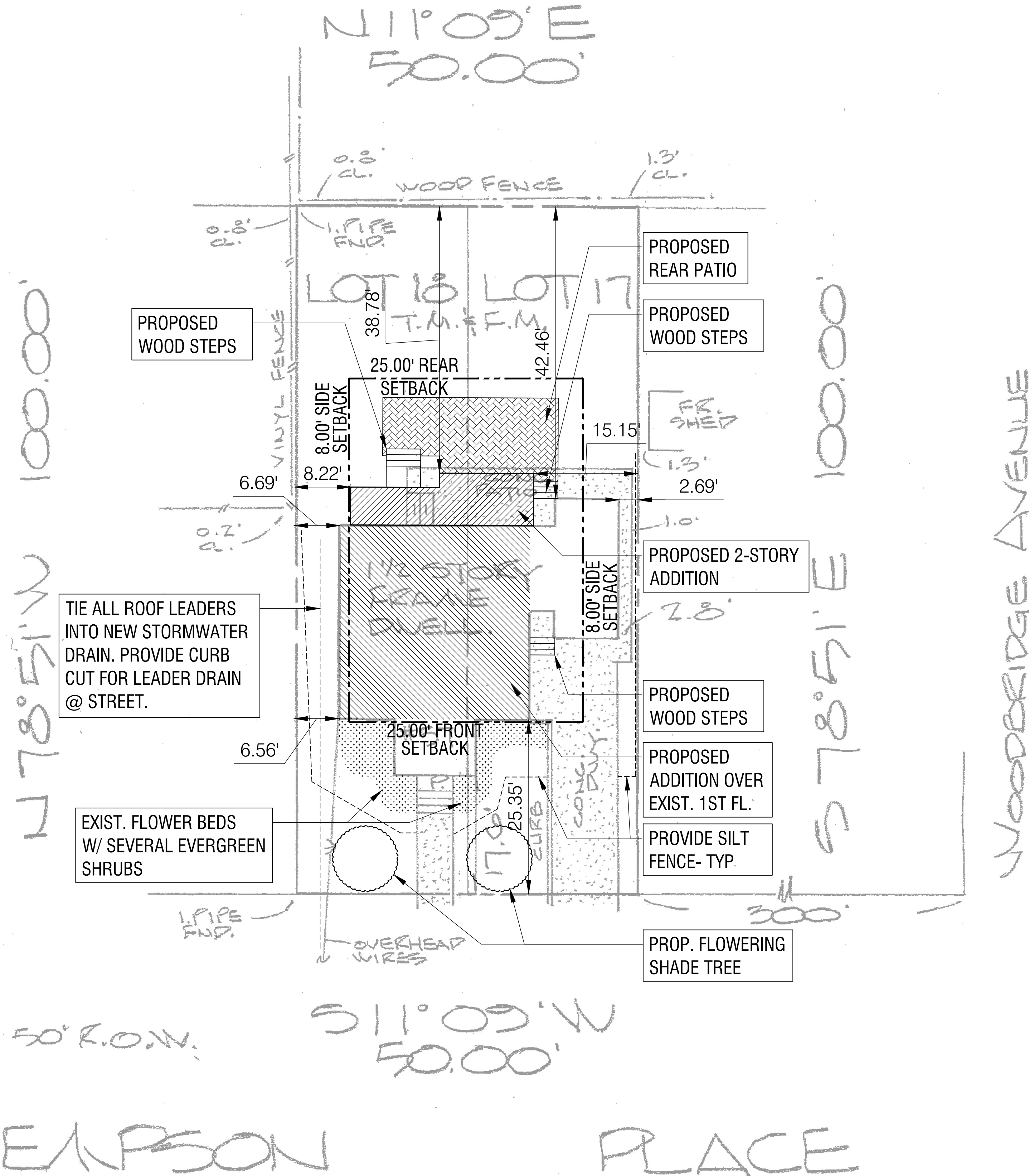


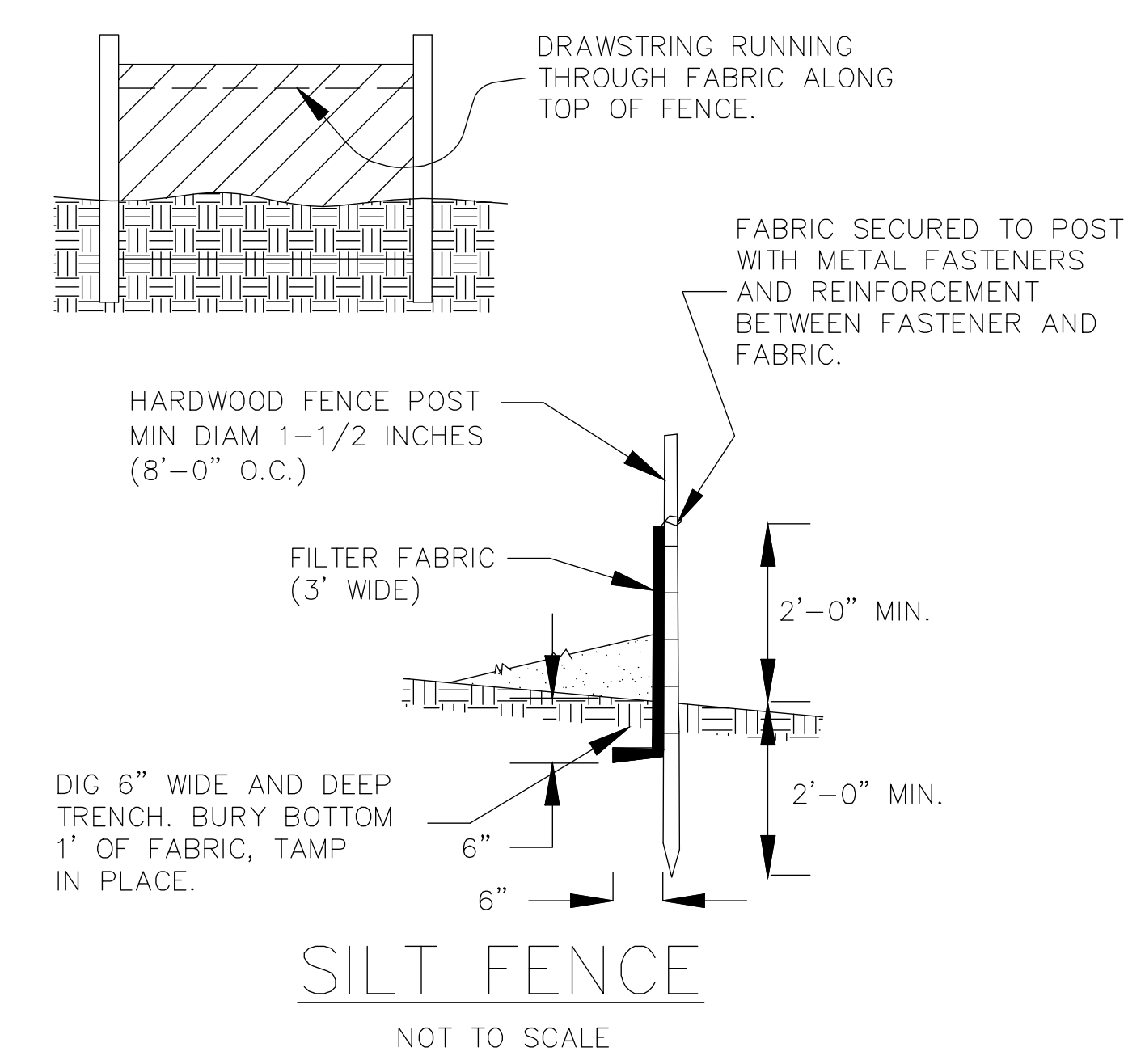
BLOCK
186 T.M.

FILED MAP
1" = 20'



ZONING REQUIREMENTS - 10/08/2021					
Zoning District:	R-2	Block:	186	Lot:	17,18
Owner Applicant:	PUNIELLO RESIDENCE				
Property Address:	57 KEMPSON PLACE				
ZONING REQUIREMENTS	REQUIRED OR PERMITTED	EXISTING	PROPOSED	NOTES	
LOT					
Minimum Lot Size (SF / Acres)	7,500.00	5,000.00	5,000.00	EXIST., NON-CONFORMING	
Minimum lot width (Ft)	62.50	50.00	50.00	EXIST., NON-CONFORMING	
Minimum lot depth (Ft)	100.00	100.00	100.00		
PRINCIPAL BUILDING					
Minimum Front Yard Setback (Ft)	25.00	17.60	17.60	Exist., Non-Conforming	
Minimum Front Yard Setback (Ft) (@ 2nd Fl Addition)	25.00	-	25.35		
Minimum Side Yard Setback (Ft) (Right)	8.00	2.69	2.69	Exist., Non-Conforming	
Minimum Side Yard Setback (Ft) (Right @ Rear Addition)	8.00	-	15.15		
Minimum Side Yard Setback (Ft) (Left)	8.00	6.56	6.56	Variance Required	
Minimum Side Yard Setback (Ft) (Left @ Rear-Add.)	8.00	-	8.22		
Minimum Side Yard Setback (Ft) (Combined)	18.00	9.25	9.25	Exist., Non-Conforming	
Minimum Side Yard Setback (Ft) (Combined @ Additions)	18.00	-	21.71		
Minimum Rear Yard Setback (Ft)	25.00	42.46	38.78		
Maximum Building Height (Ft)	35.00	21.25	31.19		
Maximum Building Stories	3	1 1/2	2 1/2		
Parking Spaces	2 1/2	3	3		
Maximum Principal Building Coverage (SF)	1,500.00	1,108.48	1,283.94		
Maximum Principal Building Coverage (%)	30%	22.17%	25.68%		
Impervious Lot Coverage					
1. Principal Building Coverage	-	1,108.48	1,283.94		
2. Conc. Patios (Rear & Side Yards)	-	275.74	143.66		
3. Steps & Walkways (Front Yard)	-	90.95	90.95		
4. Driveway	-	423.42	423.42		
5. Rear Yard Patio	-	-	259.03		
Total Impervious Lot Coverage	2,500.00	1,898.59	2,201.00		
Maximum Impervious Lot Coverage Ratio	50.00%	37.97%	44.02%		

2 ZONING CALCULATIONS



1 SITE PLAN
SCALE 1" = 10'-0"

SITE PLAN AND ZONING CALCULATIONS BASED ON "PLAN OF SURVEY" BY RICHARD S. ZINN NJ PLS, LICENSE #34888 DATED: 03/07/2013

JCB ARCHITECTURAL, LLC
21 VONES LANE
RARITAN, NJ 08869
T: 908.271.8646
E: JCB@JCBARCH.COM
W: JCBARCH.COM

PUNIELLO RESIDENCE
57 KEMPSON PLACE
METUCHEN, NJ 08840
BLOCK: 186, LOT(S): 17&18

PROJECT INFORMATION

DATE	ISSUED FOR
03/30/2021	PRELIMINARY ZONING ANALYSIS
07/06/2021	INITIAL SCHEMATIC DESIGN
07/15/2021	SD REVISION
08/04/2021	SD REVISION
09/17/2021	SD REVISION
09/29/2021	SD REVISION
10/11/2021	ISSUED FOR ZONING REVIEW

AUTHORIZED FOR USE:
REVIEW ONLY

NOT FOR CONSTRUCTION

JONATHAN BACZEWSKI, RA - NJ ARCHITECTURE LIC. #: 21A02091200

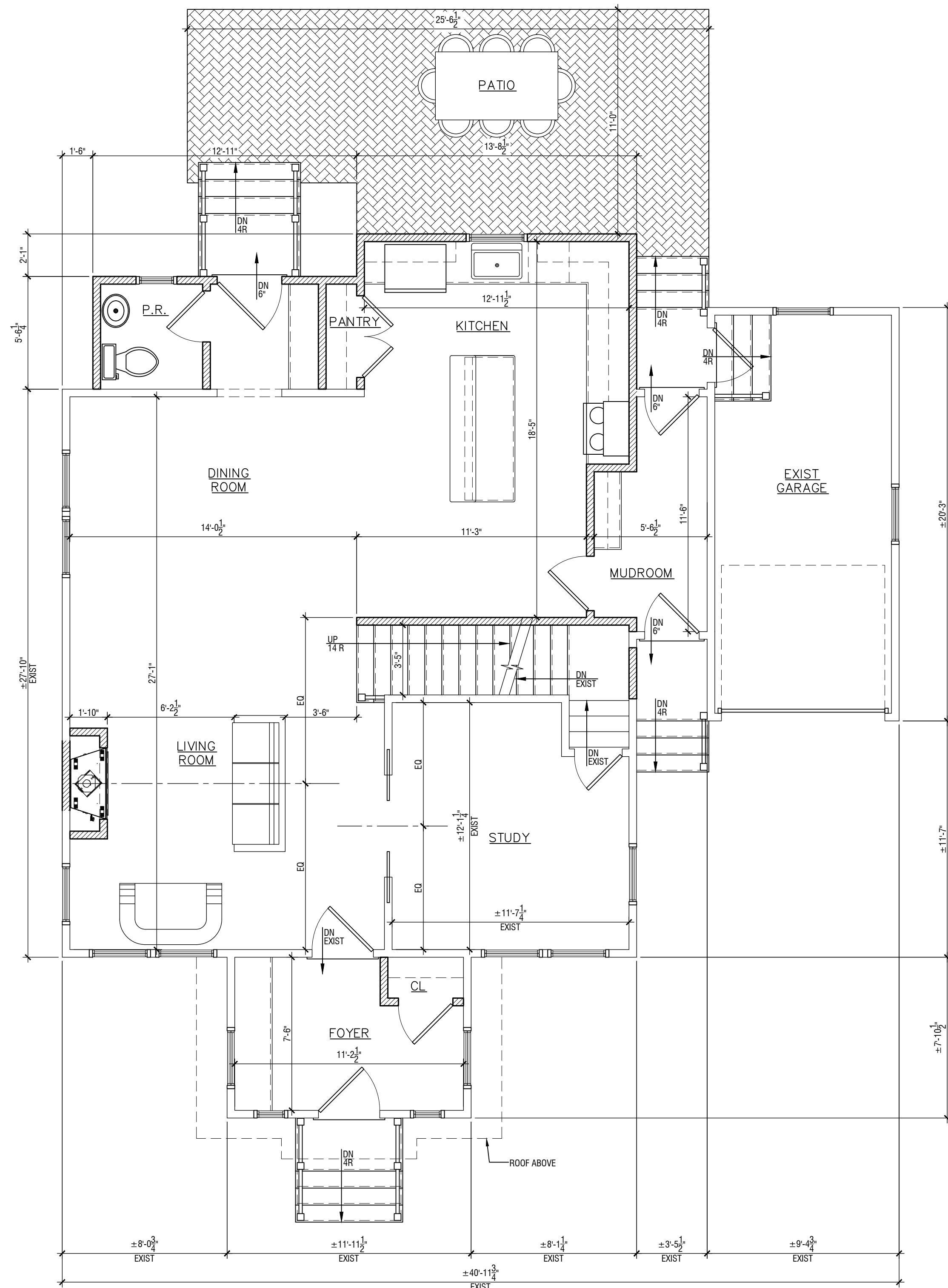
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JCB

FILE NAME:
2021-PUNIELLO

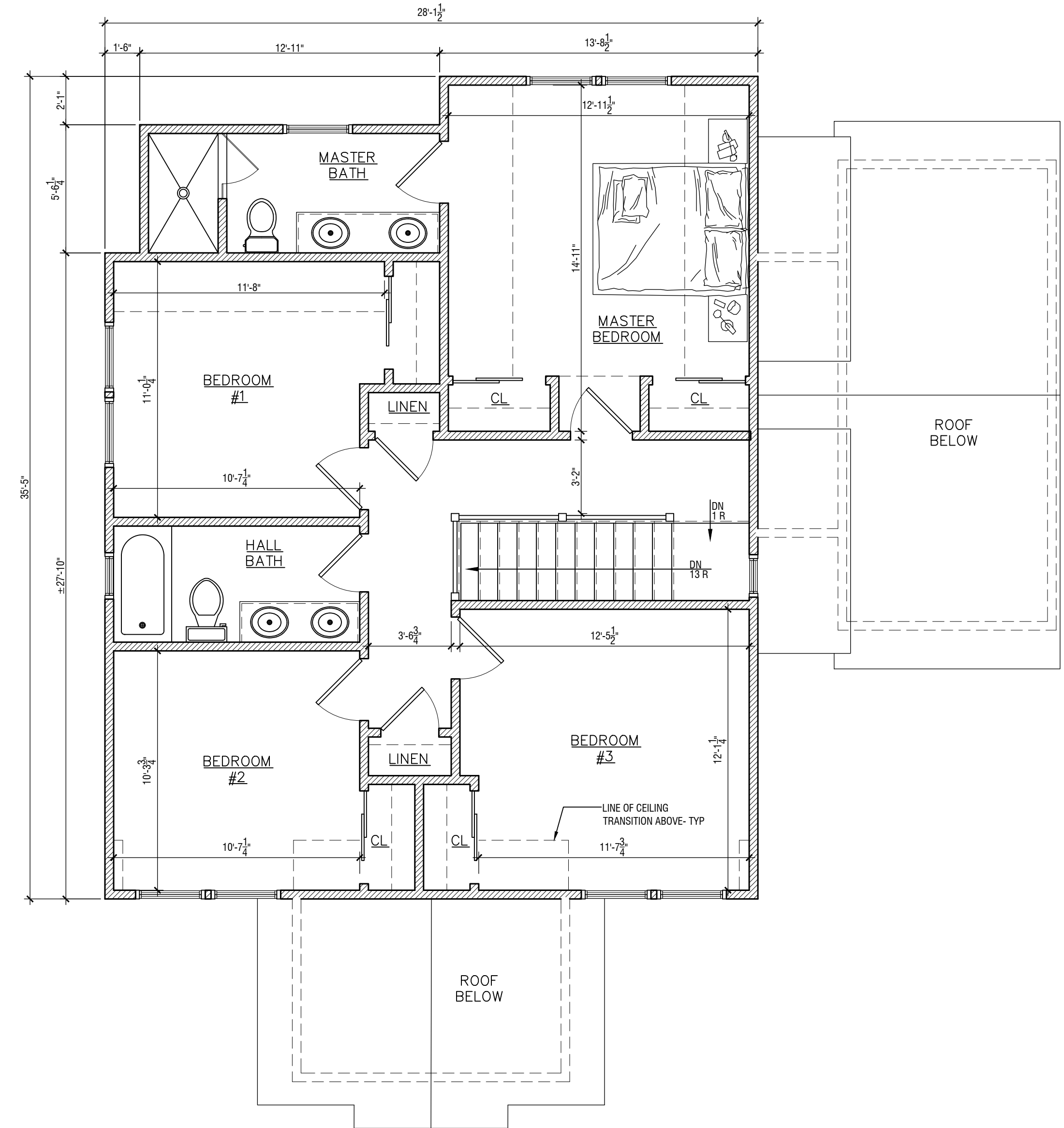
SHEET TITLE:
ZONING ANALYSIS

SHEET NUMBER:
A-00

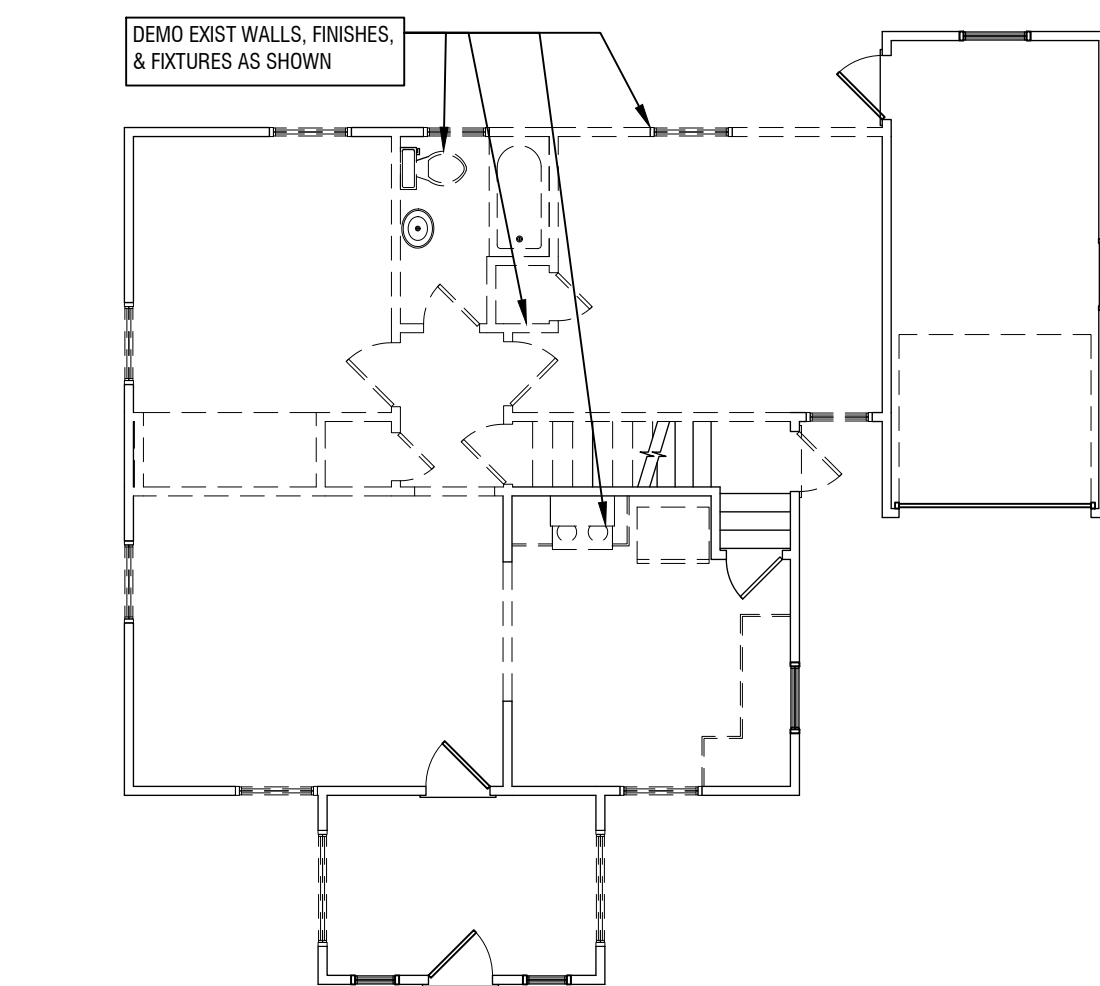
SYMBOL	DESCRIPTION
---	ITEMS ABOVE OR BELOW
- - -	REMOVE EXISTING PARTITION
---	EXISTING PARTITION TO REMAIN
///	NEW WALL



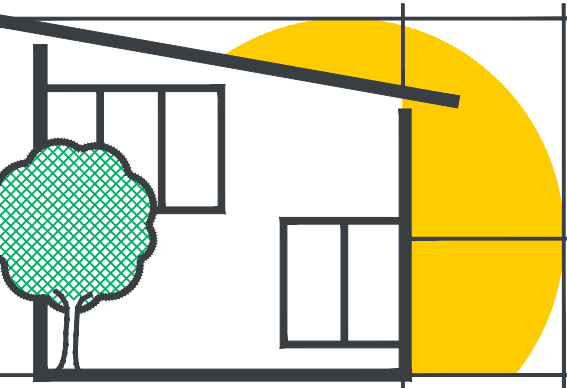
1 1ST FLOOR PLAN SCALE 1/4" = 1'-0"



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



0 1ST EXIST/DEMOLITION PLAN SCALE 1/8" = 1'-0"



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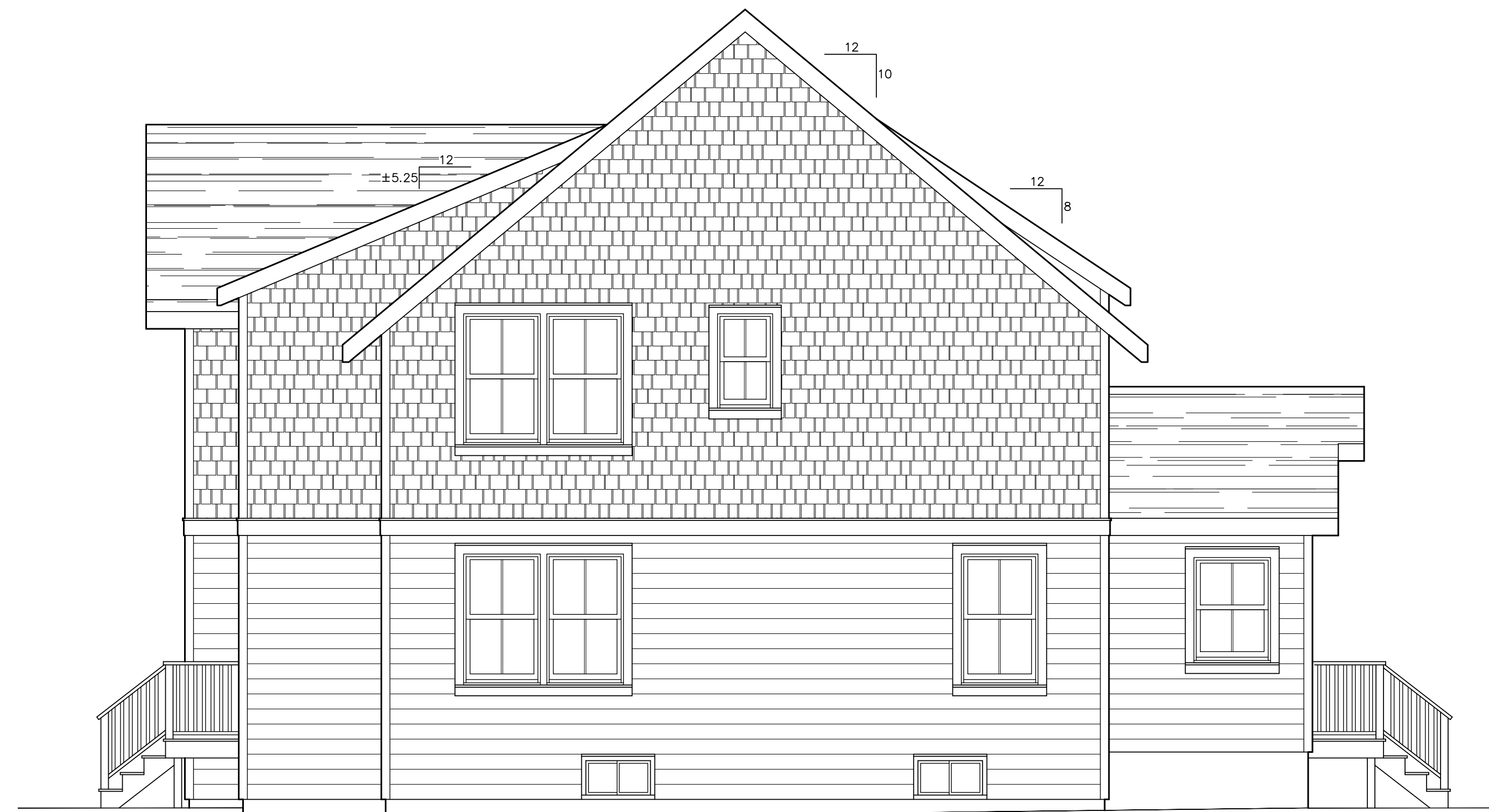
FILE NAME:
 2021-PUNIELLO

SHEET TITLE:
FLOOR PLANS

SHEET NUMBER:
A-01



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



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



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



JCB ARCHITECTURAL, LLC
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57 KEMPSON PLACE
METUCHEN, NJ 08840
BLOCK: 186, LOT(S): 17&18

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09/29/2021	SD REVISION
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AUTHORIZED FOR USE:
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JONATHAN BACZEWSKI, RA - NJ ARCHITECTURE LIC. #: 21A02091200
DRAWN BY:
JCB
FILE NAME:
2021-PUNIELLO
SHEET TITLE:
ELEVATIONS
SHEET NUMBER:

A-02