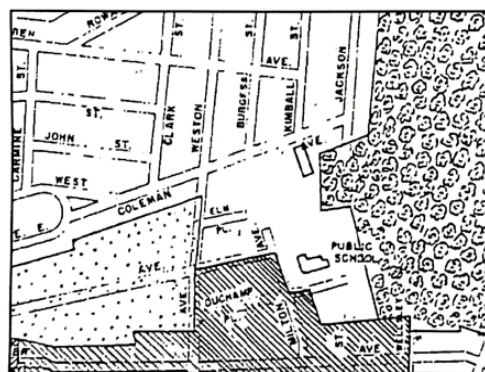
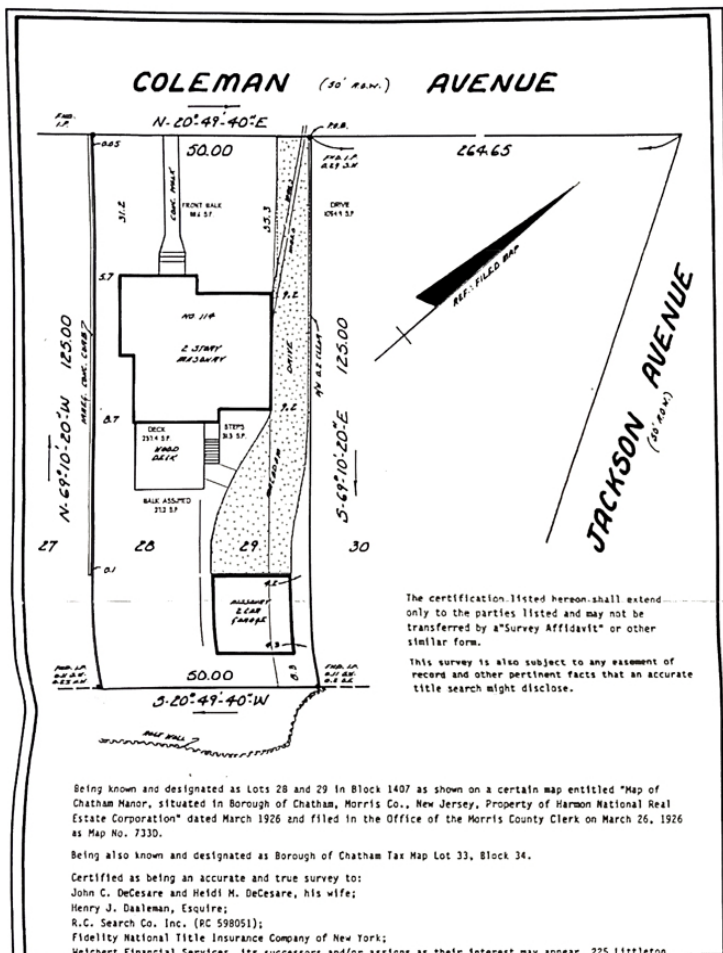


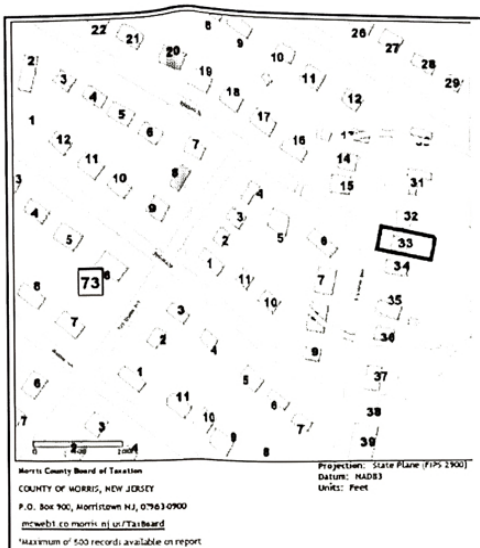


PARTIAL ZONING MAP

ORIGINAL SURVEY

SCALE 1:20
 BASED ON SURVEY PREPARED BY
 BY NORMAN B GEE FEB 9, 2002

JOHN AND HEIDI DE CESARE
 114 COLEMAN AVE.,
 CHATHAM BOROUGH, NJ
 BLOCK 34 LOT 33



200' BUFFER MAP

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:				
PARCELS	Acres	Property Location	Owners Name	Mailing Address
1404_M_1	0.28	128 BROAD PL. DEAR WESTON	BOROUGH OF CHATHAM	128 BROAD PL. DEAR WESTON
1404_M_2	0.2375	124 COLEMAN AVE	HEGARS, TRUDY C ET ALS TRUST	124 COLEMAN AVE CHATHAM, NJ 07735
1404_M_3	0.2375	120 COLEMAN AVE	BROWN, SHARON W	120 COLEMAN AVE CHATHAM, NJ 07735
1404_M_4	0.2308	116 COLEMAN AVE	DEPPY, LAWRENCE J & ALICE B	116 COLEMAN AVE CHATHAM, NJ 07735
1404_M_5	0.1433	114 COLEMAN AVE	DECESARE, JOHN C & HEIDI M	114 COLEMAN AVE CHATHAM, NJ 07735
1404_M_6	0.1433	112 COLEMAN AVE	WELLS, JOHN POWELL II	112 COLEMAN AVE CHATHAM, NJ 07735
1404_M_7	0.2375	108 COLEMAN AVE	ALZOLA, TINA MARIE	108 COLEMAN AVE CHATHAM, NJ 07735
1404_M_8	0.1365	106 COLEMAN AVE	PAPER, SAKOREN R ALISON	106 COLEMAN AVE CHATHAM, NJ 07735
1404_M_9	12.2300	WILTON AVE	BOARD OF EDUCATION	495 PARK ST CHATHAM, NJ 07735
1404_M_10	0.2375	10 BURGESS ST	OLIVER, LAURA H	10 BURGESS ST CHATHAM, NJ 07735
1404_M_11	0.2363	7 FIMBALL ST	EDDY, MICHAEL C & CATHERINE R	7 FIMBALL ST CHATHAM, NJ 07735
1404_M_12	0.2328	3 FIMBALL ST	STURTT, CHRISTOPHER J & JUDITH H	3 FIMBALL ST CHATHAM, NJ 07735
1404_M_13	0.2152	109 COLEMAN AVE	PRAP, JACOBSON/STAN	109 COLEMAN AVE CHATHAM, NJ 07735
1404_M_14	0.2375	105 COLEMAN AVE	GLENNAN, JAMES B & JUDITH L	105 COLEMAN AVE CHATHAM, NJ 07735
1404_M_15	0.2784	7 COLEMAN AVE	TILL, PETER A & SCARLE	7 COLEMAN AVE CHATHAM, NJ 07735
1404_M_16	0.1433	121 COLEMAN AVE	HUGL/TADEDOORF, JOHN HENRY & ANNE	121 COLEMAN AVE CHATHAM, NJ 07735
1404_M_17	0.1433	119 COLEMAN AVE	CLAYTON, BRAD A & GABRIEL H	119 COLEMAN AVE CHATHAM, NJ 07735
1404_M_18	0.1351	4 FIMBALL ST	PACHECO, BENJAMIN & JACQUES A	4 FIMBALL ST CHATHAM, NJ 07735
1404_M_19	0.2375	3 FIMBALL ST	BENNETT, FRANCES ESTATE OF	3 FIMBALL ST CHATHAM, NJ 07735

LIST OF OWNERS WITHIN 200 FT

ZONING ANALYSIS						
ZONING ANALYSIS DECESARE RESIDENCE, 114 COLEMAN AVE., CHATHAM BOROUGH						
ZONE R-2	PROPOSED			RESTRICTIVE	EXG / PROP	VARIANCES
BLOCK 34, LOT 33	PROPOSED	EXISTING	CHANGE	R-2		
USE AS ONE FAMILY	1.00	1.00	0.00	RMGT		None
HEIGHT AVO HT, ORIG GRADE AND MEAN RAFTER	33.00	33.00	0.00	35.00		None
LOT AREA SF	6254.00	6254.00	0.00	5000.00		UNDER SIZED
FRONTAGE	100.00	80.00	20.00	75.00		None
LOT WIDTH (AT SETBACK)	80.00	80.00	0.00	75.00		-25.00
LOT DEPTH	125.00	125.00	0.00	100.00		None
LEFT SIDE 12 OR 15% OF WIDTH EXCEPT 3 FT FOR 1 STORY	9.20	9.20	0.00	12.00		-2.80
RIGHT SIDE 12 OR 15% OF WIDTH EXCEPT 3 FT FOR 1 STORY	5.70	5.70	0.00	9.00		-3.30
FRONT Note required is what exists due to prevailing neighbor yards - not 20'	31.00	31.00	0.00	25.00		None
REAR	48.00	48.00	0.00	30.00		None
BUILDING COVERAGE AS SF	1484.40	1337.00	147.40	1210.00		274.40
BUILDING COVERAGE AS PERCENT OF LOT	23.89%	21.4%	2.5%	19.4%		4.6%
FLOOR AREA RATIO	23.89%	19.24%	4.65%	21.17%		2.99%
FLOOR AREA RATIO IN PERCENTAGE	37.40%	30.9%	6.5%	33.7%		3.6%
IMPROVED LOT COVERAGE	2884.80	2624.16	260.64	2241.00		317.80
IMPROVED LOT COVERAGE IN PERCENTAGE	46.14%	42.2%	3.9%	43.7%		5.1%
ACCESSORY AREA	0.00	0.00	0.00	30.00		None
SIDE YARDS FOR ACCESSORY	0.00	0.00	0.00	4.00		None
REAR SETBACK ACCESSORY	0.00	0.00	0.00	4.00		None
ACCESSORY HEIGHT	0.00	0.00	0.00	15.00		None
ACCESSORY DISTANCE TO OTHER BLDGS	0.00	0.00	0.00	30.00		None
HEIGHT AVO GRADE	30.00	30.00	0.00	35.00		None
STORIES	2.00	2.00	0.00	2.50		None
PARKING NO PER 132-16 NJBIS AND ORD	2	2	0.00	2		None
** DIMENSIONAL VARIANCES ARE EXISTING						
** INDICATES VARIANCE REQUESTED						
PLANTED AREA	3,882.1	2,758.08	-1,122.90			
IMPERVIOUS PAVED OR WALKS, STOOPS, (less overhangs)	1,173.88	1,154.00	19.88			
ONE CAR GARAGE ON GROUND LEVEL existing in 324	0.00	0.00	0.00			
ONE CAR GAR	0.00	0.00	0.00			
ACCESSORY BUILDINGS	1,173.88	1,154.00	19.88			
FOOTPRINT / BSMT (incl part of FAR over 80% below grade)	1,173.88	1,154.00	19.88			
FIRST FL AREA FOR FAR CALC	0.00	0.00	0.00			
PROPOSED ROOF AND COLUMNS (1/2 TO FAR)	208.3	238.9	-40.6			
FIRST LEVEL DECK COMPLYS WITH 5' 165-84, Decks (1/2 TO LOT COV)	24.6	21.2	3.4			
FRONT STCOOP COVERED (25 SF EXCLUDED FOR FAR ONLY)	831.8	891.1	-59.3			
SECOND	0.00	0.00	0.00			
PORTION OF ATTIC LEVEL HIGHER THAN 7'	0.00	0.00	0.00			

ZONING ANALYSIS



GEOFFREY L. GOGAN
 Architect, Planner, AIA, NJ CERT 0856

8 KING STREET MORRISTOWN, N.J. 07960 (973) 290-9231 FAX 0854

JOB DE CESARE ADDITION
 ADDRESS 114 COLEMAN AVE., CHATHAM BORO, NJ
 DESIGNED BY GG
 SCALE A5 NOTED
 DATE 3-20-2014
 REVISED GG

DESIGN NO.

C-2