADS	12 SQ FT
TOTAL EXISTING LOT COVERAGE	3,420 SQ FT (33.10%)

PROPOSED LOT COVERAGE CALCULATIONS:	
EXISTING DWELLING (INCLUDING OVERHANGS)	1,812.00 SQ FT
EXISTING FRONT PORCH	57.00 SQ FT
EXISTING CAR PORT	258.00 SQ FT
EXISTING SHED	100.00 SQ FT
EXISTING DRIVEWAY (EXCLUDING CARPORT)	925.00 SQ FT
EXISTING FRONT SIDEWALK (EXCL. FRONT BLDG. OVERHANG)	146 SQ FT
EXISTING CONCRETE PAD IN THE BACKYARD	110 SQ FT
EXISTING AC PADS	12 SQ FT
NEW AC PAD	6 SQ FT
NEW ADDITION	505 SQ FT
NEW REAR STEPS AND PLATFORM	34 SQ FT
NEW REAR PATIO (EXCLUDING REAR STEPS AND PLATFORM)	162 SQ FT
TOTAL PROPOSED LOT COVERAGE	4,127 SQ FT (39.94%)



FRONT ELEVATION

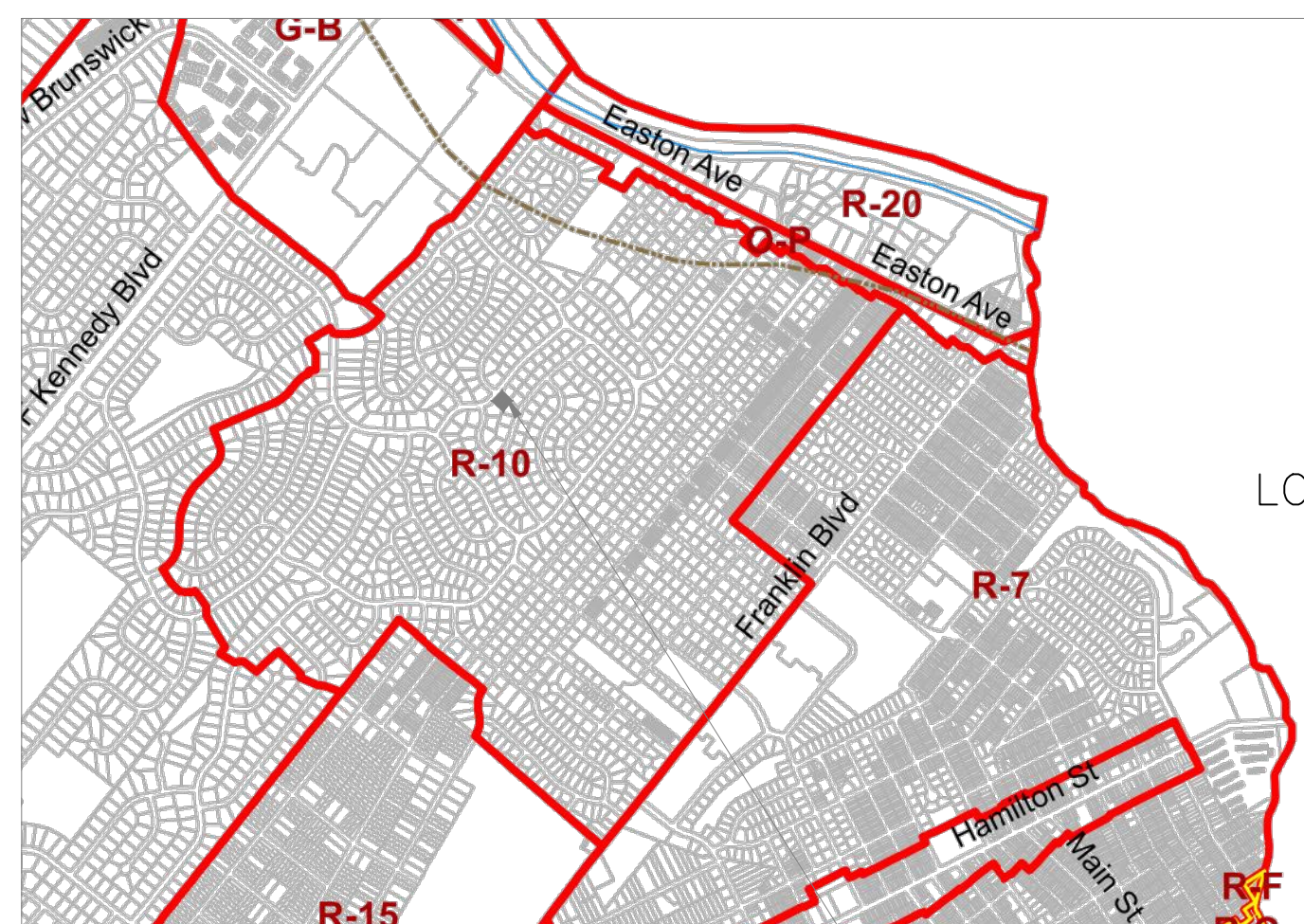
SCALE: 1/4" = 1'-0"

ZONING INFORMATION

ADDRESS: 19 MONTROSE RD.,
SOMERSET, NJ
ZONE: R-10

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SQ FT	10,333 SQ FT	UNCHANGED
LOT WIDTH	100 FEET	98 FEET ENC	UNCHANGED
FRONT YARD SETBACK 1	25 FEET	28.0 FEET/26.0 FEET (1)	UNCHANGED
SIDE YARD SETBACK			
ONE SIDE	8 FEET	26.7/8.8 FEET	26.7/8.8 FEET
TOTAL BOTH SIDES	20 FEET	35.5 FEET	35.5 FEET
REAR YARD SETBACK	40 FEET	±43.58 FEET	±31.41 FEET (2) *
BUILDING COVERAGE	20%	21.55% ENC	26.44% *
LOT COVERAGE	30%	33.10% ENC	39.94% *
PRINCIPAL BUILDING HEIGHT	35 FEET 2 1/2 STORY	± 23 FEET	±23 FEET

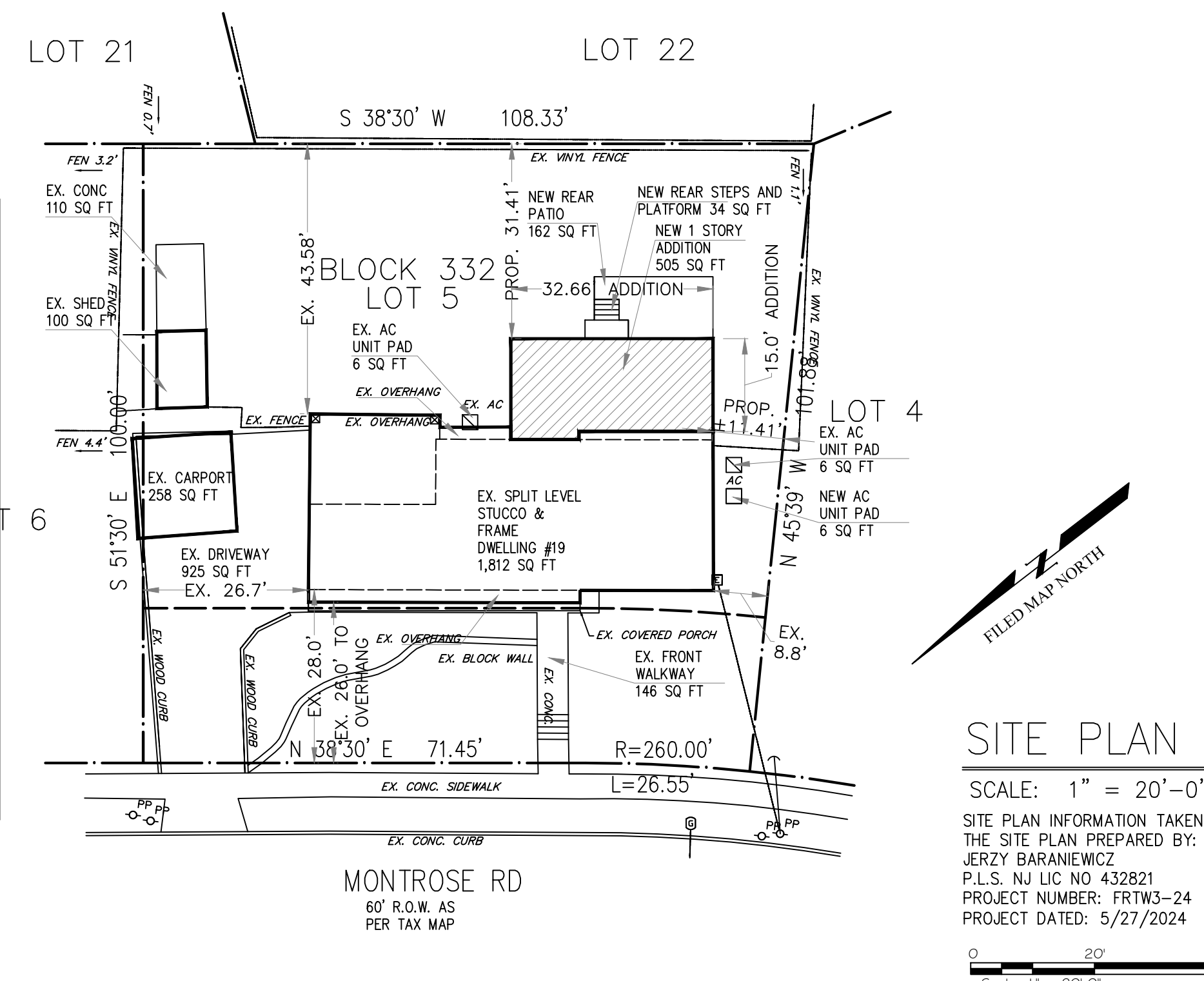
ENC - EXISTING NON-CONFORMING
(1) TO 2ND FLOOR OVERHANG
(2) TO NEW ADDITION
* VARIANCE REQUIRED



ZONING MAP

SCALE: NTS

PROPERTY IN QUESTION



SITE PLAN

SCALE: 1" = 20'-0"
SITE PLAN INFORMATION TAKEN FROM THE SITE PLAN PREPARED BY: JERZY BARANIEWICZ
P.L.S. NJ LIC NO 432821
PROJECT NUMBER: FR1W3-24
PROJECT DATED: 5/27/2024
Scale: 1" = 20'-0"

OWNERS OF PROPERTY WITHIN 200'

19 MONTROSE RD SOMERSET NJ

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION	MAILING ADDRESS
332	20	SIMON, LAURENT & LISA	14 LEXINGTON RD	14 LEXINGTON RD SOMERSET, NJ 08873
381	1	MATTEIS, GREGORY & BONILLA, DORA	1 HUNT RD	1 HUNT RD SOMERSET, NJ 08873
332	7	ORIGENES, CLODUALDO JR & MARIA N	15 MONTROSE RD	15 MONTROSE RD SOMERSET, NJ 08873
333	14	SOLOMON, MICHAEL	24 CONTINENTAL RD	24 CONTINENTAL RD SOMERSET, NJ 08873
332	3	CUDEBACK, BRUCE & TERESA	23 CONTINENTAL RD	23 CONTINENTAL RD SOMERSET, NJ 08873
381	32	SABELLA, JAMES & LORRAINE A.	26 NEWKIRK RD	26 NEWKIRK RD SOMERSET, NJ 08873
332	19	GONZALES, RODOLFO JOSUE & RUTH S	12 LEXINGTON RD	12 LEXINGTON RD SOMERSET, NJ 08873
381	33	LEE, SEUNGIL & JUNG	22 MONTROSE RD	22 MONTROSE RD SOMERSET, NJ 08873
331	12	CARTAGENA, ORLANDO & GENEVIEVE	13 LEXINGTON RD	13 LEXINGTON RD SOMERSET, NJ 08873
331	11	PERALTA, YASMIN & MORAN, FELIX	15 LEXINGTON RD	15 LEXINGTON RD SOMERSET, NJ 08873
332	21	MCCLENDON, ROBERT J. SR. & SIMMONS, J	16 LEXINGTON RD	16 LEXINGTON RD SOMERSET, NJ 08873
332	24	MC CLOUD, BARRY	22 LEXINGTON RD	22 LEXINGTON RD SOMERSET, NJ 08873
382	9	MOSLEY, CLARENCE & JOSEPHINE	14 MONTROSE RD	14 MONTROSE RD SOMERSET, NJ 08873
331	10	LAURENT, ROUSSEAU	19 LEXINGTON RD	19 LEXINGTON RD SOMERSET, NJ 08873
382	10	BRYANT, LOUISE	16 MONTROSE RD	16 MONTROSE RD SOMERSET, NJ 08873
332	23	ASFOL, GHADA A	20 LEXINGTON RD	20 LEXINGTON RD SOMERSET, NJ 08873
331	9	JOHNSON, KENNETH & CHERYL	21 LEXINGTON RD	21 LEXINGTON RD SOMERSET, NJ 08873
332	8	NWOGU, CHUKWUEMEKA CHARLES & CHUKWU	11 MONTROSE RD	11 MONTROSE RD SOMERSET, NJ 08873
332	22	FERRUSCA, DAVID M & SARCONO, KAREN V.S	18 LEXINGTON RD	18 LEXINGTON RD SOMERSET, NJ 08873
332	4	AZER, ASHRAF	25 CONTINENTAL RD	25 CONTINENTAL RD SOMERSET, NJ 08873
332	6	DAVIS, KENNETH M	17 MONTROSE RD	17 MONTROSE RD SOMERSET, NJ 08873
382	11	KSIEZOPOLSKI, AMANDA & MICHAEL	23 NEWKIRK RD	23 NEWKIRK RD SOMERSET, NJ 08873

UTILITIES LIST

RIGHT-OF-WAY DEPARTMENT
BUCKEYE PIPE LINE COMPANY
PO BOX 368
EMMAUS, PA 18049-0368

BUSINESS MANAGER
COMCAST CABLE
289 AMWELL RD
HILLSBOROUGH, NJ 08844

SUNOCO PIPELINE LP
RIGHT OF WAY DEPT
MONTELLI COMPLEX
525 FRITZTOWN ROAD
SINKING SPRING, PA 19608

BOARD APPROVALS

CHAIRMAN	DATE
SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

PROPERTY INFORMATION:

PROPERTY ADDRESS:
19 MONTROSE RD
SOMERSET, NJ 08873

PROPERTY OWNERS:

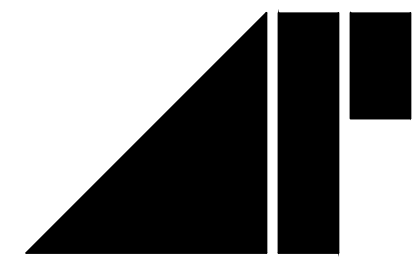
CARL W BAMPOE-PARRY	DATE
MAGALIE B BAMPOE- PARRY	DATE

GENERAL INFORMATION

ADDRESS: 19 MONTROSE RD
SOMERSET, NJ

CONSTRUCTION TYPE - V-B
USE GROUP - R-5
AREA :
1ST FLOOR ADDITION AREA 505 SQ FT

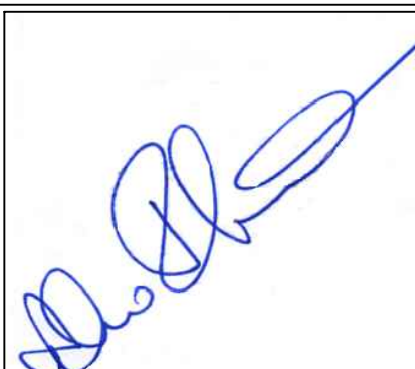
CODE USED :
INTERNATIONAL RESIDENTIAL CODE
IRC - 2021 NEW JERSEY EDITION.



architect

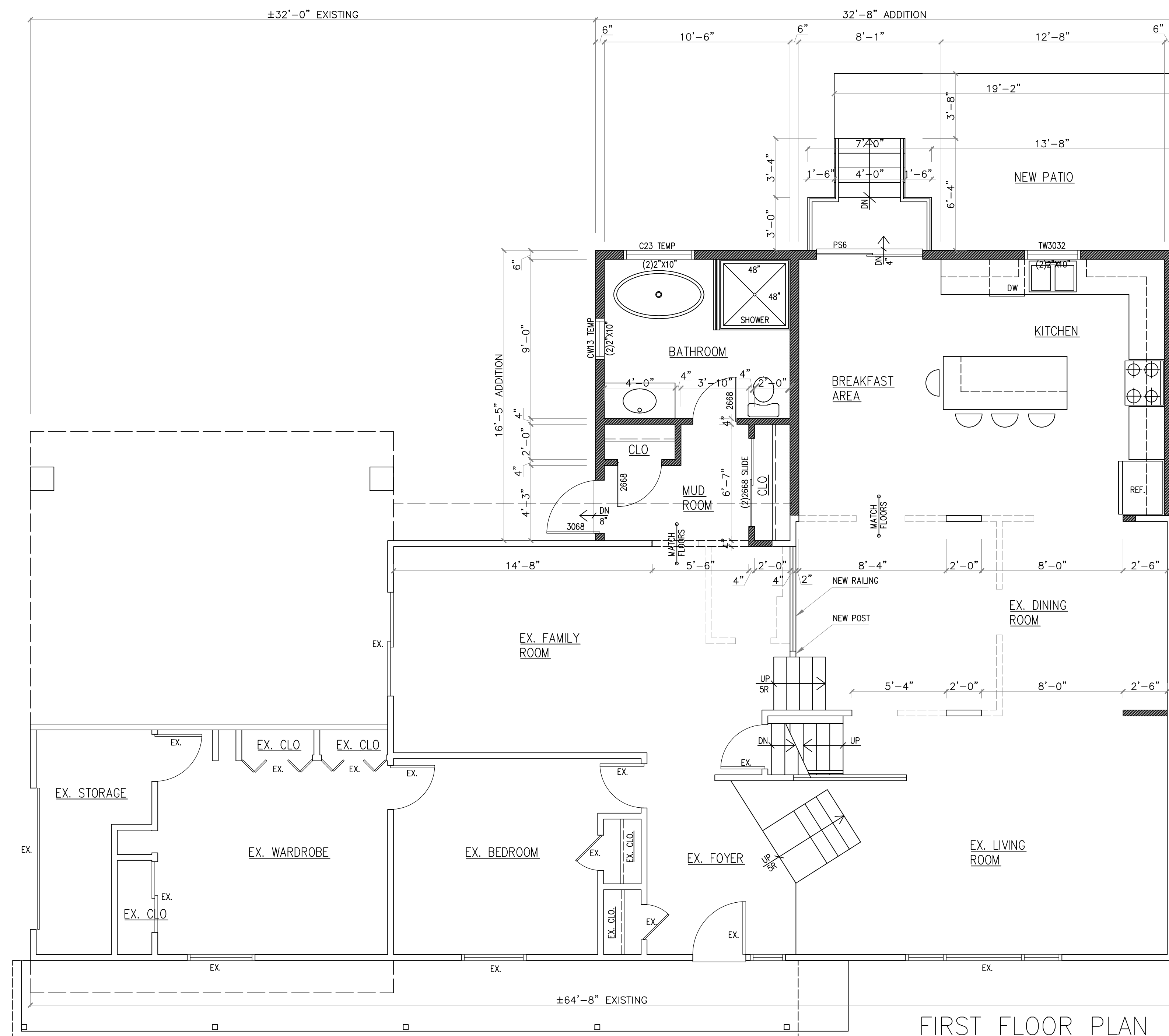
ANDREW PODBERZNIAK R.A.
11 High Point Drive
Springfield N.J. 07081

Tel: 973-493-9476
Fax: 908-277-6007

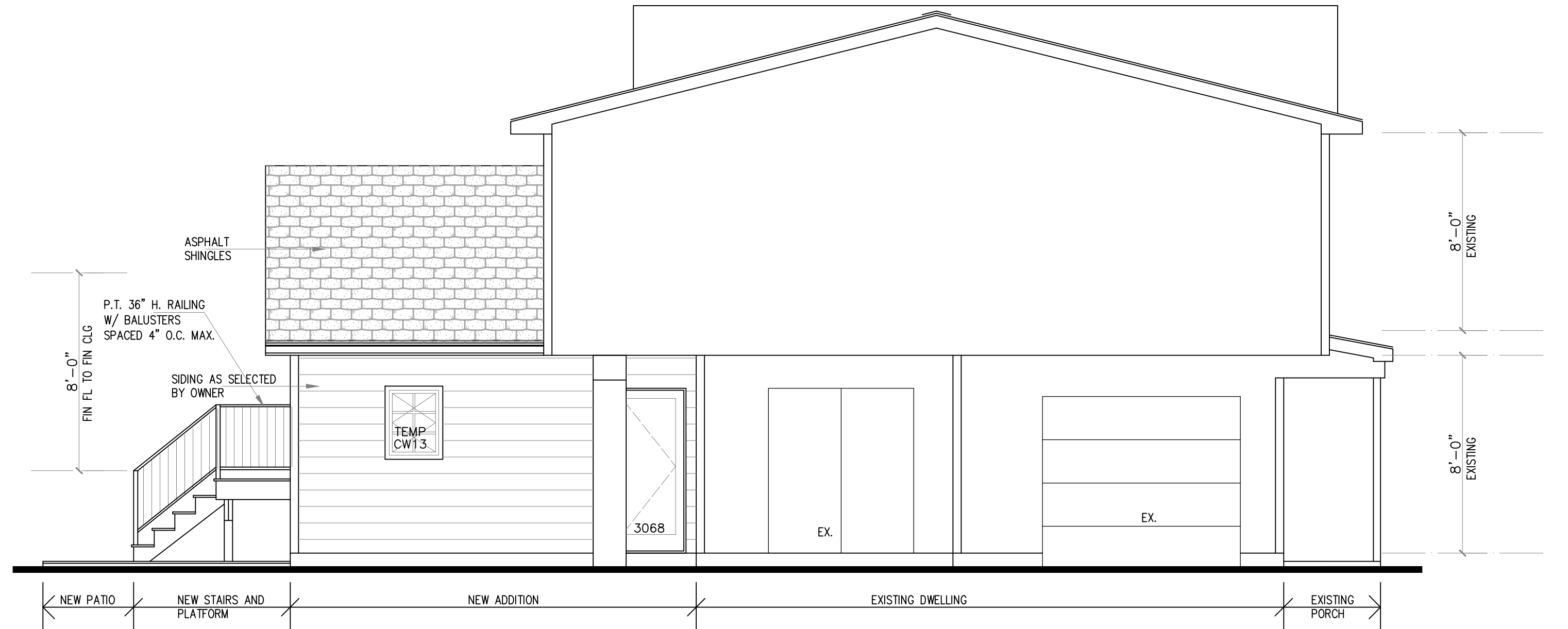


N.J. Lic # 12241


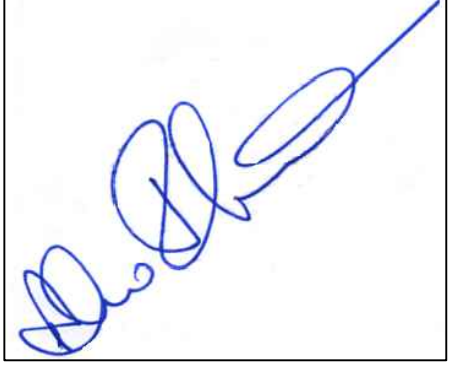
Date	Project Title	Job #
25.03.24	NEW ADDITION	24-044
Scale	Dwg. #	
AS NOTES	19 MONTROSE RD., SOMERSET, N.J.	A - 1
Drawn by	Drawing Title	OF 3
J.D.	FRONT ELEVATION, SITE PLAN, ZONING MAP, NOTES	
Checked by	ZONING REVIEW	
A.P.		

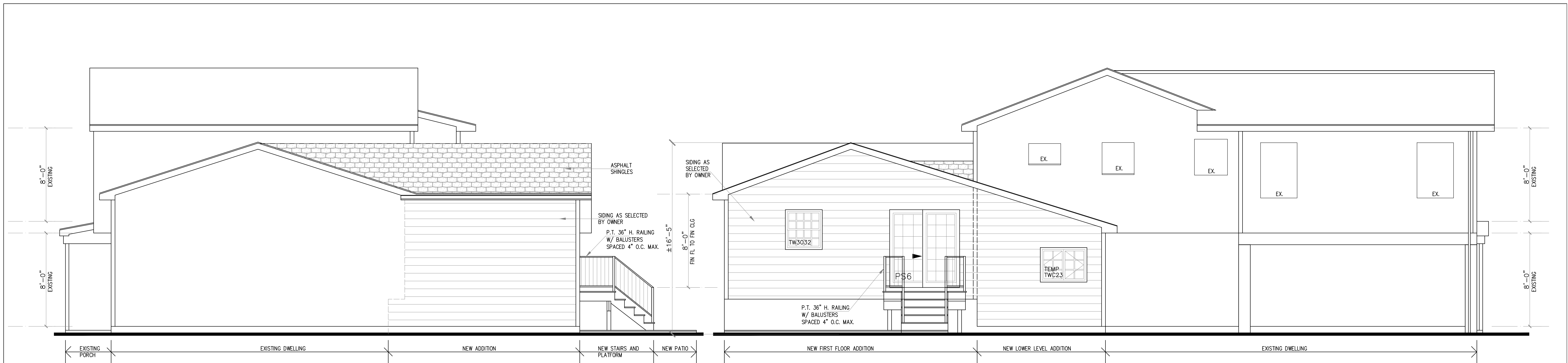


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

 architect ANDREW PODBERZNIAK R.A. 11 High Point Drive Springfield N.J. 07081		 N.J. Lic # 12241
Tel: 973-493-9476 Fax: 908-277-6007		
Date	Project Title	Job #
25.03.24	NEW ADDITION	24-044
Scale	AS NOTES	Dwg. #
AS NOTES	19 MONTROSE AVE., SOMERSET, N.J.	A - 2
Drawn by	Drawing Title	OF
J.D.	FIRST FLOOR PLAN, LEFT SIDE ELEVATION	3
Checked by	ZONING REVIEW	
A.P.		

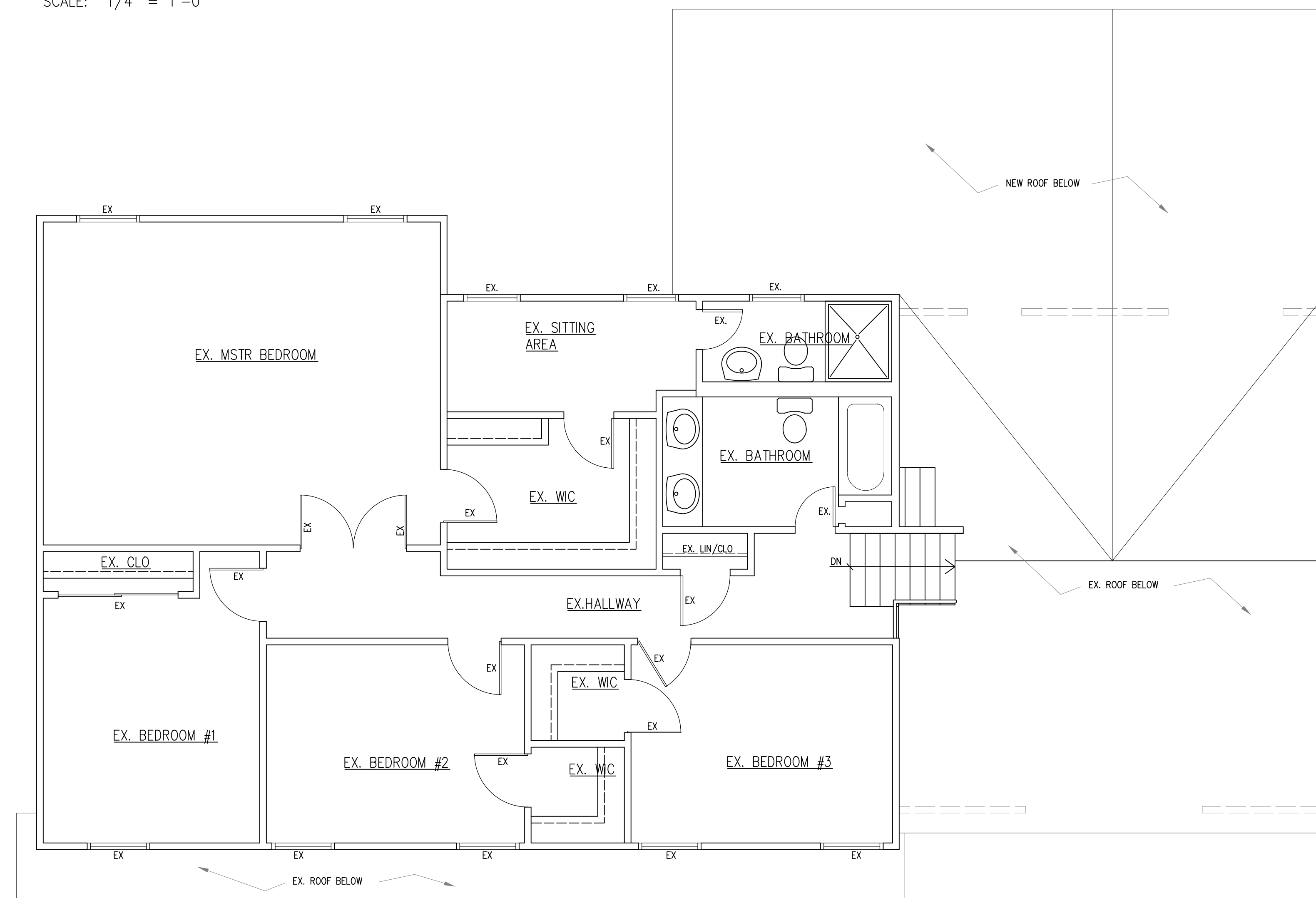


RIGHT SIDE ELEVATION

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


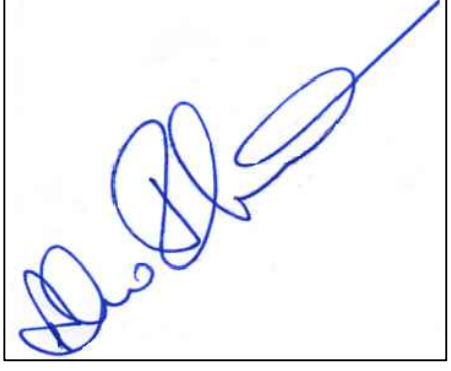
REAR ELEVATION

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



EXISTING SECOND FLOOR PLAN

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

 architect ANDREW PODBERZNIAK R.A. 11 High Point Drive Springfield N.J. 07081		 N.J. Lic # 12241			
Tel: 973-493-9476 Fax: 908-277-6007					
Date	25.03.24	Project Title	NEW ADDITION	Job #	24-044
Scale	AS NOTES	19 MONTROSE AVE., SOMERSET, N.J.		Dwg. #	A - 3
Drawn by	J.D.	Drawing Title	2ND FLOOR PLAN, ELEVATIONS	OF	3
Checked by	A.P.	ZONING REVIEW			