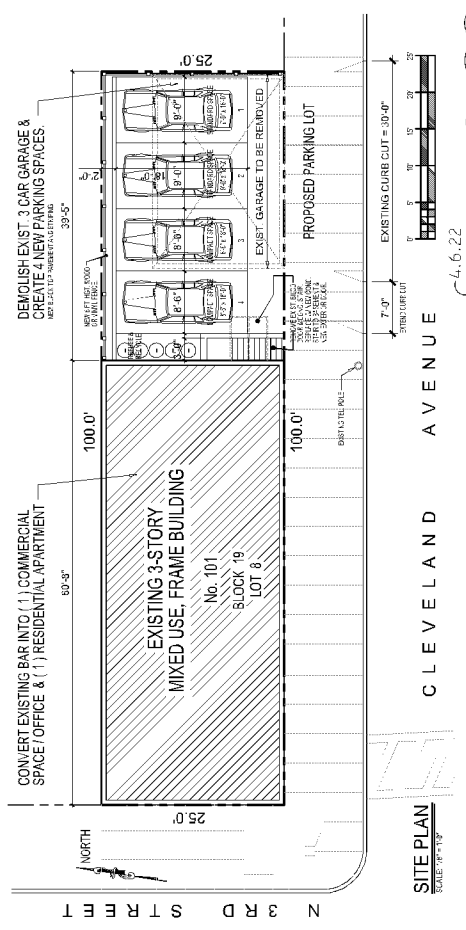
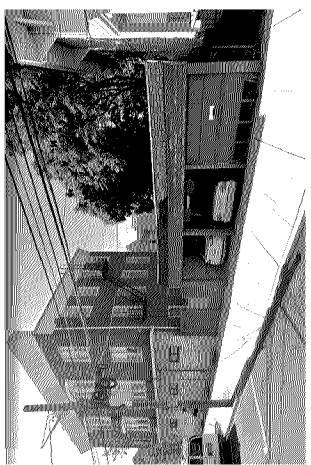
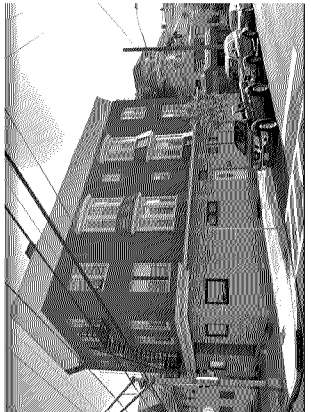
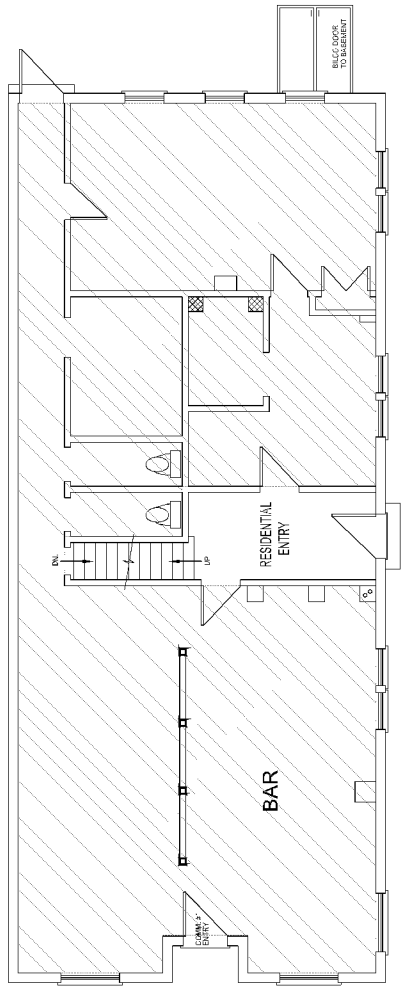
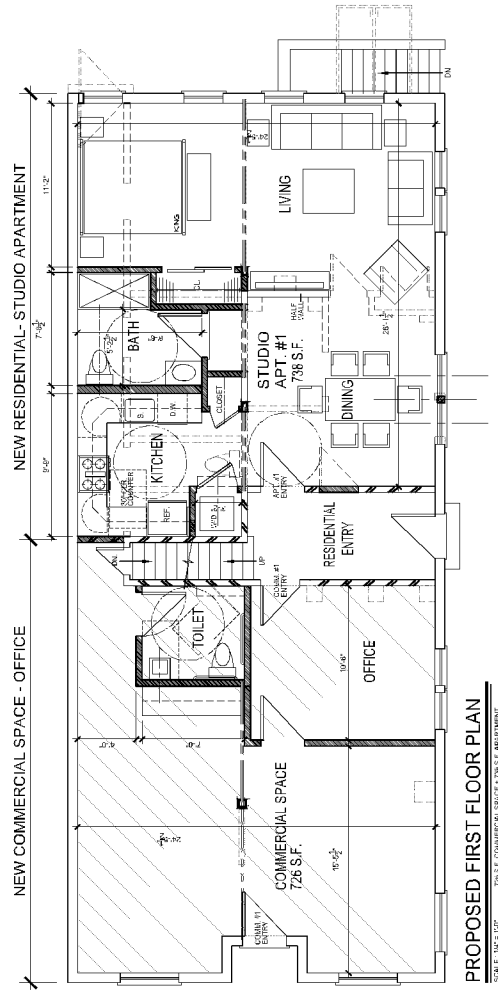
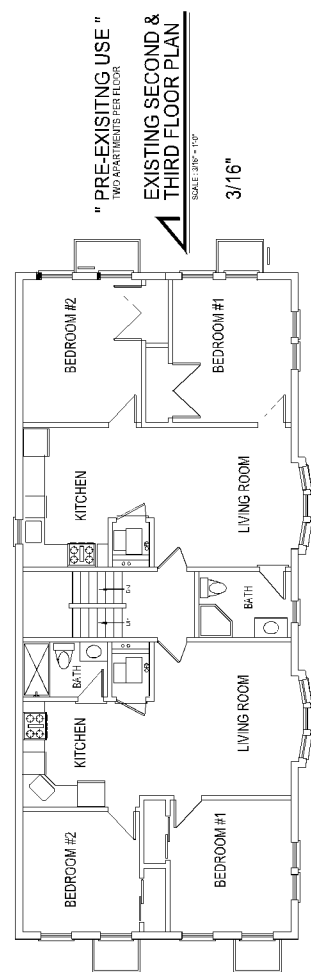




OWNER
APPLICANT 324 BUFFALO AVE. PATERSON LLC
ADDRESS 520 ROVERSIDE AVE. LYNHURST, NJ 07071
CONTACT ANTHONY MERCEDES
PHONE 973-451-1771

ZONING / BUILDING DEPARTMENT INFORMATION
2F 1 TWO-FAMILY DETACHED

ZONE	2F-1	REQUIREMENT	EXISTING	PROPOSED	COMMENT
MIN. LOT AREA	2,500 SF	2,500 SF	2,500 SF	2,500 SF	
MIN. LOT WIDTH	25 FT	25 FT	25 FT	25 FT	
MIN. LOT DEPTH	100 FT	100 FT	100 FT	100 FT	
MIN. FRONT YARD SETBACK	PREVAILING	8 FT	8 FT	8 FT	NO CHARGE EXIST. NON-CONFORMING
MIN. SIDE YARDS	3 FT	3 FT	3 FT	3 FT	NO CHARGE EXIST. NON-CONFORMING
MIN. REAR YARD	OTHER	3 FT	3 FT	3 FT	
MIN. REAR YARD HEIGHT	35 FT	35 FT	35 FT	35 FT	
MAX. BUILDING COVERAGE	79.72 %	93.04 %	93.04 %	93.04 %	GARAGE DEMO DECREASE
MAX. IMPERVIOUS COVERAGE	86.56 %	97.84 %	97.84 %	97.84 %	INCREASED PARKING AREA
FIRST FLOOR COMMERCIAL	NOT PERMITTED	EXIST BAR	EXIST BAR	EXIST BAR	OFFICE SPACE D-1 USE VARIANCE REQUIRED
RESIDENTIAL UNITS	2 PERMITTED	4 UNITS	4 UNITS	5 UNITS	D-2 USE VARIANCE REQUIRED
OFF-STREET PARKING	174 FT ² - OFF STREET PARKING	15 SPACES	8 SPACES	8 SPACES	
OFFICE 174 FT ² - OFF STREET PARKING	15 SPACES	15 SPACES	15 SPACES	15 SPACES	
RESIDENTIAL 2,500 - 2,500	2 UNITS	2 UNITS	2 UNITS	2 UNITS	
RESIDENTIAL 2,500 - 2,500	2 UNITS	2 UNITS	2 UNITS	2 UNITS	
TOTAL SPACES REQUIRED	8.5 SPACES	8.5 SPACES	8.5 SPACES	8.5 SPACES	VARIANCE REQUIRED
TOTAL SPACES PROVIDED	15 SPACES	15 SPACES	15 SPACES	15 SPACES	
TOTAL SPACES AVAILABLE	15 SPACES	15 SPACES	15 SPACES	15 SPACES	

101 N 3RD STREET
HARRISON, N.J.
SHEET 1 OF 2

JAMES S. MCNEIGHT
ARCHITECT PLANNER PC
90-2000 AVENUE
4TH FLOOR
NEW YORK, NY 10018
TEL: 212-697-1111
FAX: 212-697-1111
WWW.JSMCNEIGHT.COM

REVISION
4.6.22