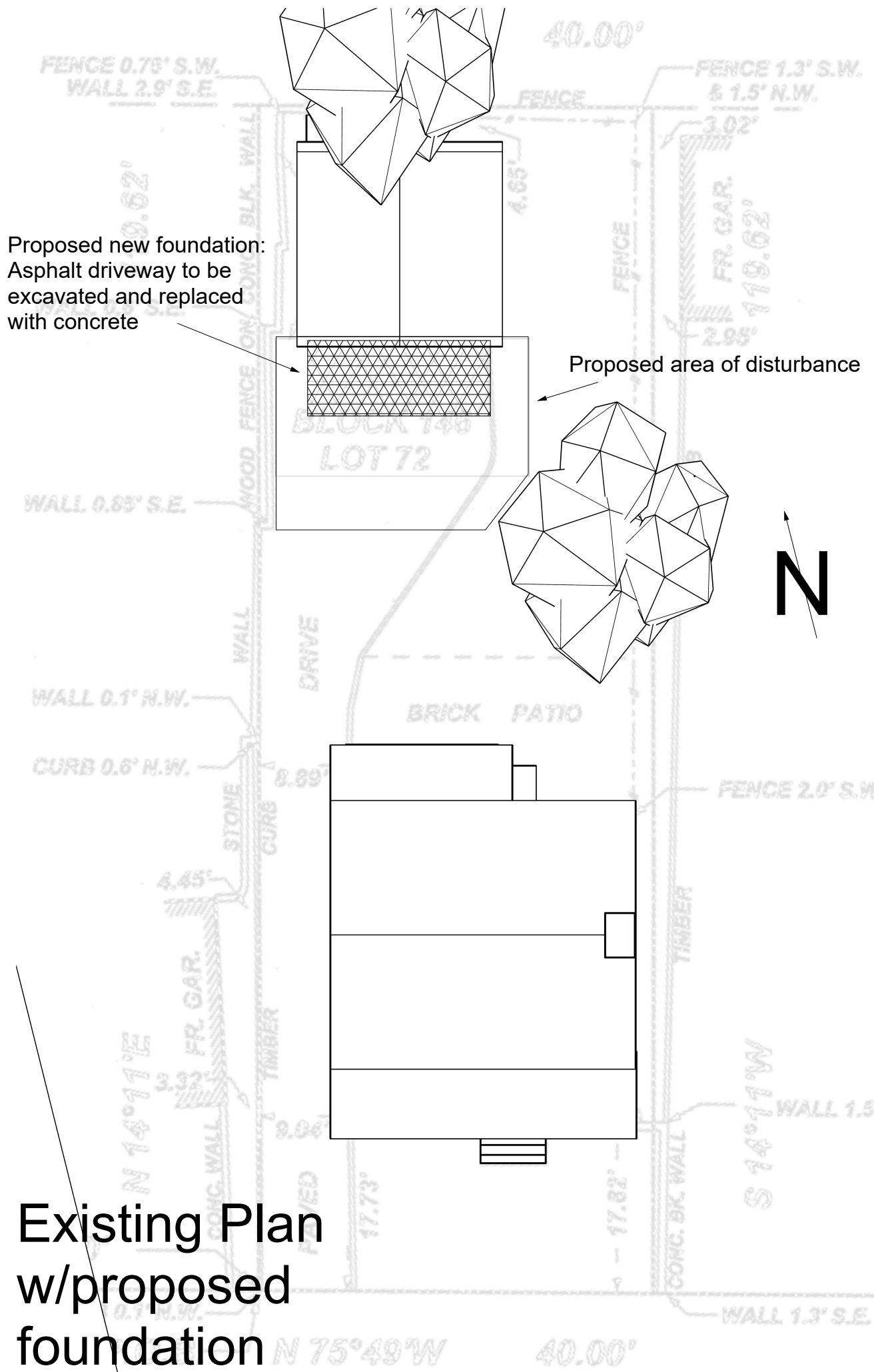
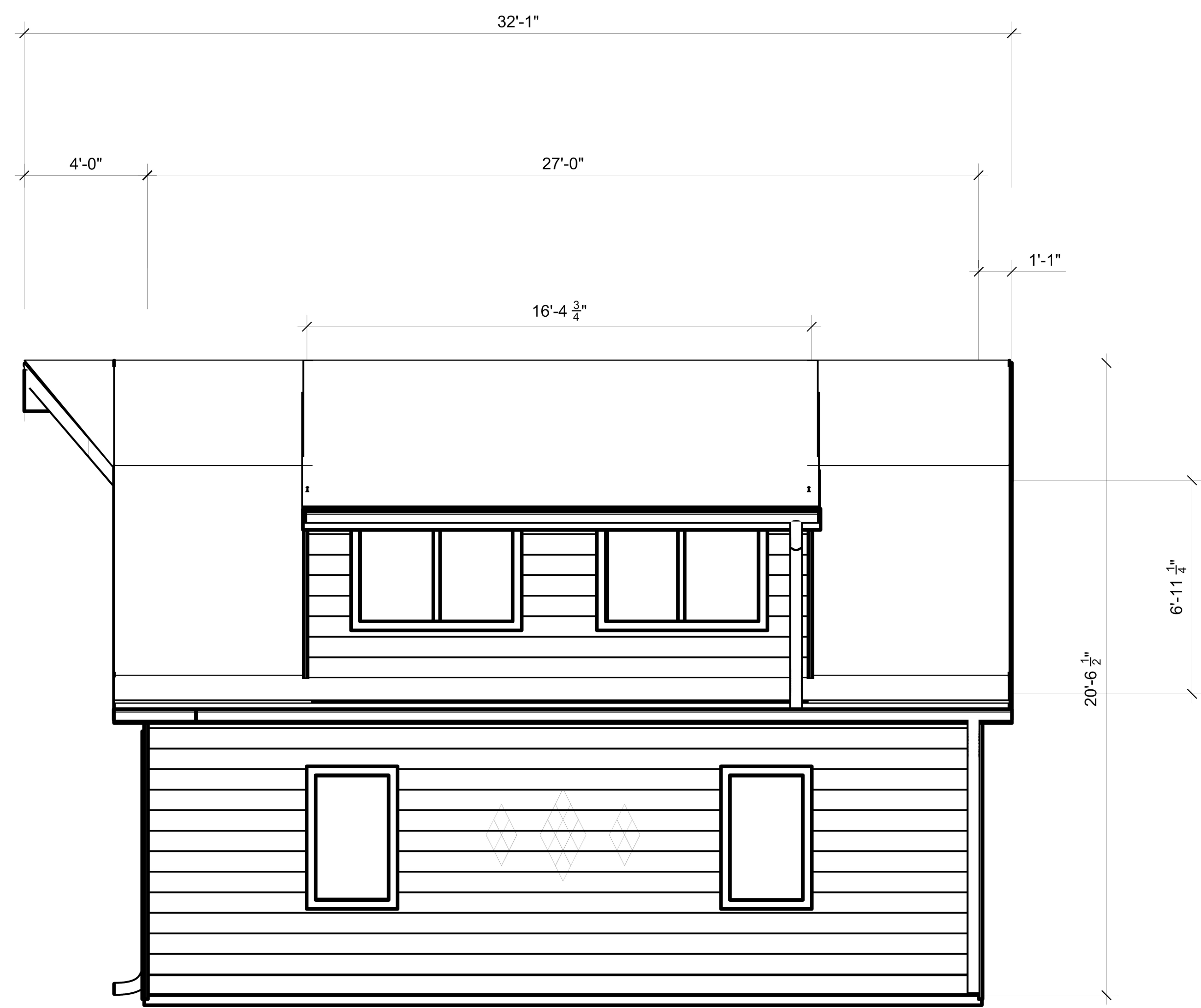
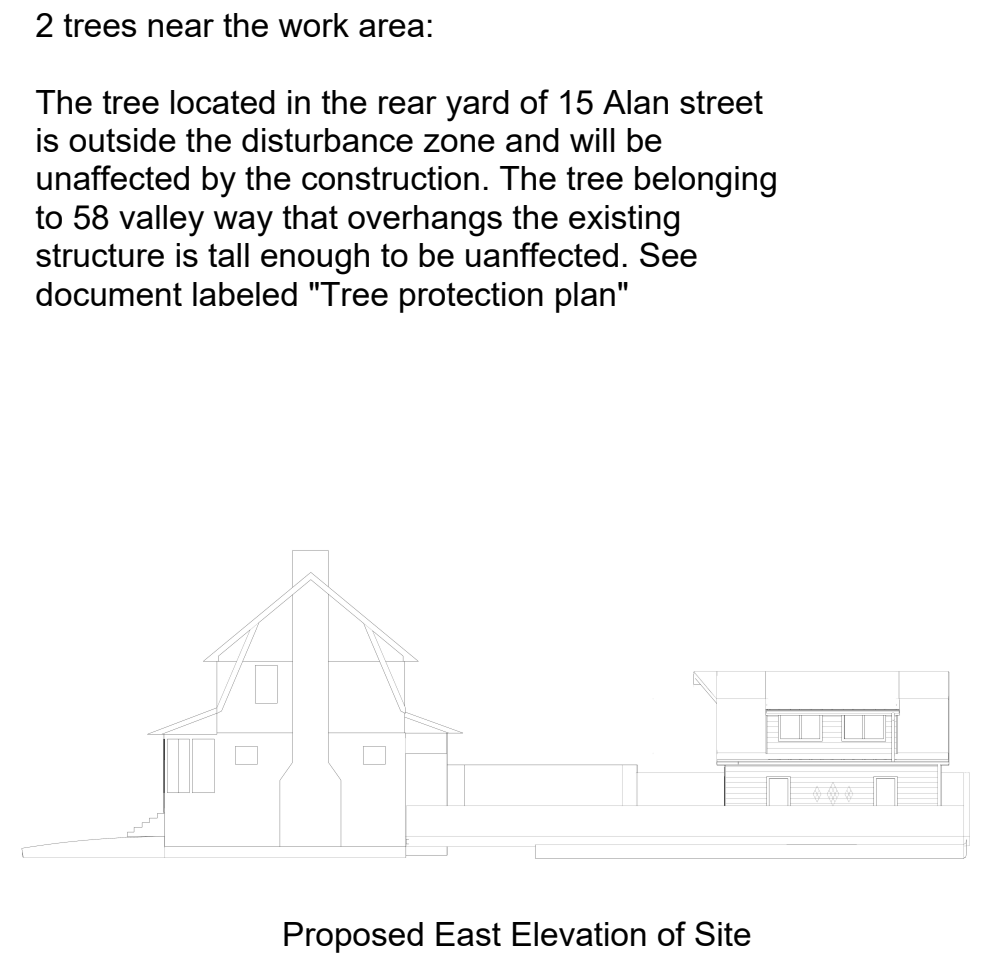


East Elevation



C-2 Variance Chart for R-T Zone				
Standard	Required per Zone	Existing	Proposed	Variance Needed
Accessory Structure Height	15' Maximum	15'	20.6'	Yes (5.6' over)
Side Yard Setback	5' Minimum	5.13' - 5.2'	5.13' - 5.2'	No
Rear Yard Setback	5' Minimum	10' - 4.65' (bump-out causes 10' measurement)	4.65' (improved by bump-out removal)	Yes (improves existing non-compliance)
Second Story on Accessory	1.5 Stories	1.5 Stories	2 Stories	Yes (full height second story)
Accessory Building Proximity to Residence	15' Minimum	42' 9"	34' 9"	No
Rear Yard Coverage of Accessory Building	Not more than 1/4 (33%) of total rear yard (2,617 sq.ft.)	375.8 sq.ft (14.4%)	499.5 sq.ft (19%)	No
Maximum Building Coverage	Maximum 40% of 4,784.8 sq.ft	1,260.2 sq.ft (26.3%)	1,395.6 sq.ft (29.2%)	No
Maximum Lot Coverage	Maximum 55% of 4,784.8 sq.ft	2,940 sq.ft (61.5%) — pre-existing non-conformity	2,900 sq.ft (60.6%)	Yes (improves existing non-conformity)
Maximum Roof overhang	Maximum 2'	1'	1' on back 1'3" on sides 1' tapering to 4" on front to cover ridge beam	Yes



PROJECT: Garage Expansion — 15 Alan Street
LOCATION: Block 146, Lot 72, West Orange, NJ
OWNER: Max Grossman
SHEET: Final Plan
OWNER SIG: [Signature] DATE: 5/14/24

BOARD APPROVAL:
BD, ENGINEER: [Signature] DATE: [Blank]
CHAIRMAN: [Signature] DATE: [Blank]
SECRETARY: [Signature] DATE: [Blank]

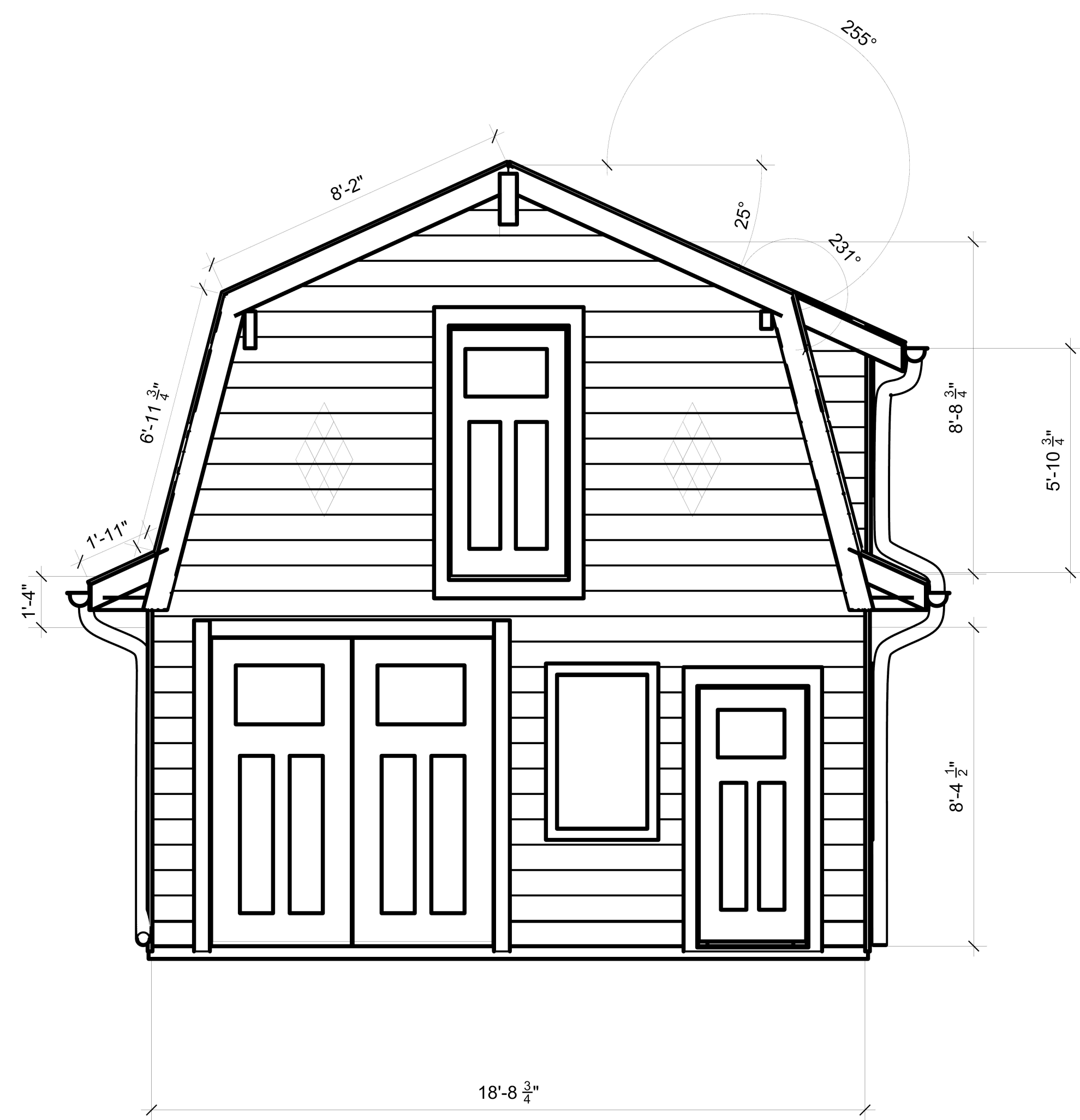
PROJECT INFORMATION
Project: Garage Expansion at 15 Alan Street
Property Address: 15 Alan Street, West Orange, NJ 07052
Block / Lot: Block 146, Lot 72
Zoning District: R-T Two-Family Residential
Application Type: "C" Variance (C-2 Bulk Variance)
Property Owner / Applicant: Max Grossman

STATEMENT OF AUTHORSHIP
The drawings and renderings attached to this cover sheet are illustrative exhibits prepared by the property owner, Max Grossman, in support of the above-referenced "C" Variance application. These exhibits are submitted pursuant to the exemption set forth in N.J.S.A. 45:3-5, which permits an owner of a one- or two-family dwelling, or accessory structure thereto, to prepare drawings for their own property without the involvement of a licensed architect.
These owner-prepared exhibits are intended to be illustrative only and are submitted alongside, and in addition to, the stamped engineering plans prepared by Yogi Engineering through consultant Seva Engineering (Sanjay N. Patel, P.E.), dated February 27, 2026. The stamped engineering plans, and not these owner-prepared exhibits, are the controlling documents for the technical and structural aspects of the proposed work.

Plans made to scale using survey provided by Richard J. Hingoes. Dated 11/19/2018

All disturbed areas shall be restored, topsoiled, and seeded within 7 days of the completion of construction.

South Elevation



Plan Oriented N-S

