



"Creating Dream Homes; every day."

211 Paterson Ave., #1A
 Midland Park, NJ 07432
 Tel:(201) 632-5977

ZONING CALCULATIONS

Project Number: 2020-40
 Property Address: 40 Westbrook Ave
 Block: 10.2
 Lot: 16
 Total Lot Area: 8566 SF
 Property Zone: R-1

All area calculations were derived by the client provided Autocad Survey

Permitted

	Percentage	Square Footage
Building Coverage	30%	2569.8 SF
Improved Lot Coverage	45%	3854.7 SF

Proposed

	Percentage	Square Footage	
<u>Building Coverage Calculations</u>			
First floor area of Home (including all roof overhangs)	21%	1790 SF	
Shed1 (smaller) - Removed	0%	0 SF	
Shed 2 (larger)-Removed	0%	0 SF	
<i>Total Building Coverage</i>	21%	1790 SF	Permitted

Lot Coverage Calculations

	Percentage	Square Footage	
Building Area	21%	1790 SF	
Rear Pergola	6%	520 SF	
Shed1 (smaller) - Removed	0%	0 SF	
Shed 2 (larger)-Removed	0%	0 SF	
Pool w/ pavers around it	10%	892 SF	
Brick pavers around sheds & counter-Removed	0%	0 SF	
Masonry Countertop	1%	69 SF	
Open air pavillion (included w/in building area)	0%	0 SF	
Stadium stairs (Reduced in size & now located beneath pavillion)	0%	0 SF	
Side entrance brick pavers - Not installed	0%	9 SF	
Front walkway, stairs & asphalt driveway	7%	605 SF	
<i>Total Lot Coverage</i>	45.35%	3885 SF	Not Permitted