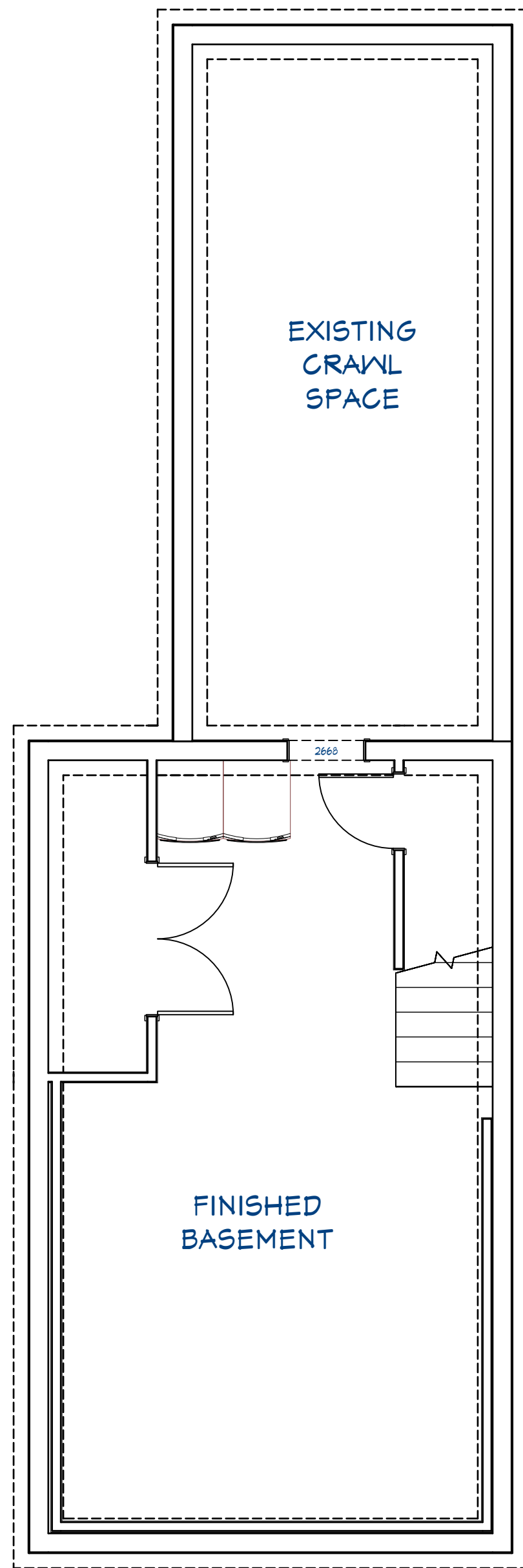
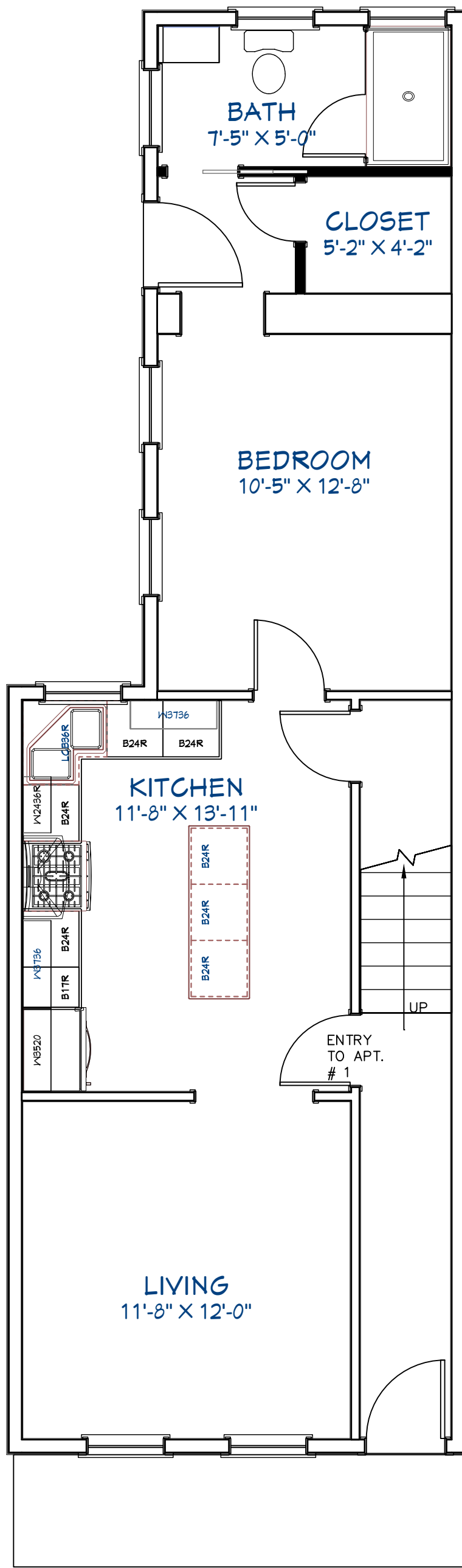


CONDITIONAL USE
BLOCK • 1046 LOT • 5
26 SOUTH MAIN STREET

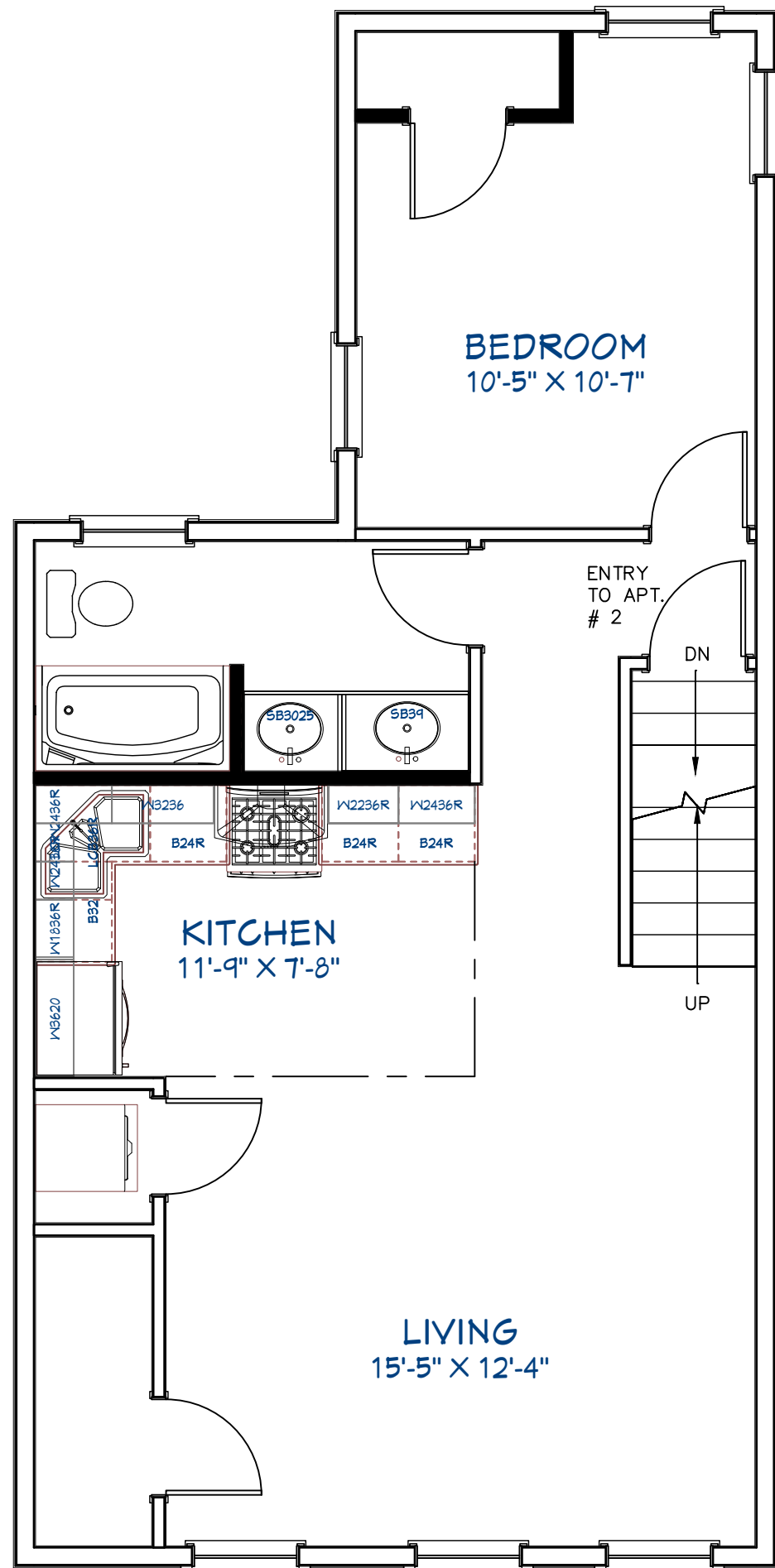
LAMBERTVILLE, NEW JERSEY
HUNTERDON COUNTY



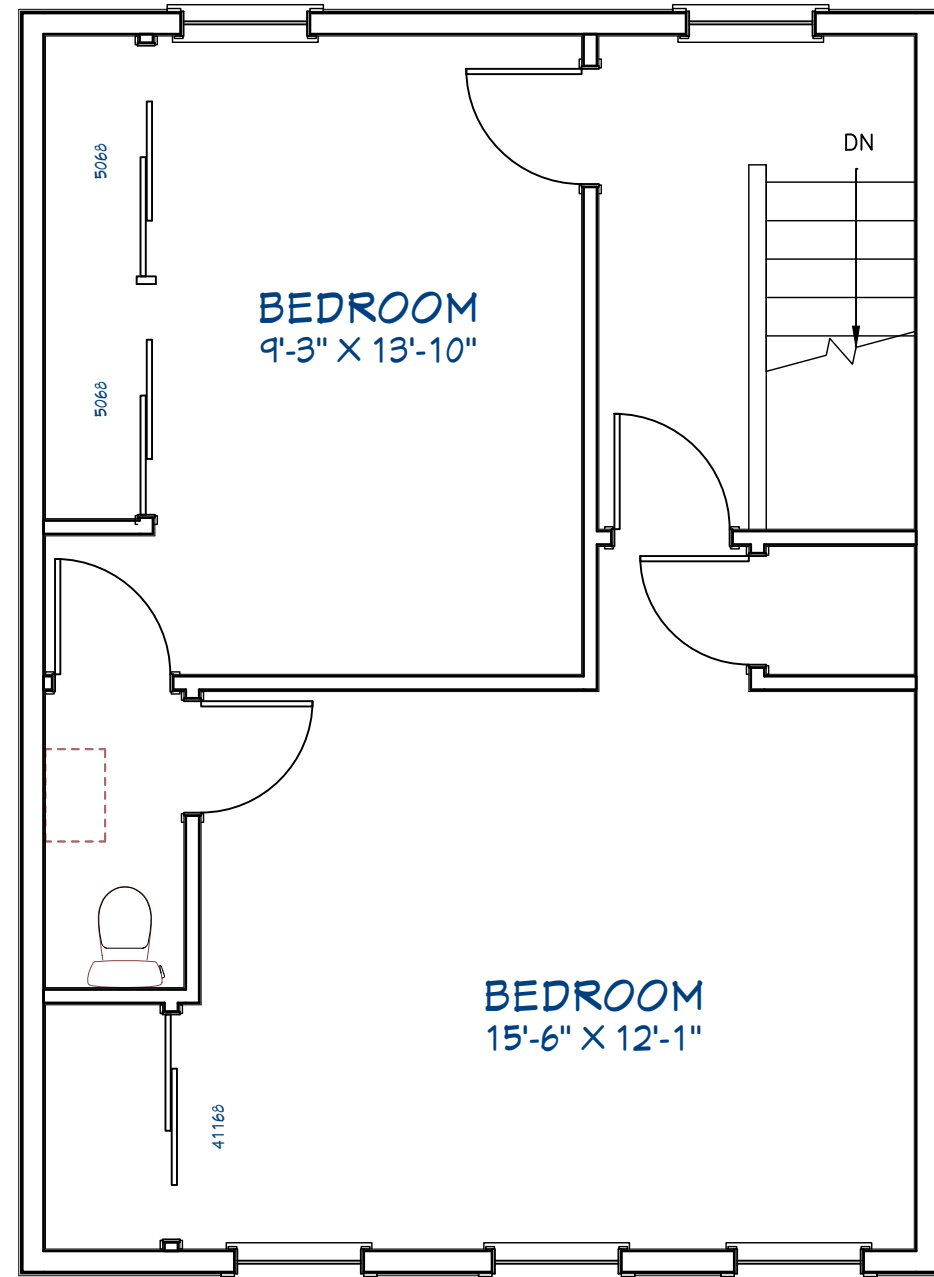
APARTMENT # 1
PROPOSED BASEMENT
AREA = 370 S.F. 1/4"=1'-0"



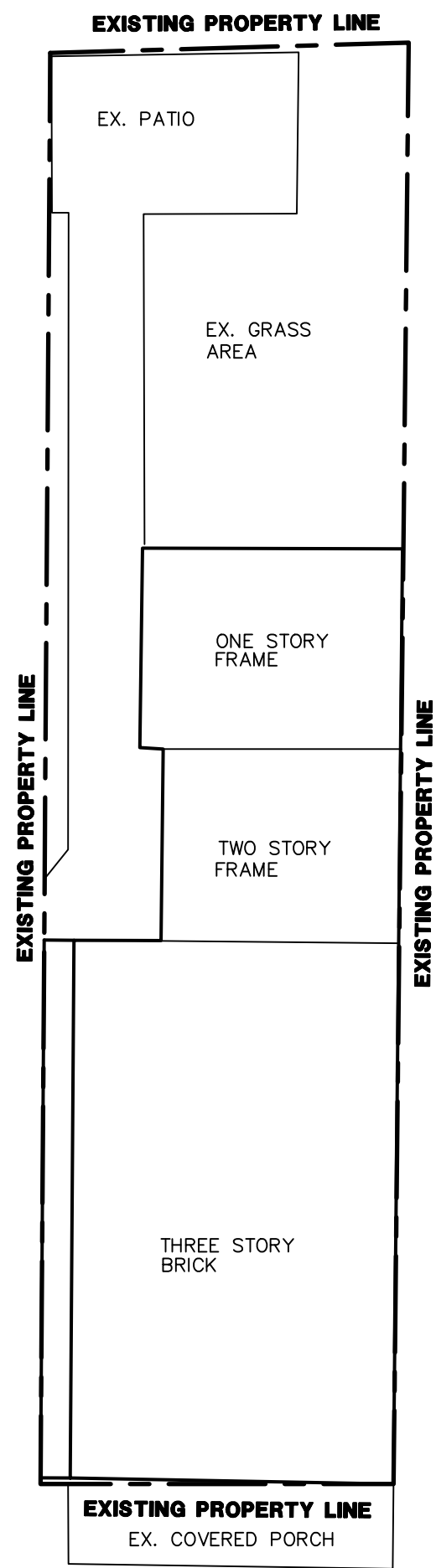
APARTMENT # 1
PROPOSED FIRST FLOOR
AREA = 718 S.F. 1/4"=1'-0"



APARTMENT # 2 ACCESSORY UNIT
PROPOSED SECOND FLOOR
AREA = 694 S.F. 1/4"=1'-0"



APARTMENT # 2 ACCESSORY UNIT
PROPOSED THIRD FLOOR
AREA = 513 S.F. 1/4"=1'-0"



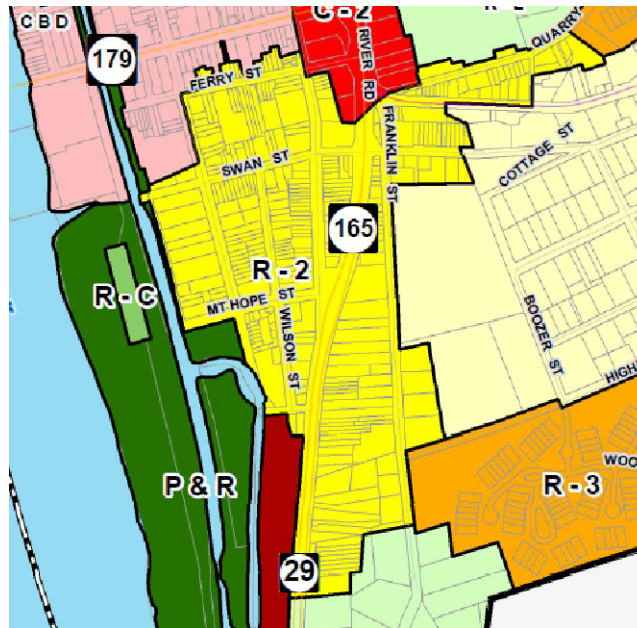
PLOT PLAN
1/8"=1'-0"

NOTE: THIS DRAWING IS NOT A SURVEY AND IS NOT INTENDED TO REPRESENT ONE. THIS PLOT PLAN IS FOR BUILDING DEPARTMENT INFORMATION ONLY. ALL INFORMATION IS TAKEN FROM THE SURVEY OF RONALD L. NAFFLING, PLS DATED 12/27/19

ZONING REQUIREMENTS			
SEMI- DETACHED ZONING DISTRICT - R-2 RESIDENTIAL			
USE	MINIMUM	ACTUAL	PROPOSED
LOT SIZE	1875 S.F.	1371 S.F.	1371 S.F.
LOT FRONTAGE	25 FT.	18.33 FT.	18.33 FT.
LOT WIDTH AT BUILDING LINE	25 FT.	18.33 FT.	18.33 FT.
BUILDING COVERAGE	65 %	54 %	54 %
MAX. LOT COVERAGE (%)	80 %	76 %	76 %
PRINCIPAL BUILDING YARD DEPTHS AND HEIGHT LIMITATIONS			
FRONT YARD	0	0	0
SIDE YARD	0/5 FT.	0 FT.	0 FT.
REAR YARD	15 FT.	26 FT.	26 FT.
MAX. BUILDING HEIGHT	3/40 FT	3/35 FT	3/35 FT

ACCESSORY APARTMENT CRITERIA		COMPLIANCE
1.	THE APT. SHALL BE OCCUPIED ONLY BY LOW & MODERATE INCOME HOUSEHOLD N.J.A.C. 5:93-1.3.	YES
2.	THE APARTMENT SHALL CONFORM TO THE REQUIREMENTS FOR MAX. RENT LEVEL IN N.J.A.C. 5:93-5.9(a)3.	YES
3.	THE APT. SHALL BE AFFIRMATIVELY MARKED IN ACCORDANCE WITH N.J.A.C. 5:93-11	YES
4.	CONTROLS ON THE AFFPRDABILITY OF THE ACCESSORY APT. SHALL REMAIN IN EFFECT FOR A MIN OF 10 YEARS IN ACCORDANCE WITH N.J.A.C. 5:93-5.9(e), AS IT MAY BE AMENDED OR SUPERSEDED.	YES
5.	ACCESSORY APTS. SHALL ONLY BE PERMITTED WITHIN SINGLE FAMILY DETACHED DWELLINGS OR STRUCTURES ONLY ONE SUCH APTS. PER LOT SHALL BE PERMITTED.	REQUEST FOR RELIEF
6.	EACH ACCESSORY UNIT SHALL COMPLY WITH THE MIN. UNIT SIZE REQUIREMENTS FOR NEIGHBORHOOD	YES
	PRESERVATION BALANCED HOUSING PROGRAM (N.J.A.C. 5:43et seq.) (ORD. NO. 18-2016)	YES
	a.,b.,c. RESERVED	YES
	d. NO ACCESSORY APT. SHALL EXCEED 900 S.F. IN AREA	REQUEST FOR RELIEF
7.	EACH ACCESSORY APT. SHALL HAVE DIRECT ACCESS TO SIDE OR REAR EXTERIOR OF THE BUILDING.	REQUEST FOR RELIEF

NEW WALL CONSTRUCTION -MATCH SURROUNDING AREA CONSTRUCTION
EXISTING CONSTRUCTION TO REMAIN



R-2 RESIDENTIAL 2
ZONING MAP
NOT TO SCALE

PLAN REVIEW INFORMATION
PROJECT ADDRESS:
26 SOUTH MAIN STREET
LAMBERTVILLE, NEW JERSEY
PROJECT DESCRIPTION:
THE SCOPE OF WORK FOR THIS PROJECT IS TO CHANGE AN EXISTING SINGLE FAMILY HOUSE INTO A TWO FAMILY HOUSE
THE APARTMENT ON THE SECOND & THIRD FLOORS SHALL BE THE ACCESSORY UNIT.
CODES: UNIFORM CONSTRUCTION CODE STATE OF NEW JERSEY REHABILITATION SUBCODE
WORK SHALL BE CATEGORIZED AS "CHANGE OF USE"
EXISTING USE GROUP: R-5
PROPOSED USE GROUP: R-5
TYPE OF CONSTRUCTION: 5B
DRAWINGS SUBMITTED UNDER THE INTERNATIONAL RESIDENTIAL CODE 2018 - NEW JERSEY EDITION
APARTMENT # 1 = 1088 S.F.
APARTMENT # 2 = 1207 S.F.

REVISION
NO. DATE DESCRIPTION

LIONEL A. SCRIVEN
ARCHITECT
NUMBER 13355
LAMBERTVILLE, NJ 08530
609.947.4069
LionelA.ScrivenArchitect.com

PROJECT NAME
CONDITIONAL USE:
26 SOUTH MAIN STREET
LAMBERTVILLE, N.J.

DATE: 2/5/2020
PROJECT NO.
SCALE : AS NOTED
DRAWN BY: LAS

SHEET TITLE
PROPOSED FLOOR PLANS
ZONING DATA
ZONING MAP

A-1

SHEET 1 OF 1