

**Borough of Florham Park
Schedule of Area, Yard and Building Requirements**

Zone R-15	Minimum Lot Requirements (square feet/acres)			Principal Building Setbacks					Maximum Building Height (feet)	Minimum Habitable Floor Space (square feet)	Maximum Building Coverage (%)	Maximum Improved Lot Coverage (%)		
	Area	Width (feet)	Depth (feet)	Front Shetland (feet)	Front Cory (feet)	Side (feet)	Rear (feet)	Side Yard Combined						
REQUIRED	15,000	100	150	40	40	10	50	20	35'	1,200	14.5%	2,791 SF	30%	5,775 SF
EXISTING	19,248	136.62'	150	40.3'	41.6'	41.9'	46.2'	58.2/83.5	25.0'	2,797	10.89%	2,096 SF	25.54%	4,915 SF
PROPOSED	19,248	136.62'	150	35.4' (V)	41.6'	41.9'	46.2'	58.2/83.5	27.2'	3,622	12.81%	2,465 SF	27.14%	5,223 SF

HEIGHT CALCULATIONS

ELEV. 1: 206.00'
ELEV. 2: 205.60'
ELEV. 3: 205.52'
ELEV. 4: 204.00'
ELEV. 5: 203.85'
ELEV. 6: 203.67'
ELEV. 7: 203.98'
ELEV. 8: 204.90'
ELEV. TOTALS: 1637.52'

AVERAGE GRADE: 204.69'

BUILDING COVERAGE CALCULATIONS
INCLUDING ALL OVERHANGS

BUILDING ITEM	EXIST. AREA	REMOVED AREA	ADDED AREA	TOTALS
DWELLING	1722	-	160	1882
COVERED PORCH	312	-	0	312
BUILDING OVERHANG	62	-39	187	210
PORTICO ADDITION	-	-	61	61
TOTALS	2096	-39	408	2465

IMPROVED LOT COVERAGE CALCULATIONS

BUILDING ITEM	EXIST. AREA	REMOVED AREA	ADDED AREA	TOTALS
DWELLING	1722	-	160	1882
COVERED PORCH	312	-	0	312
BUILDING OVERHANG	62	-39	187	210
WOOD DECK	352	-	0	352
REAR WOOD LANDING (RIGHT SIDE)	36	-	0	36
CONCRETE PATIO	534	-	0	534
POOL (WATER-EXCLUDED)	(529)	-	0	(529)
DRIVEWAY	823	-	0	823
SHED	42	-	0	42
FRONT STEPS	0	-	12	12
STONE AREA 1 (LEFT SIDE)	440	-	0	440
STONE AREA 2 (LEFT SIDE)	50	-	0	50
FRONT WALK	198	-82	0	116
LEFT SIDE YARD WALK	303	-	0	303
PORTICO	0	-	61	61
A/C, POOL EQUIPMENT	29	-	9	38
CHIMNEY	12	-	0	12
TOTALS	4915	-121	429	5223

HABITABLE FLOOR AREA CALCULATIONS

ITEM	EXIST. AREA	REMOVED AREA	ADDED AREA	TOTALS
HABITABLE AREAS				
FIRST FLOOR	1722	0	160	1882
SECOND FLOOR	1048	0	665	1713
TOTALS	2797	0	825	3622
NON-HABITABLE AREAS				
GARAGE	472	0	0	472
PORTICO	0	0	61	61

Douglas Asral, AIA
NJ LIC. No. AI 15169

APPROVALS

Board Chairperson _____ (Date) _____

Board Secretary _____ (Date) _____

Board Engineer _____ (Date) _____

**BLOCK: 905
LOT: 6**

MARK	DATE	DESCRIPTION
5	07/22/24	ISSUE FOR BOARD OF ADJUSTMENT
4	06/12/24	ISSUE FOR BOARD OF ADJUSTMENT
3	03/28/24	OVERHANGS, COVERAGE, AVG GRADE
2	03/20/24	SETBACK AT GARAGE CANOPY
1	10/06/23	ZONING APPLICATION

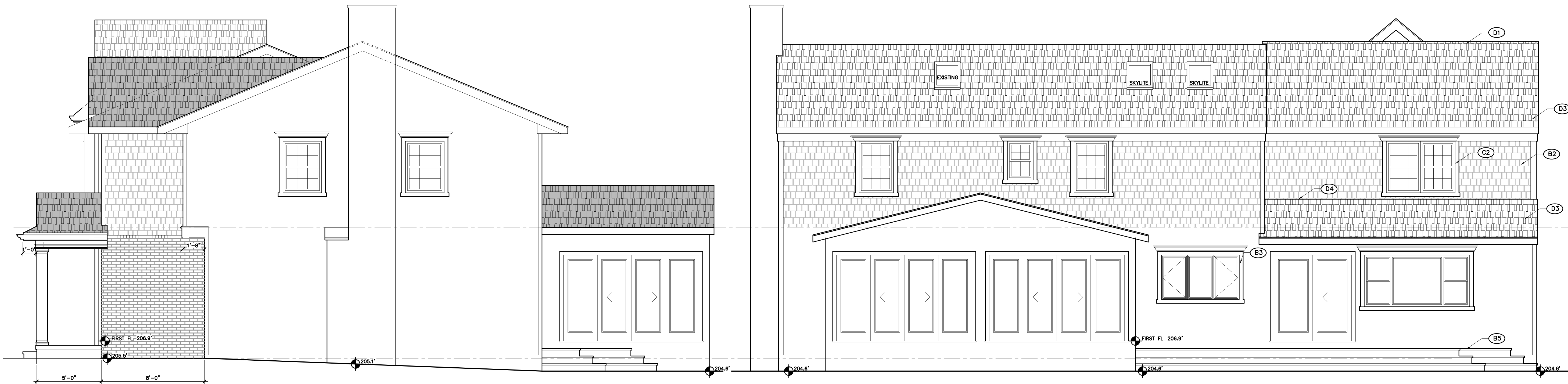
ISSUE DATE: **OCTOBER 6, 2023**
PROJECT NO: **23-1006**
CAD DWG FILE: **Z-1.DWG**
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CHK'D BY: -
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**MUTH RESIDENCE
Addition & Alteration**

Robert & Susan Muth, Owner
21 Shetland Road
Florham Park, NJ
SITE, FLOOR PLANS

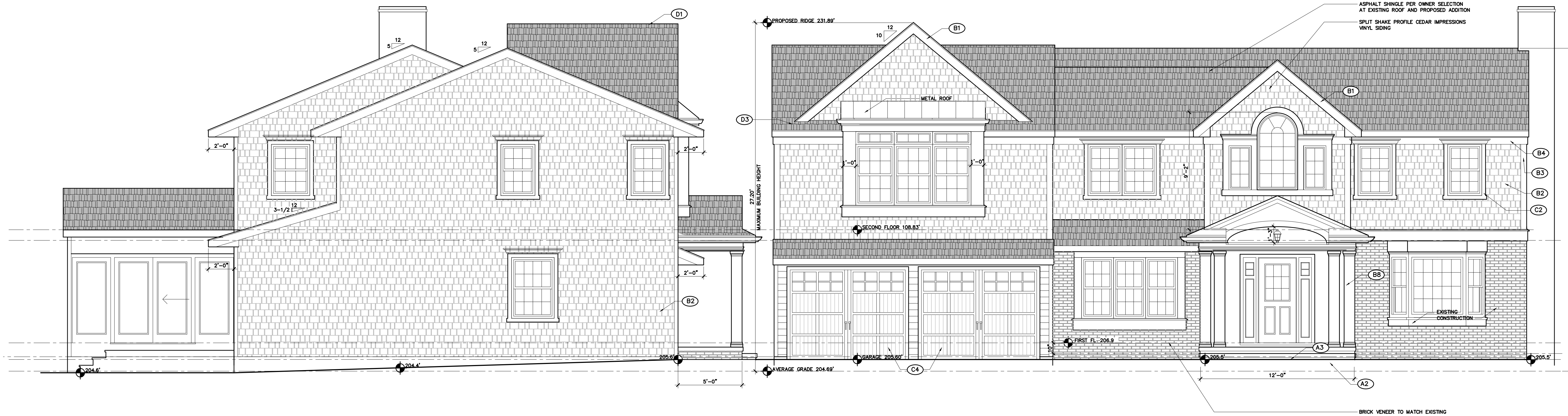
SURVEY INFORMATION BY:
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JUNE 24, 2024

Douglas Asral
 Douglas Asral, AIA
 Nu Lic. No. AI 15169



4 RIGHT ELEVATION
 1/4" = 1'-0"

2 REAR ELEVATION
 1/4" = 1'-0"



3 LEFT ELEVATION
 1/4" = 1'-0"

1 FRONT ELEVATION
 1/4" = 1'-0"

BLOCK: 905
LOT: 6

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MUTH RESIDENCE
Addition & Alteration

Robert & Susan Muth, Owner
 21 Shetland Road
 Florham Park, NJ
ELEVATIONS

Z-2

Douglas Asral
 Douglas Asral, AIA
 NJ LIC. No. AI 15169

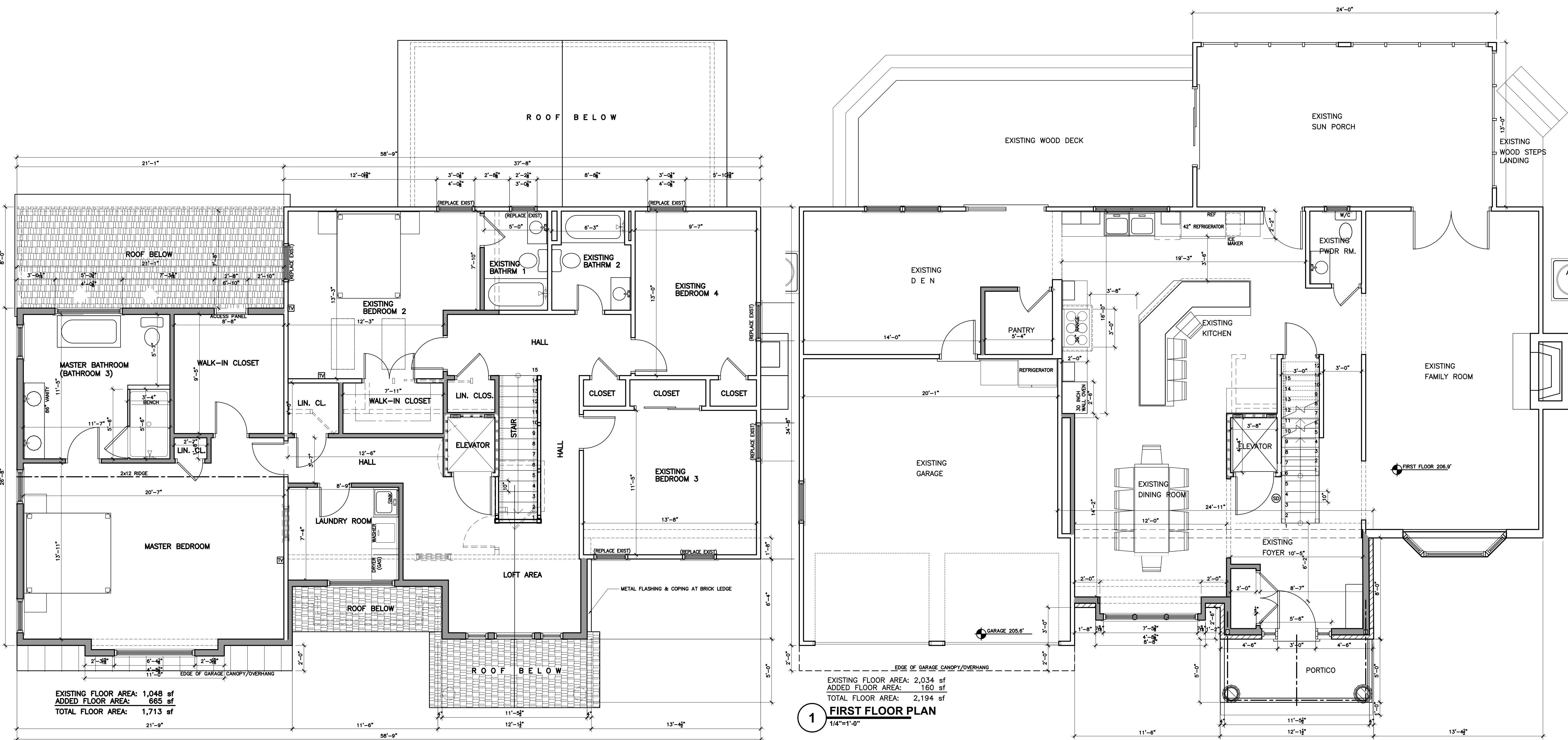
**BLOCK: 905
 LOT: 6**

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MUTH RESIDENCE
Addition & Alteration
 Robert & Susan Muth, Owner
 21 Shetland Road
 Florham Park, NJ
FLOOR PLANS

Z-3



EXISTING FLOOR AREA: 1,048 sf
 ADDED FLOOR AREA: 665 sf
 TOTAL FLOOR AREA: 1,713 sf

2 SECOND FLOOR PLAN
 1/4" = 1'-0"

EXISTING FLOOR AREA: 2,034 sf
 ADDED FLOOR AREA: 160 sf
 TOTAL FLOOR AREA: 2,194 sf

1 FIRST FLOOR PLAN
 1/4" = 1'-0"