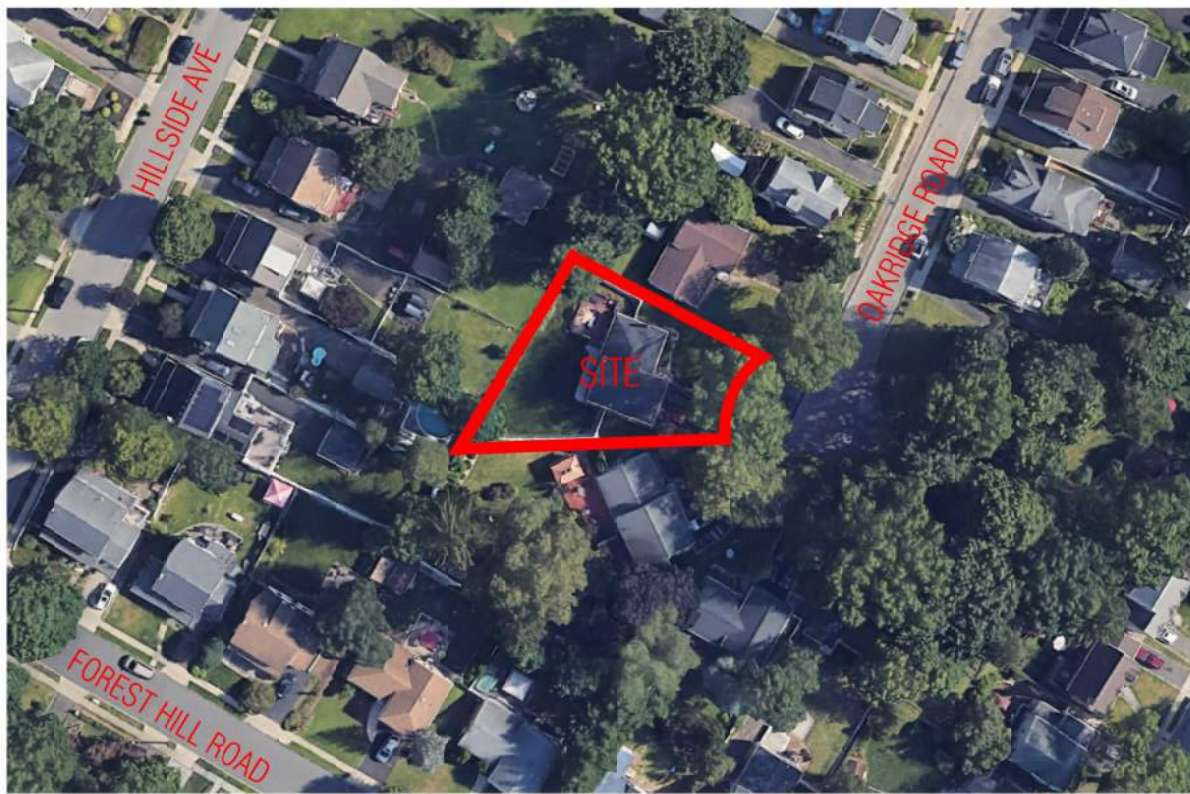
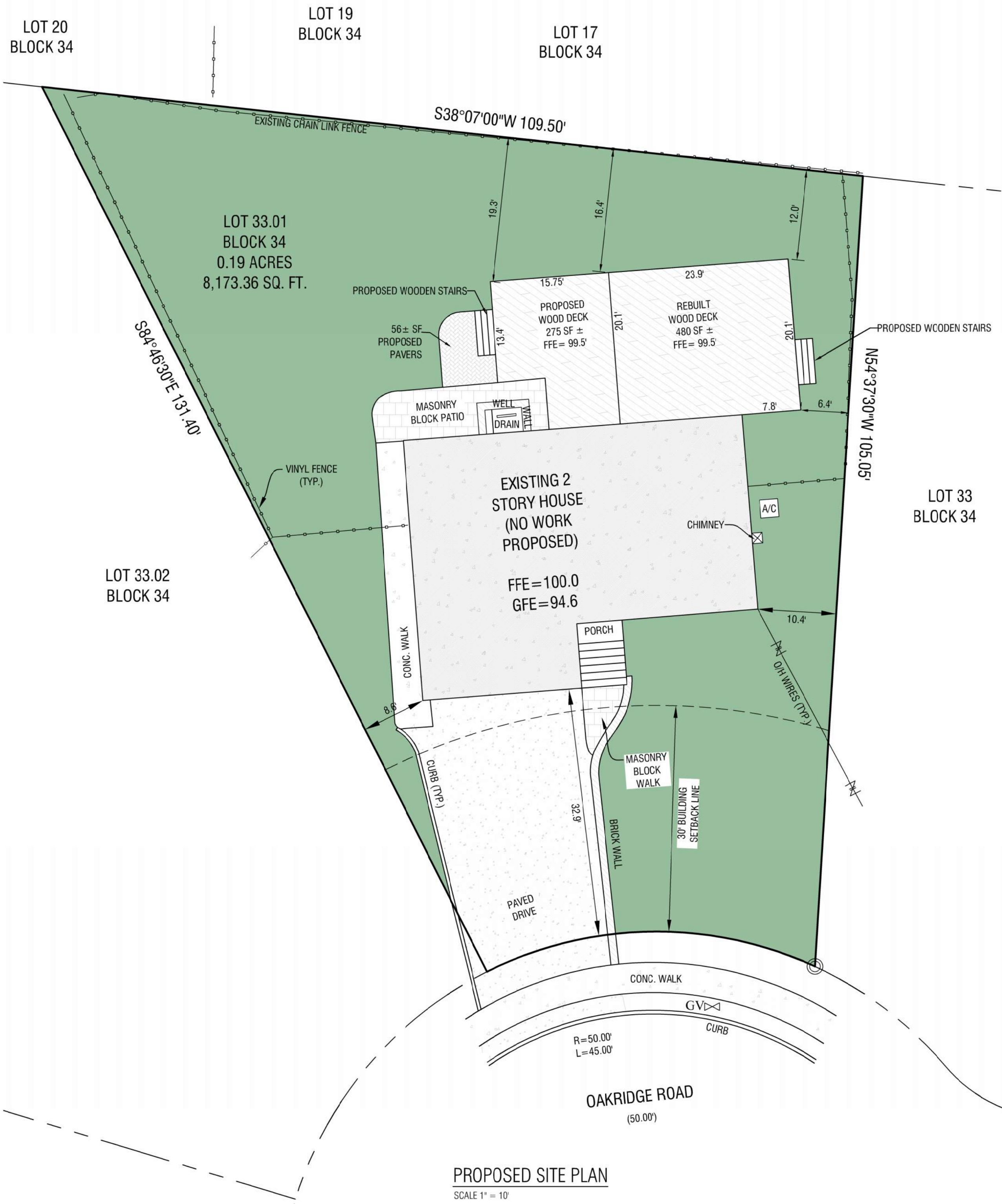
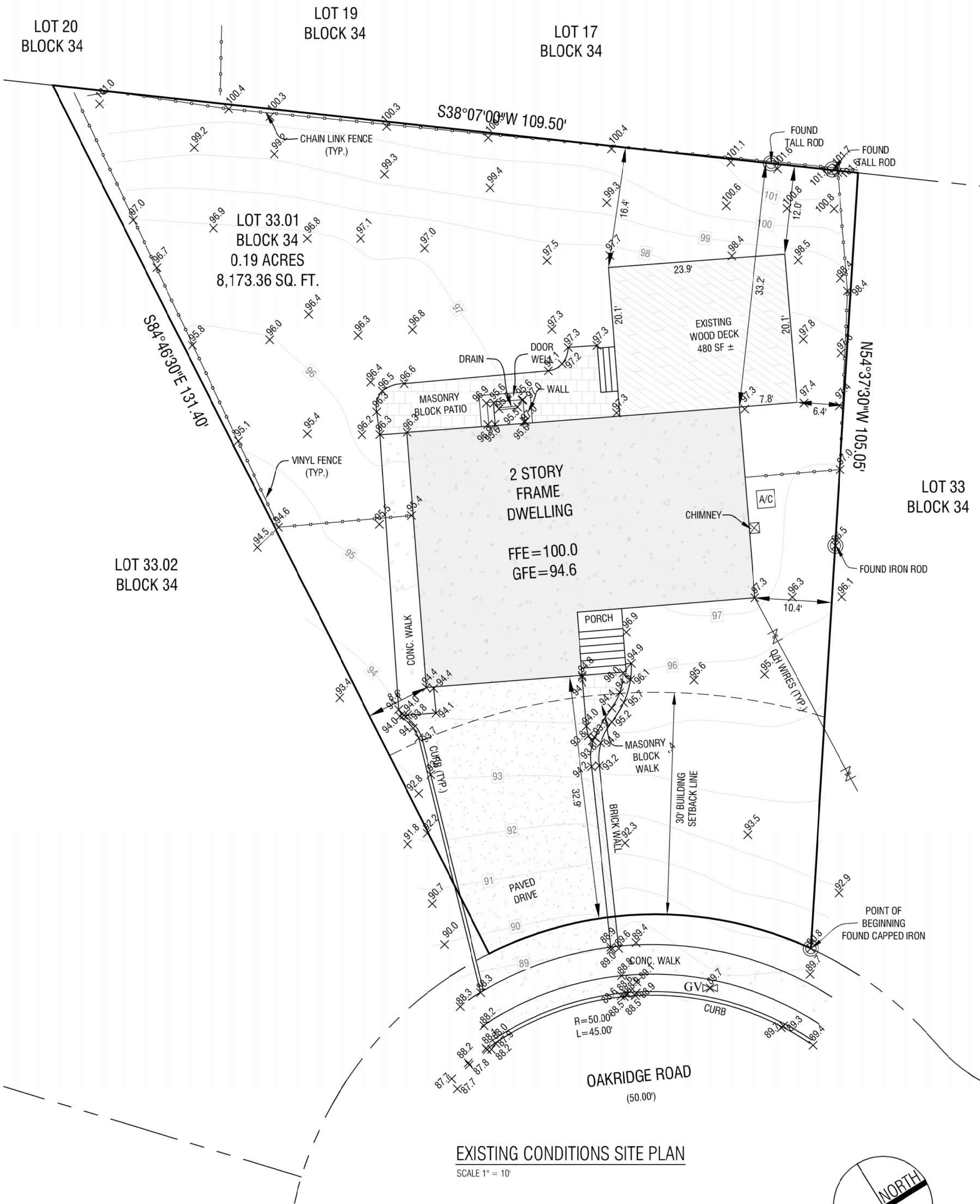




KEY MAP
N.T.S.

ZONING CHART				
TOWNSHIP OF WEST ORANGE R-6 ZONE				
CRITERIA:	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MAX. BUILDING HEIGHT (STORIES)	2 1/2 STORIES	2 STORIES	NO CHANGE	COMPLIES
MAX BUILDING HEIGHT (FEET)	35 FEET	<35 FEET	NO CHANGE	COMPLIES
MIN. LOT AREA (SQ. FT.)	6,000 SF	8,173 SF	NO CHANGE	COMPLIES
MIN. LOT AREA PER UNIT (SQ. FT.)	6,000 SF	8,173 SF	NO CHANGE	COMPLIES
MIN. LOT WIDTH (FT.)	60 FEET/ 45 FEET	59.1 FEET/43.5 FEET	NO CHANGE	COMPLIES*
MIN. FRONT YARD (FT.)	30 FEET	32.9 FEET	NO CHANGE	COMPLIES
MIN. SIDE YARDS (TO HOUSE)	10 + 8 FEET	10.4 + 8.6 FEET	NO CHANGE	COMPLIES
MIN. SIDE YARDS (INCLUDING TO DECK)	10 + 8 FEET	6.4 + 8.6 FEET	NO CHANGE	COMPLIES*
MIN. REAR YARD (TO HOUSE)	30 FEET	33.2 FEET	NO CHANGE	COMPLIES
MIN. REAR YARD (INCLUDING TO DECK)	22 FEET	12.0 FEET*	16.4 FEET	VARIANCE
MAX. BUILDING COVERAGE	35%	16.6%**	NO CHANGE	COMPLIES
MAX. LOT COVERAGE (SQ. FT.)	45%	37.4%	40.9%	COMPLIES

* EXISTING NONCONFORMITY
** MAX BUILDING COVERAGE DOES NOT INCLUDE REAR DECK.



- REFERENCES:
- TOPOGRAPHIC SURVEY PREPARED BY DAREN C. LEEPER, PLS, OF LEEPER LAND GROUP, LLC, DATED 10/17/23, CERTIFIED TO GREGORY RAHAMAN.
 - BALDANZA DESIGN SITE VISIT 9/8/23

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REBUILDING OF
EXISTING DECK
ATTACHED TO
SINGLE-FAMILY
DWELLING
91 OAKRIDGE ROAD,
WEST ORANGE, NJ
BLOCK 34, LOT 33.01

CLIENT:
GREGORY RAHAMAN
91 OAKRIDGE ROAD
WEST ORANGE, NJ 07052

DRAWN BY LSC
CHKD BY CLB
DATE: 12/1/23
JOB # 23-37

SITE PLAN

SP.1