



28 PROSPECT STREET, PALISADES PARK, NEW JERSEY
BLOCK: 503 LOT: 4 ZONING INFO - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	3,886 SQUARE FEET	YES (1)
LOT WIDTH (EXISTING):	50.00 FEET	33.50 FEET	YES (1)
LOT DEPTH (EXISTING):	100.00 FEET	116.00 FEET	NO
DWELLING UNITS:	TWO	TWO (2)	NO
LOT AREA PER UNIT:	2,500 SQUARE FEET	1,943 SQUARE FEET	YES
BUILDING COVERAGE:	2,500 SQ. FEET MAX 40.00%	1,882 SQ. FEET 48.43%	NO YES
FRONT YARD: (2)	20.00 FEET	20.00 FEET	NO
RIGHT SIDE YARD (3)	5.00 FEET	3.50 FEET	YES
LEFT SIDE YARD (2)	5.00 FEET	3.50 FEET	YES
COMBINED YARD (3)	14.00 FEET	7.00 FEET	YES
REAR YARD:	25.00 FEET	25.00 FEET	NO
BUILDING HEIGHT: (3)	2.5 STORIES 25.00 FEET	3.0 STORIES 32.88 FEET	YES

(1) PRE-EXISTING NON-CONFORMING CONDITION
(2) BASED ON PREVAILING SETBACK
(2) NON DUPLEX REQUIREMENTS

V.C.A. GROUP
VASSILIOS COCOROS ARCHITECT

V.C.A.GROUP, LLC
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THE BOROUGH OF PALISADES PARK ZONING BOARD OF ADJUST. 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 _____

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

PROJECT:
Proposed:
New Two Family Dwelling
Located at:
28 Prospect Street
Palisades Park, New Jersey
Block: 503 Lot: 4
AA Residential Zone

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Date	Item
09/28/20	FOR ZONING BOARD REVIEW

DRAWING TITLE: ELEVATIONS, SITE PLAN & ZONING INFO

SCALE: AS NOTED DATE: 09/19/20
DESIGNED BY: VC PROJECT#: DL-20-03
DRAWN BY: VC CAD FILE:
CHECKED BY: VC DRAWING #:
PROFESSIONAL SEAL: DRAWING:

VASSILIOS COCOROS, RA
N.J. LIC. # AI 13644

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SHEET #: 1 OF 3