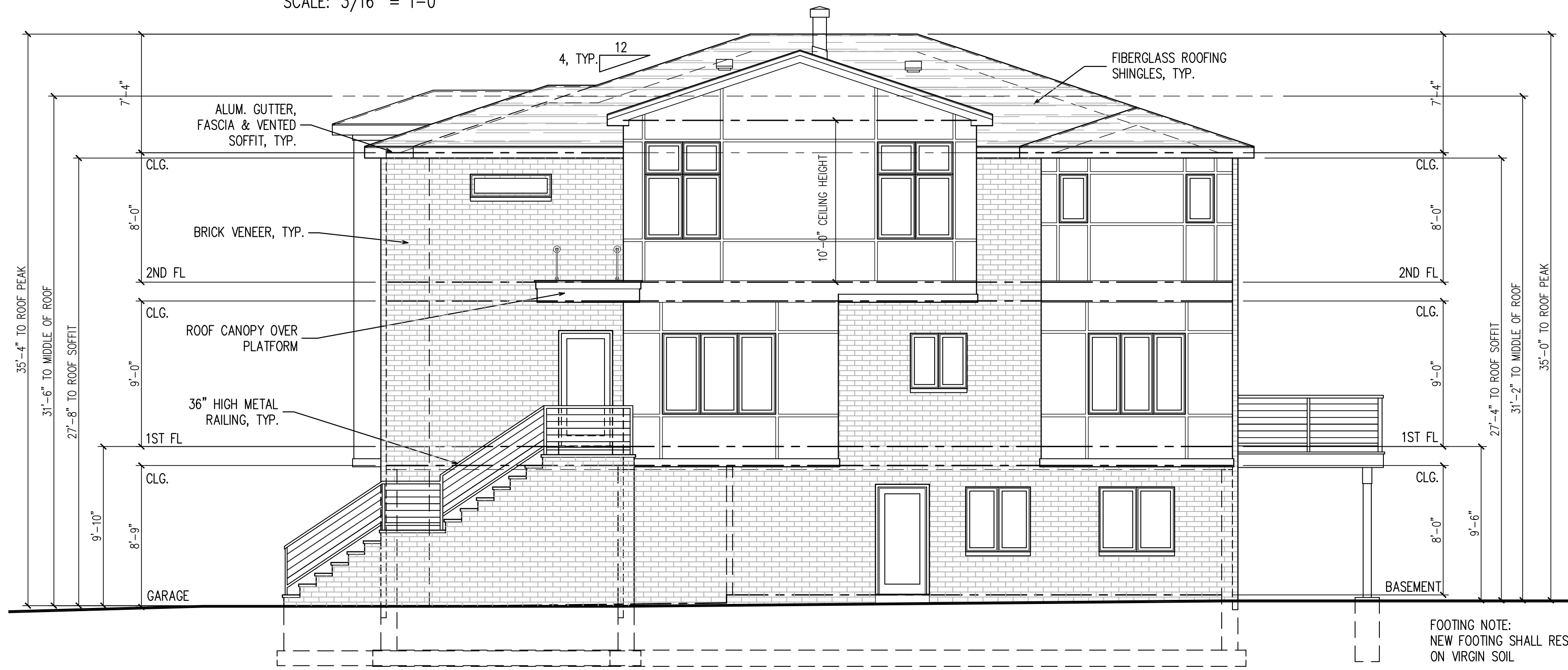
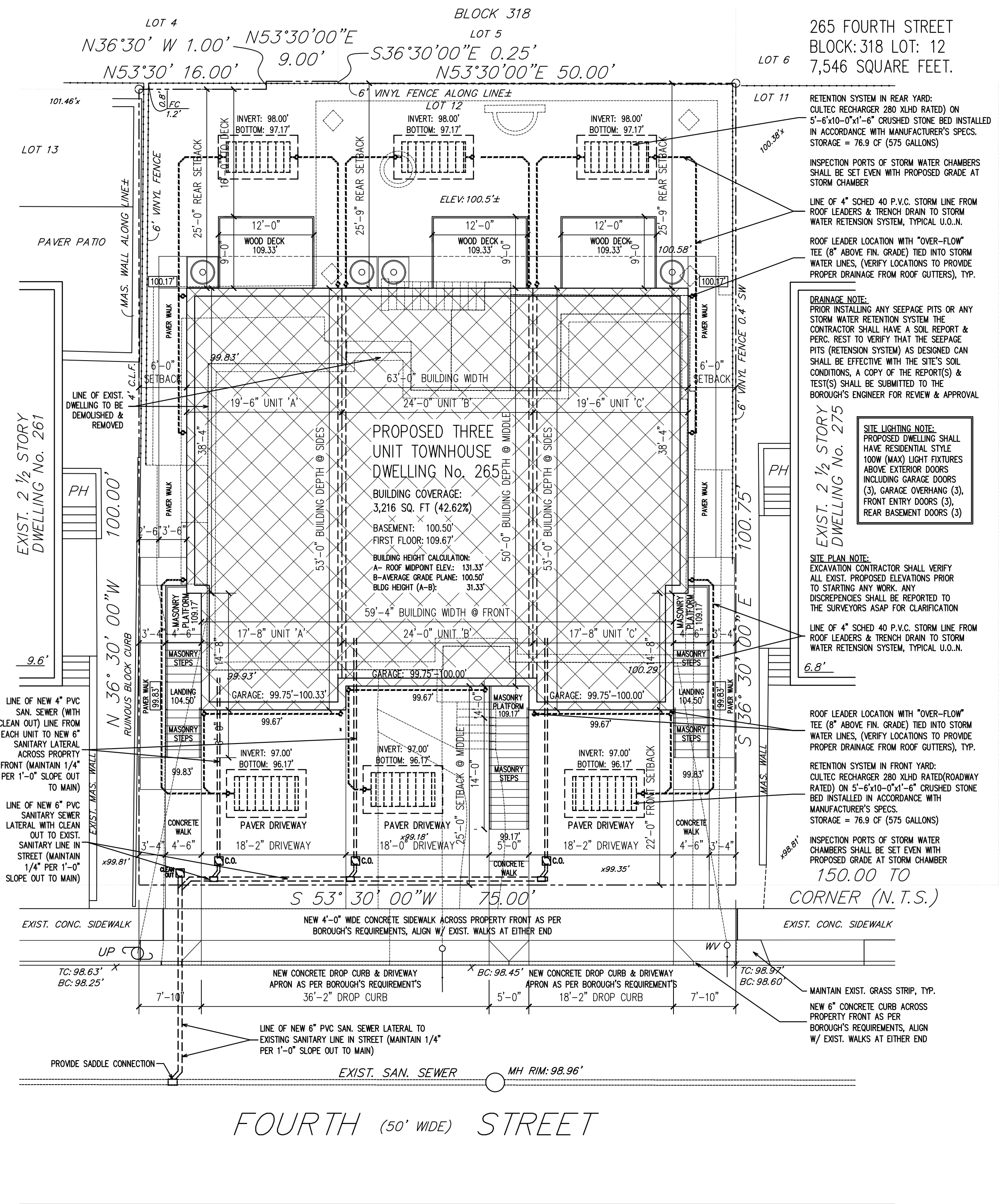




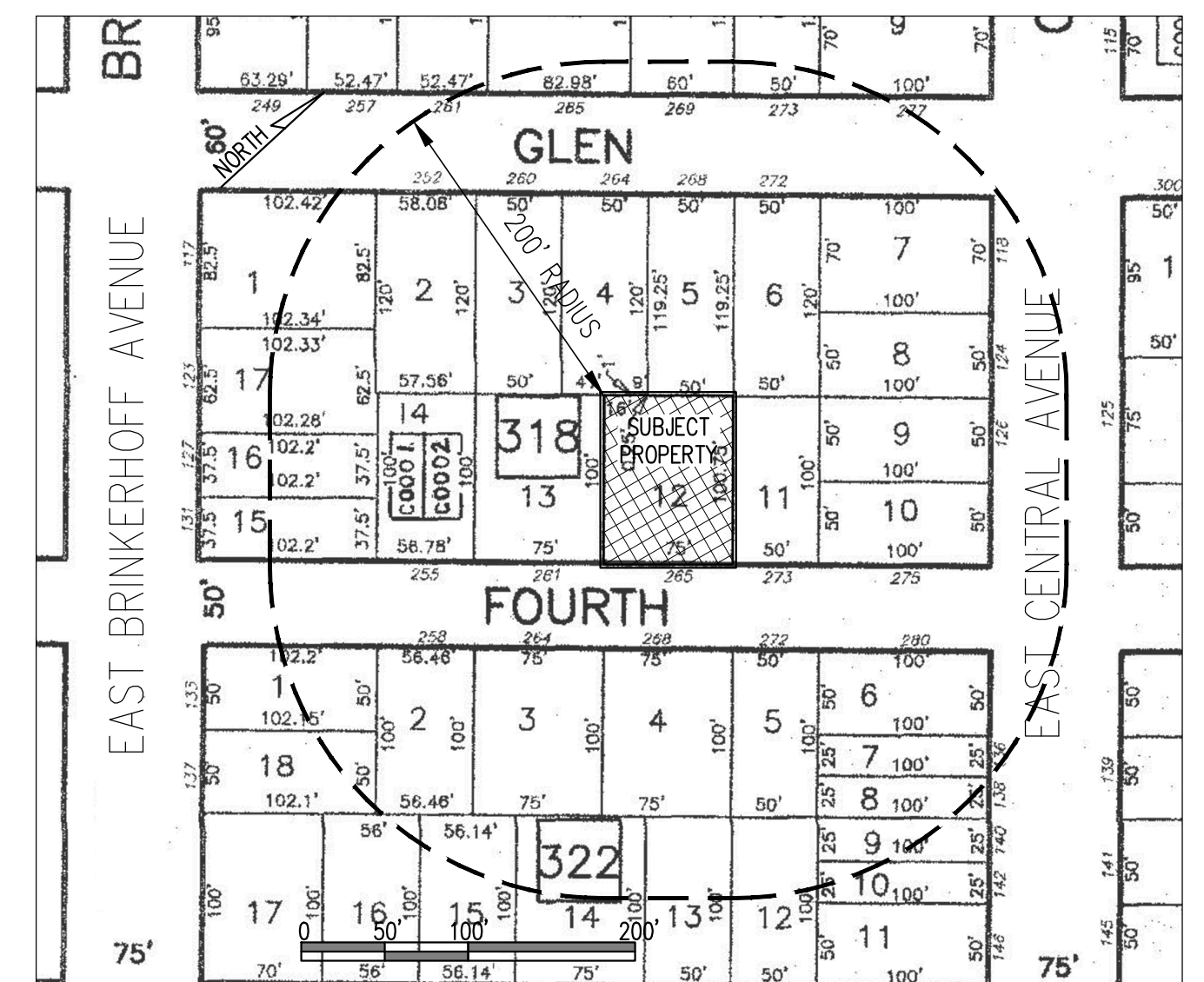
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION (LEFT ELEVATION SIMILAR)
SCALE: 3/16" = 1'-0"



SCHEMATIC SITE PLAN
SCALE: 1" = 10'-0"



KEY PLAN SCALE: 1" = 100'-0"

265 FOURTH STREET, PALISADES PARK, N.J.
ZONING INFORMATION - AA ZONE

CATEGORY:	REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	5,000 SQUARE FEET	7,546 SQUARE FEET	NO
LOT WIDTH (EXISTING):	50.00 FEET	75.00 FEET	NO
DWELLING UNITS	TWO (2)	THREE (3)	YES
LOT AREA PER UNIT	2,500 SQ. FT. / UNIT	2,515.33 SQ. FT. / UNIT	NO
BUILDING COVERAGE:	3,018.4 SQ. FEET MAX 40.00 %	3,211 SQUARE FEET 42.55 %	YES
FRONT YARD:	25.00 FEET (2)	22.00 / 25.00 FEET	YES
RIGHT SIDE YARD:	5.00 FEET MIN. (1)	7.83 / 6.00 FEET	NO
LEFT SIDE YARD	5.00 FEET MIN. (1)	7.83 / 6.00 FEET	NO
COMBINED SIDE YARDS	15.00 FEET (1)	15.66 / 12.00 FEET	YES
REAR YARD:	25.00 FEET	25.00 / 25.75 FEET	NO
BUILDING HEIGHT:	2.5 STORIES 25.00 FEET (1)	3.00 STORIES 31.33 FT	YES

(1) SETBACK & HEIGHT BASED ON NON-DUPLEX REQUIREMENTS

THE BOROUGH OF PALISADES PARK ZONING BOARD OF ADJUST. APPROVED THIS PLAN BY MEMORIALIZING RESOLUTION AT ITS REGULAR MEETING ON [DATE]. 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
ENGLEWOOD CLIFFS, NEW JERSEY
TEL. 201.541.6595
FAX. 201.541.6596

Date	Item
05/11/20	FOR ZONING BOARD

PROJECT:
Proposed New:
Three Unit Dwelling
Located at:
**265 Fourth Street
Palisades Park, New Jersey
Block: 318 Lot: 12
AA Zone**

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

DRAWING TITLE:	
ELEVATIONS & SITE PLAN	
SCALE: AS NTD.	DATE: 4/30/20
DESIGNED BY: VC	PROJECT#: Jc0t-18-05
DRAWN BY: VC	CAD FILE:
CHECKED BY: VC	DRAWING #:
PROFESSIONAL SEAL:	DRAWING:
A1	
VASSILIOS COCOROS, RA N.J. LIC. # A13644	SHEET #: 1 OF 5