

**TITLE #**

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R-1A ZONING SCHEDULE			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (S.F.)	20,000	107,727	X
LOT WIDTH AT STREET (FT.)	75	480.22	X
LOT WIDTH AT SETBACK LINE	100	439.46	X
LOT DEPTH	200	366.2	X
FRONT YARD (FT.)	50	127.2	X
REAR YARD (FT.)	50	104.0	X
SIDE YARD (FT.)	10	121.9	X
SIDE YARD (FT.)	10	127.6	X
BUILDING HEIGHT (FT.)	35 FT. - 2 1/2 STORIES	28 FT. - 1 1/2 STORIES	X

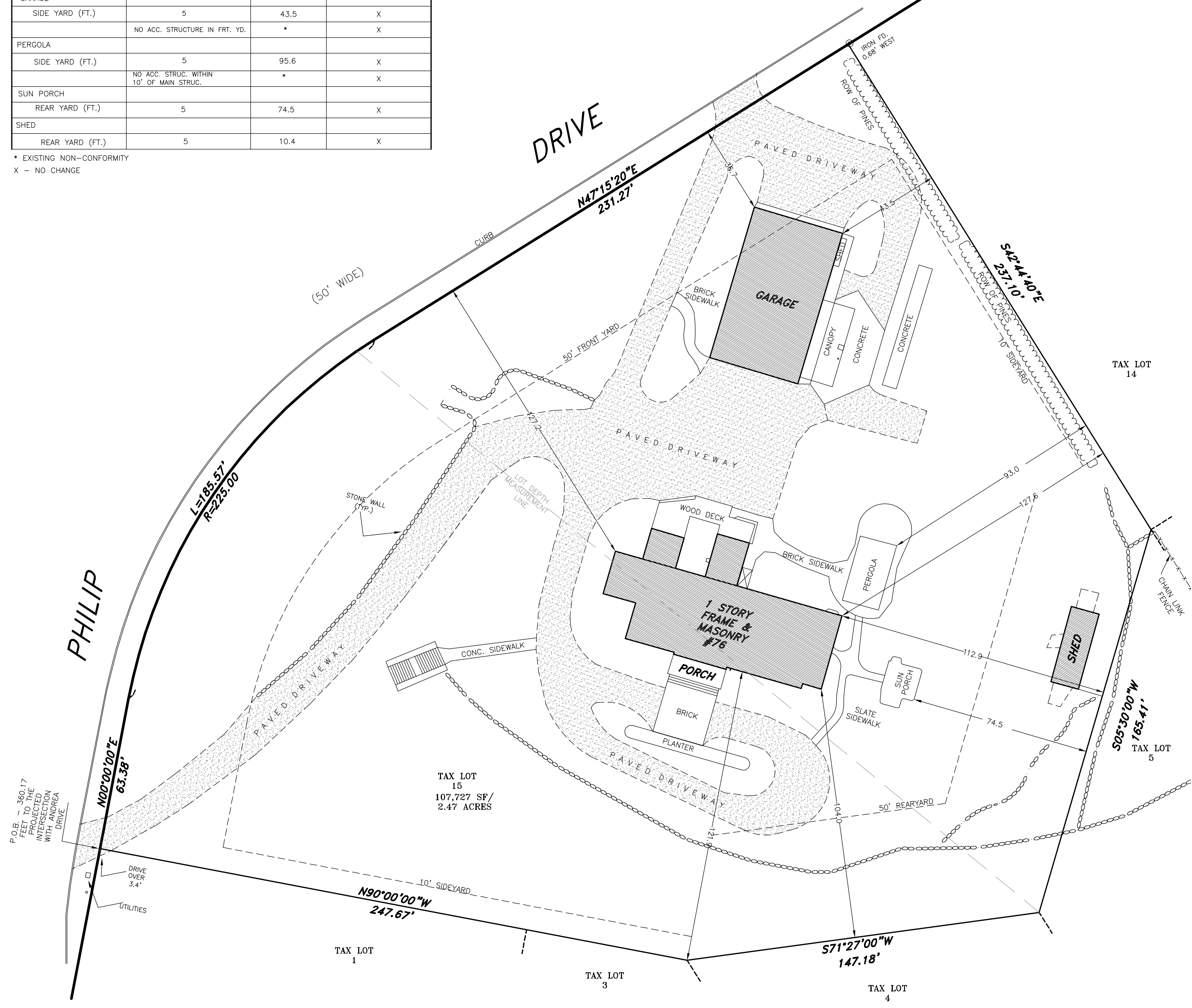
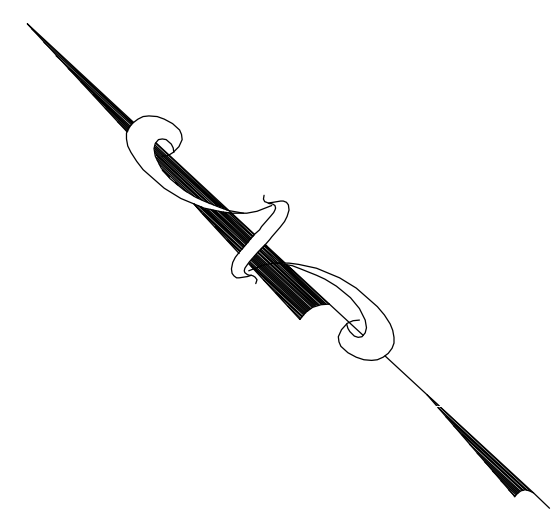
X - NO CHANGE

R-1A ZONING SCHEDULE			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MAX. IMPROVED LOT COVERAGE (SF)	25% OF LOT AREA = 26,932		X
BUILDING		3,709	X
GAR./SHED/CANOPY		2,976	X
PERGOLA		431	X
SUN PORCH		243	X
SHED		382	X
DRIVEWAY PAVED AND CONC.		19,414	X
BRICK WALK		156	X
MISC. CONC.		308	X
DECK		468	X
BRICK WALK /CELLAR ENT.		969	X
SLATE WALK		268	X
PVT. BY SHED		148	X
CONC. WALK AND STEPS		147	X
TOTAL		29,619/27.5%*	

\* EXISTING NON-CONFORMITY  
X - NO CHANGE

R-1A ZONING SCHEDULE			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
ACCESSORY STRUCTURES			
GARAGE			
SIDE YARD (FT.)	5	43.5	X
	NO ACC. STRUCTURE IN FRT. YD.	*	X
PERGOLA			
SIDE YARD (FT.)	5	95.6	X
	NO ACC. STRUC. WITHIN 10' OF MAIN STRUC.	*	X
SUN PORCH			
REAR YARD (FT.)	5	74.5	X
SHED			
REAR YARD (FT.)	5	10.4	X

\* EXISTING NON-CONFORMITY  
X - NO CHANGE



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SUBJECT TO ZONING AND ENVIRONMENTAL LAWS  
SUBSURFACE CONDITIONS ARE NOT SHOWN  
COPIES OF THIS MAP WITHOUT THE RAISED SEAL OF THE SURVEYOR ARE NOT VALID

**ZONING SCHEDULE**

**TAX LOT 15 TAX BLOCK 81.03**

OF PROPERTY SITUATED IN

**BOROUGH OF ROCKAWAY  
MORRIS COUNTY, N.J.**

FOR

**STANLEY & HOPE WYKA**

**GARY F. HAUENSTEIN, PLS, LLC**

49 WEST AIRMOUNT ROAD  
MAHWAH, N.J. 07430  
PH. 201-529-2150 FAX 201-529-5176

GARY F. HAUENSTEIN  
N.J. LICENSED LAND SURVEYOR #33103  
N.J. LICENSED PLANNER #L103996

SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE  
OFFSETS SHOWN ARE NOT TO BE USED FOR CONSTRUCTION OF FENCES OR OTHER STRUCTURES  
NORTH REF. FILED MAP #3521  
SCALE: 1" = 30'

REV. \_\_\_\_\_ REV. \_\_\_\_\_  
REV. FEB. 17, 2021 REV. \_\_\_\_\_  
ZONING  
DATED JULY 25, 2013