

BEYDER RESIDENCE

23 Church Street, Alpine, NJ

ZONING ANALYSIS

<https://ecode360.com/8923818>

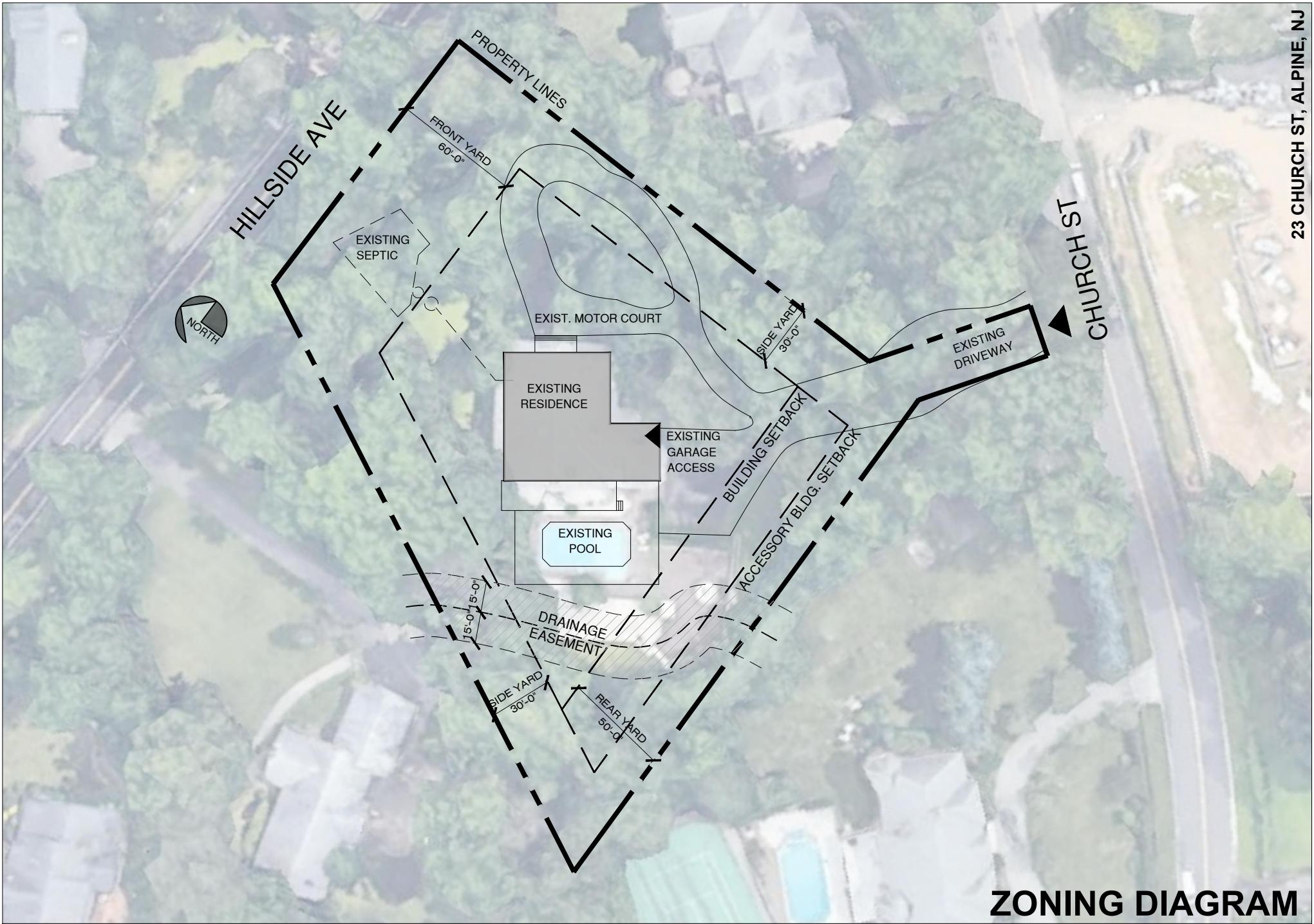
Borough of Alpine

Block 39, Lot 16c

Zoning District R-1

AREAS:	Approx. Existing	Proposed
Lot area:	61,158 sf	sf
Floor area, lower lvl:	3,660 sf	sf
Floor area, upper lvl:	3,660 sf	sf
Floor area, total:	7,3000 sf	sf

ZONING REQUIREMENTS					
Section	Description	Permitted	Existing	Proposed	Variance
§220	Families Per Lot	1 family detached residential	1 family detached residential	1 family detached residential	Complies (no change)
§220-3	Lot area, min.	40,000 sf	61,158 sf	61,158 sf	Complies (no change)
§220	Lot width, min.	120 ft	145 ft	145 ft	Existing
§220-3	Building Coverage, max	9%			
§220-3	Lot coverage, max.	25 %			
§220	Front Yard, min.	60 ft			
§220	Rear yard, min.	50 ft			
§220	Side yard, each, min.	30 ft			
§220-13(4)(b)	Accessory Setbacks, min.	20 ft			
§220-13(4)(a)	Accessory Building/ paddle tennis aggregate rear coverage, max.	20 %			
§220-13(4)(b)	Accessory Building Height, max.	15 ft			
§220	Building Height, max	35 ft			
§220	Number of Stories, max	2.5			



23 CHURCH ST, ALPINE, NJ

ZONING DIAGRAM