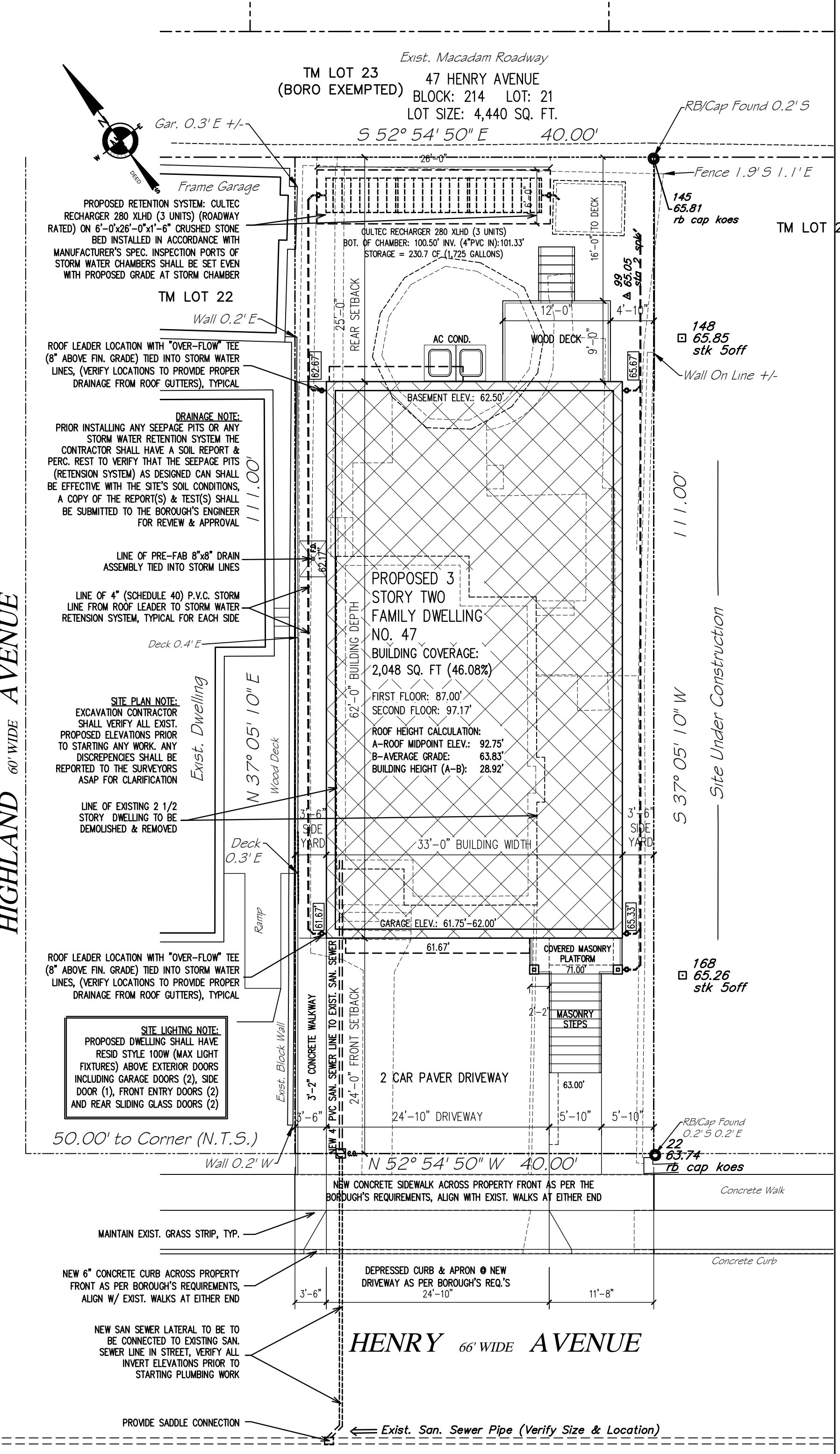


47 HENRY AVENUE, PALISADES PARK, NEW JERSEY
BLOCK: 214 LOT: 21 ZONING INFO - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	4,440 SQUARE FEET	YES (1)
LOT WIDTH (EXISTING):	50.00 FEET	40.00 FEET	YES (1)
LOT DEPTH (EXISTING):	100.00 FEET	111.00 FEET	NO
DWELLING UNITS:	TWO	TWO (2)	NO
LOT AREA PER UNIT:	2,500 SQUARE FEET	2,220 SQUARE FEET	YES
BUILDING COVERAGE:	2,500 SQ. FEET MAX 40.00%	2,049 SQ. FEET 46.15 %	NO YES
FRONT YARD:	24.00 FEET	24.00 FEET	NO
RIGHT SIDE YARD (2)	5.00 FEET	3.50 FEET	YES
LEFT SIDE YARD (2)	5.00 FEET	3.50 FEET	YES
COMBINED YARD (2)	14.00 FEET	7.50 FEET	YES
REAR YARD:	25.00 FEET	25.00 FEET	NO
BUILDING HEIGHT: (2)	2.5 STORIES 25.00 FEET	3.0 STORIES 28.92 FEET	YES

- (1) PRE-EXISTING NON-CONFORMING CONDITION
- (2) NON DUPLEX REQUIREMENTS



THE BOROUGH OF PALISADES PARK PLANNING BOARD APPROVED THIS PLAN BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON _____ PLEASE SEE AFFIXED RESOLUTION FOR ANY ADDITIONAL CONDITIONS OF APPROVAL SET BY THE BOARD

BOARD ENGINEER _____ DATE _____

BOARD SECRETARY _____ DATE _____

BOARD CHAIRPERSON _____ DATE _____

V.C.A. GROUP

VASSILIOS COCOROS ARCHITECT

V.C.A.GROUP, LLC
467 SYLVAN AVENUE
LOWER LEVEL
ENGLEWOOD CLIFFS, NEW JERSEY
TEL. 201.541.6595
FAX. 201.541.6596

Date	Item
03/28/20	ZONING REVIEW

PROJECT:
Proposed:
New Two Family Dwelling
Located at:
**47 Henry Avenue
Palisades Park, New Jersey
Block: 214 Lot: 21
AA Residential Zone**

Architect shall not be responsible for the means & methods of construction and or site maintenance & safety

DRAWING TITLE:	
ELEVATIONS AND SITE PLAN	
SCALE: AS NOTED	DATE: 02/28/20
DESIGNED BY: VC	PROJECT#: CB-18-01
DRAWN BY: VC	CAD FILE:
CHECKED BY: VC	DRAWING #:
PROFESSIONAL SEAL:	DRAWING:
A1	
VASSILIOS COCOROS, RA N.J. LIC. # AI 13644	SHEET #: 1 OF 2

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