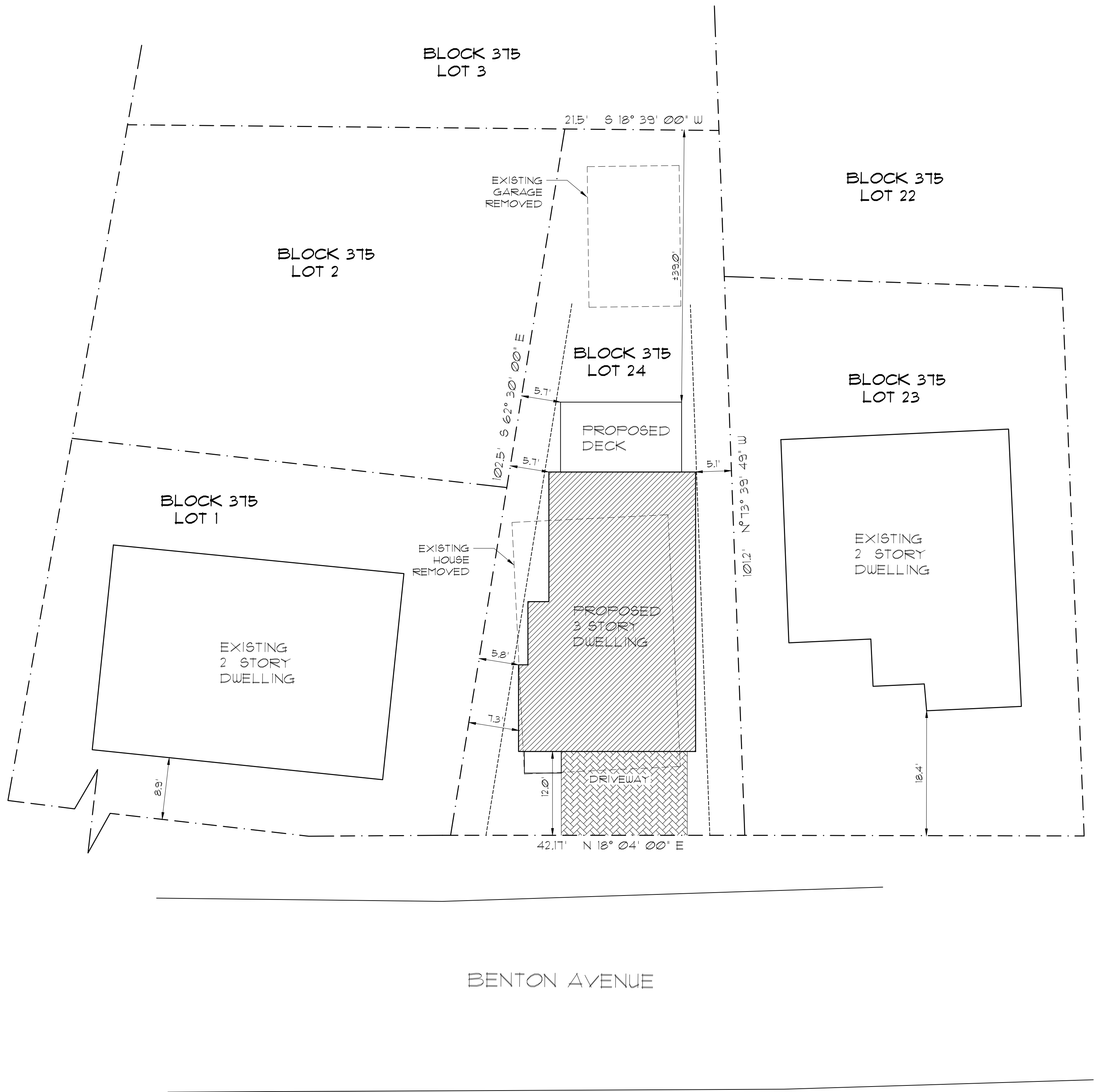


VARIANCE FOR

ROSS RESIDENCE

6 BENTON AVENUE, LEONARDO, NEW JERSEY
BLOCK 375 ~ LOT 24

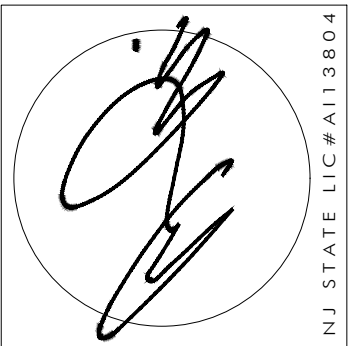


ZONING DATA (R-1B)			
ITEM	REQUIRED	PROPOSED	NOTES
MINIMUM LOT AREA	< 5000 SQ. FT.	3254 SQ. FT.	
PRINCIPAL BUILDING			
MINIMUM FRONT SETBACK	25 FT.	12 FT.	VARIANCE REQUIRED
MINIMUM REAR SETBACK	25 FT.	38 FT.	
MINIMUM SIDE SETBACK	5 FT.	5.1 FT.	
MAX. BUILDING HEIGHT (STORIES/FT.)	2.5 STY/ 35 FT. (FROM DFE)	3 STY/ 34' (FROM DFE)	VARIANCE REQUIRED (NUMBER OF STORIES)
MAX. BUILDING HEIGHT (WHEN LOWER LEVEL IS ENCLOSED)	40' (FROM GRADE)	42' (FROM GRADE)	VARIANCE REQUIRED
MAXIMUM LOT COVERAGE	35 %	40 %	VARIANCE REQUIRED
MINIMUM GROSS FIRST FLOOR AREA	800 SF	860 SF	

BUILDING DEPARTMENT DATA	
FIRST FLOOR	860 SQ. FT.
SECOND FLOOR	860 SQ. FT.
THIRD FLOOR	824 SQ. FT.
TOTAL	2544 SQ. FT.
VOLUME	38840 CU. FT.
CONSTRUCTION CLASS	5B
USE GROUP	R-5

* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR
CALCULATING CONSTRUCTION COSTS

NOTIFY ARCHITECT IMMEDIATELY OF
ANY DISCREPANCIES PRIOR TO THE
START AND COMPLETION OF WORK.

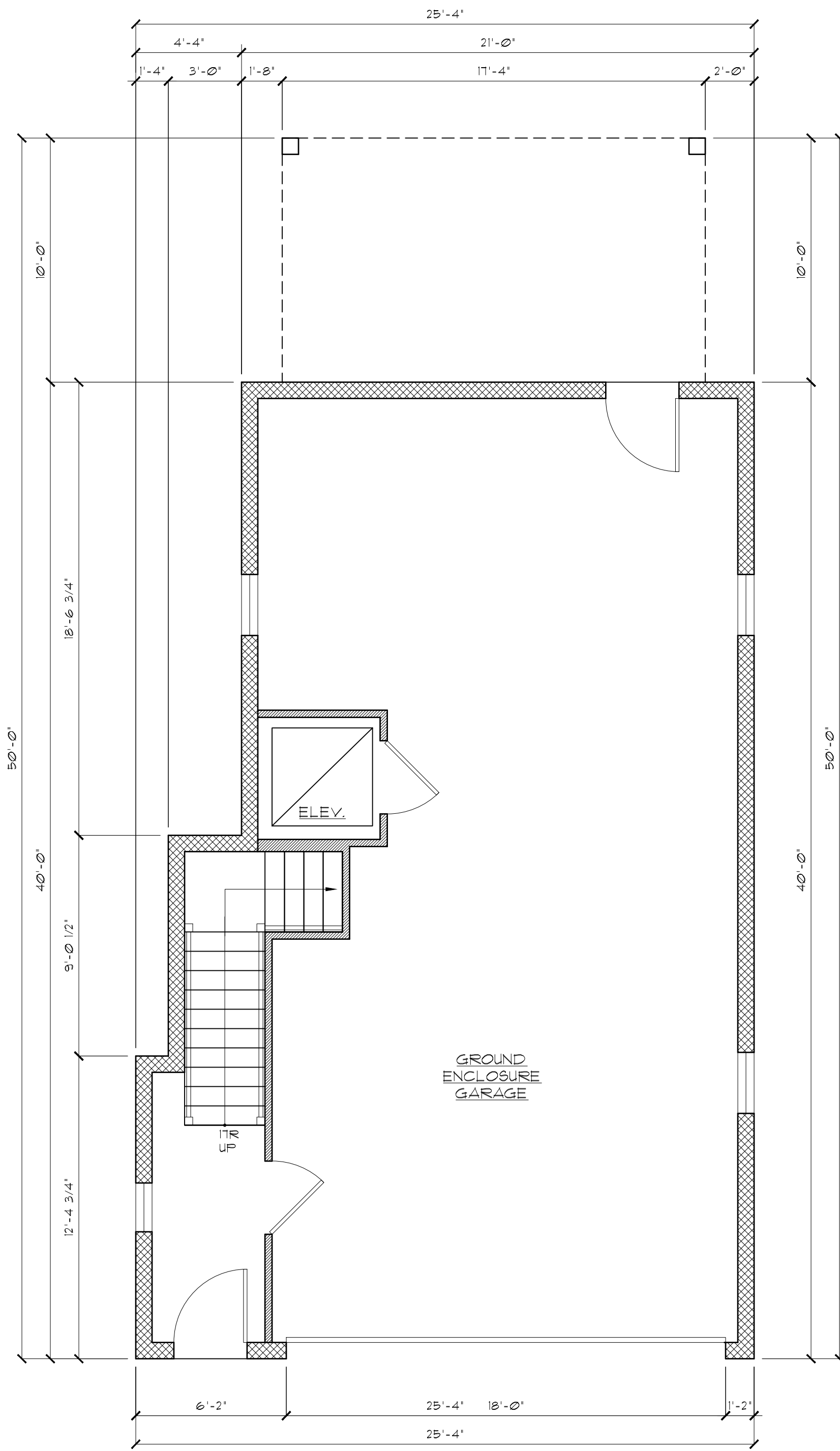


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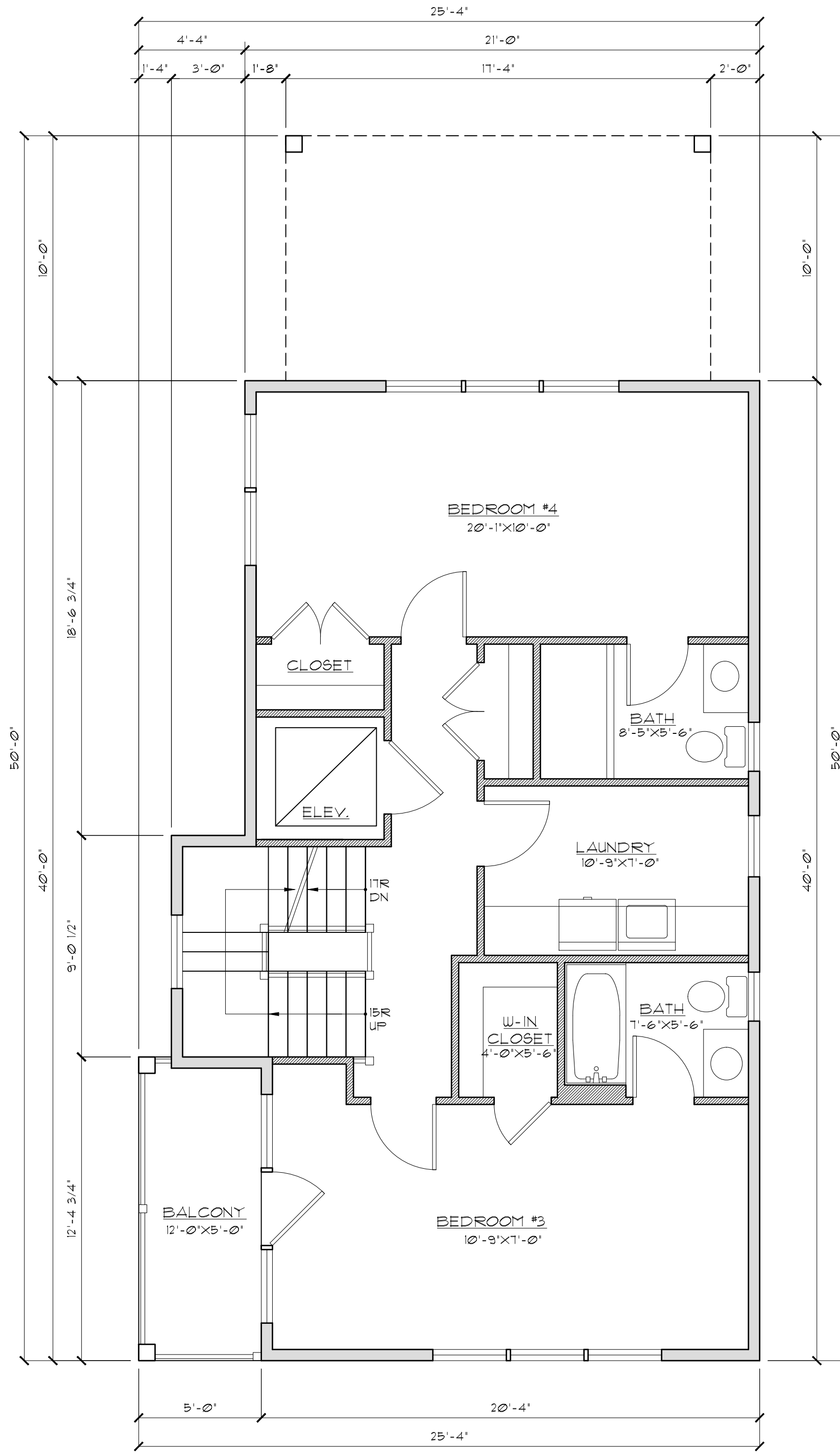
REVISIONS	DATE

CLIENT	ROSS RESIDENCE
ADDRESS	6 BENTON AVENUE LEONARDO, NEW JERSEY
JOB NUMBER	25-011
BLOCK	375
LOT	24

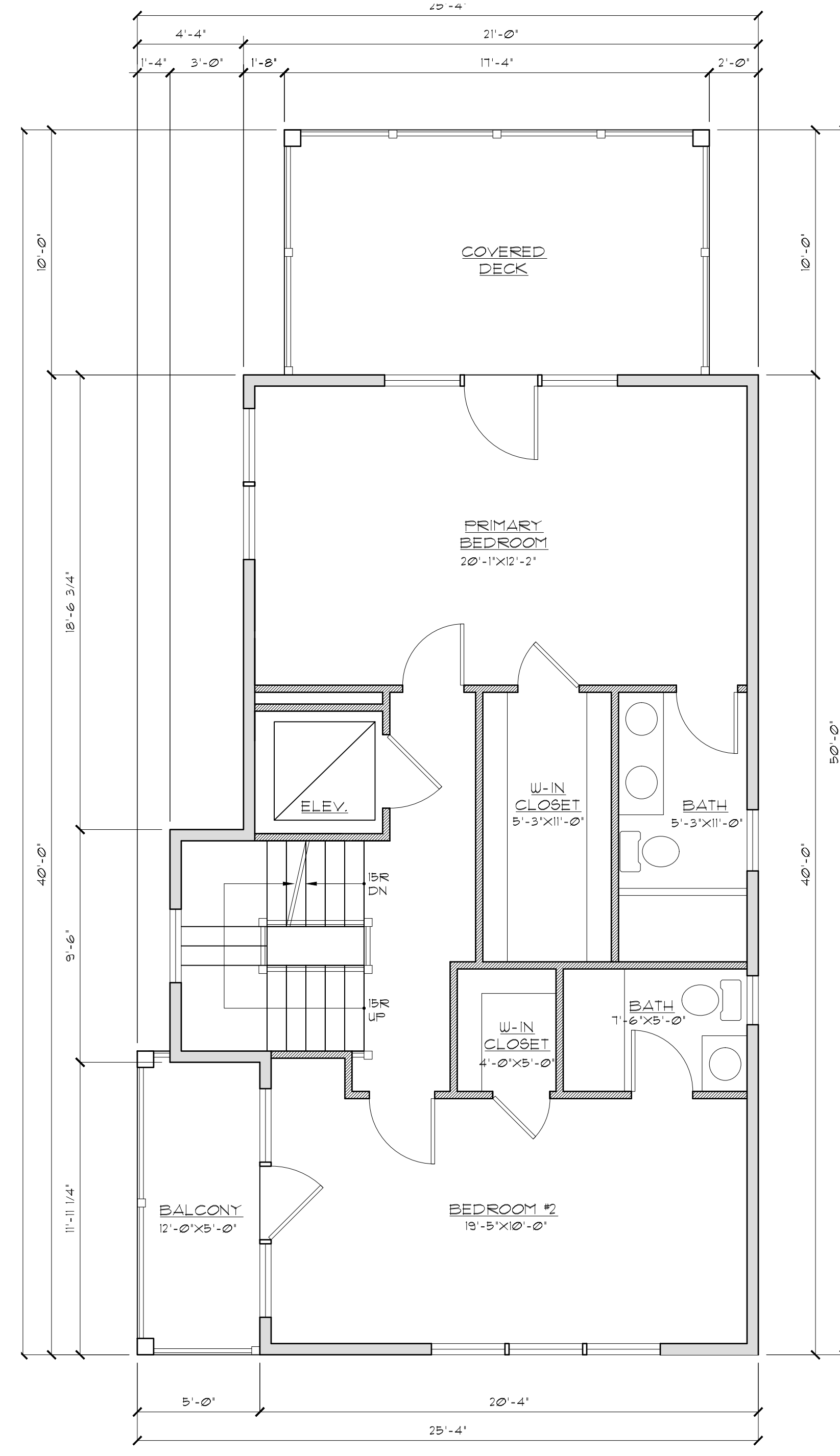
DATE	12/30/25
DRAWN BY	MB
SHEET NO.	V-1



10 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



20 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



30 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

DATE 12/30/25		DRAWN BY MB		CLIENT ROSS RESIDENCE
SHEET NO.		BLOCK 37B		LOT 24
ADDRESS 6 BENTON AVENUE LEONARDO, NEW JERSEY		JOB NUMBER 25-01T		
ANTHONY M. CONDOURIS ARCHITECT 20 BINGHAM AVENUE, RUMSON, NJ 07760 PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com NEW JERSEY STATE LICENSE # 13804				



NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.