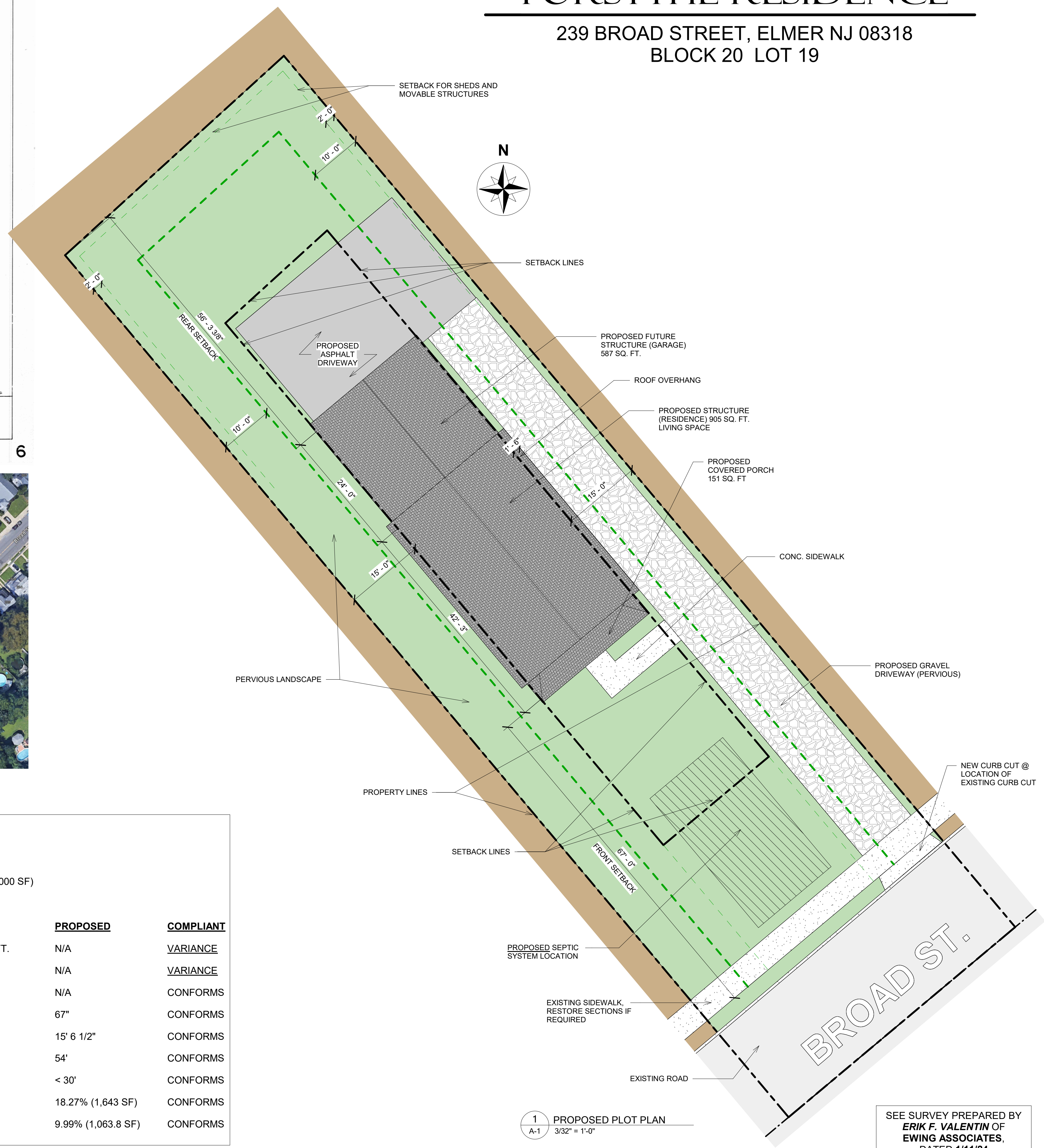


PLOT PLAN FOR : FORSYTHE RESIDENCE

239 BROAD STREET, ELMER NJ 08318
BLOCK 20 LOT 19

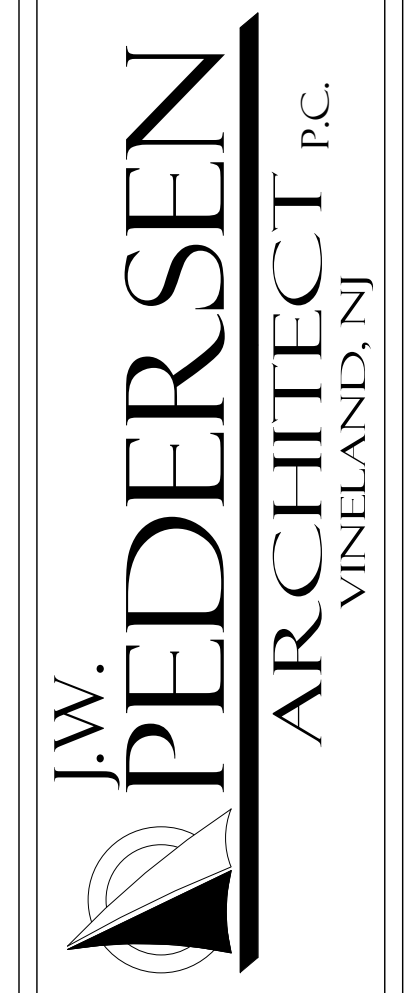


OWNER/APPLICANT :	JONATHAN FORSYTHE			
LOT IDENTIFICATION :	BLOCK 20 LOT 19 239 BROAD STREET, ELMER, NJ 08318			
LOT ZONING :	"MR" MEDIUM DENSITY RESIDENTIAL (12,000 SF)			
LOT AREA :	+/- 10,647 SQ. FT.			
	REQUIRED	EXISTING	PROPOSED	COMPLIANT
MIN. LOT AREA	12,000 SQ. FT.	10,647 SQ. FT.	N/A	VARIANCE
MIN. LOT WIDTH	80 FEET	56.1 FEET	N/A	VARIANCE
MIN. LOT DEPTH	125 FEET	188.7 FEET	N/A	CONFORMS
MIN. FRONT YARD	30 FEET	N/A	67"	CONFORMS
MIN. SIDE YARD	15 FEET	N/A	15' 6 1/2"	CONFORMS
MIN. REAR YARD	30 FEET	N/A	54'	CONFORMS
MAX BUILDING HEIGHT	35 FEET	N/A	< 30'	CONFORMS
MAX BLDG COVERAGE	20%	0%	18.27% (1,643 SF)	CONFORMS
MAX IMPERVIOUS COVERAGE (GRAVEL DRIVEWAY CONSIDERED PERVIOUS)	10%	0%	9.99% (1,063.8 SF)	CONFORMS

1
A-1 PROPOSED PLOT PLAN
3/32" = 1'-0"

SEE SURVEY PREPARED BY
ERIK F. VALENTIN OF
EWING ASSOCIATES,
DATED 1/11/24

J.W. PEDERSEN, ARCHITECT P.C.
EDUCATIONAL COMMERCIAL
RESIDENTIAL INDUSTRIAL
JOHN W. PEDERSEN, R.A. N.J. LIC #21A01009000
1199 EAST PARK AVE VINELAND, NJ 08360
856.692.5622 (OFFICE) 856.692.0585 (FAX)
INFO@JWPEDERSENARCHITECT.COM
WWW.JWPEDERSENARCHITECT.COM



NEW RESIDENCE FOR:
JONATHAN FORSYTHE
239 BROAD STREET, ELMER NJ 08318
BLOCK 20 LOT 19

DATE	1/19/2024
SCALE	3/32" = 1'-0"
CHKD BY	JWP
DRN BY	MG
SHEET NO.	A-1