



JOHN J
GILCHRIST
ARCHITECT
A Professional Corporation

Borough of New Milford Schedule of Zoning Limitations			
Residential A	Ordinance	Existing	Proposed
Lot Area (Sq Feet)	7,500	6,708	not changed
Average Lot Width (Ft)	75	50	not changed
Front Yard Min. Average w/in 200' or 30'	30	37.4	not changed
Rear Yard Min. (Ft) 25% of lot depth or 20 ft	35	53	38
Side Yard Min. (Ft)	10	4.6	4.6
Max. Building Coverage	20%	18.47%	23.17%
Max. Total Impervious Coverage	40%	48.18%	52.88%
Max. Building Height (Story)	2 1/2	1 1/2	not changed
Max. Building Height (Feet)	30	22.5	25.0
Max. No. of Families per Bldg.	1	1	not changed
Max. Density, Units/Acre	-	-	-
Lot Frontage (Ft)	-	-	-

First Floor Area	807	1,122	sf
Covered Front Porch	38	38	
Detached Garage	394	394	
Total Building Coverage	1,239	1,554	sf
Second Floor	594	956	sf
Total Floor Area Area	1,401	2,078	sf
Total Building Coverage	1,239	1,554	
Driveway	1,641	1,535	sf
Wood Deck	280	0	sf
New Paver Patio		386	
Front Steps	72	72	sf
Total Impervious Coverage	3,232	3,547	sf

Second Floor Plan

SCALE: 1/4" = 1'-0"

First Floor Plan

SCALE: 1/4" = 1'-0"

3-5-21	for review	JJG
2-19-21	for review	JJG
2-13-21	for review	JJG
Date	Issue	Initial

Residential Addition & Renovations
for

Mr & Mrs Kozlowski
515 River Road
Borough of New Milford
New Jersey
Lot 2 Block 1111

Preliminary

NJ 10567 NY 024343-1

John J Gilchrist
Architect

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$1/4'' = 1'-0''$

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