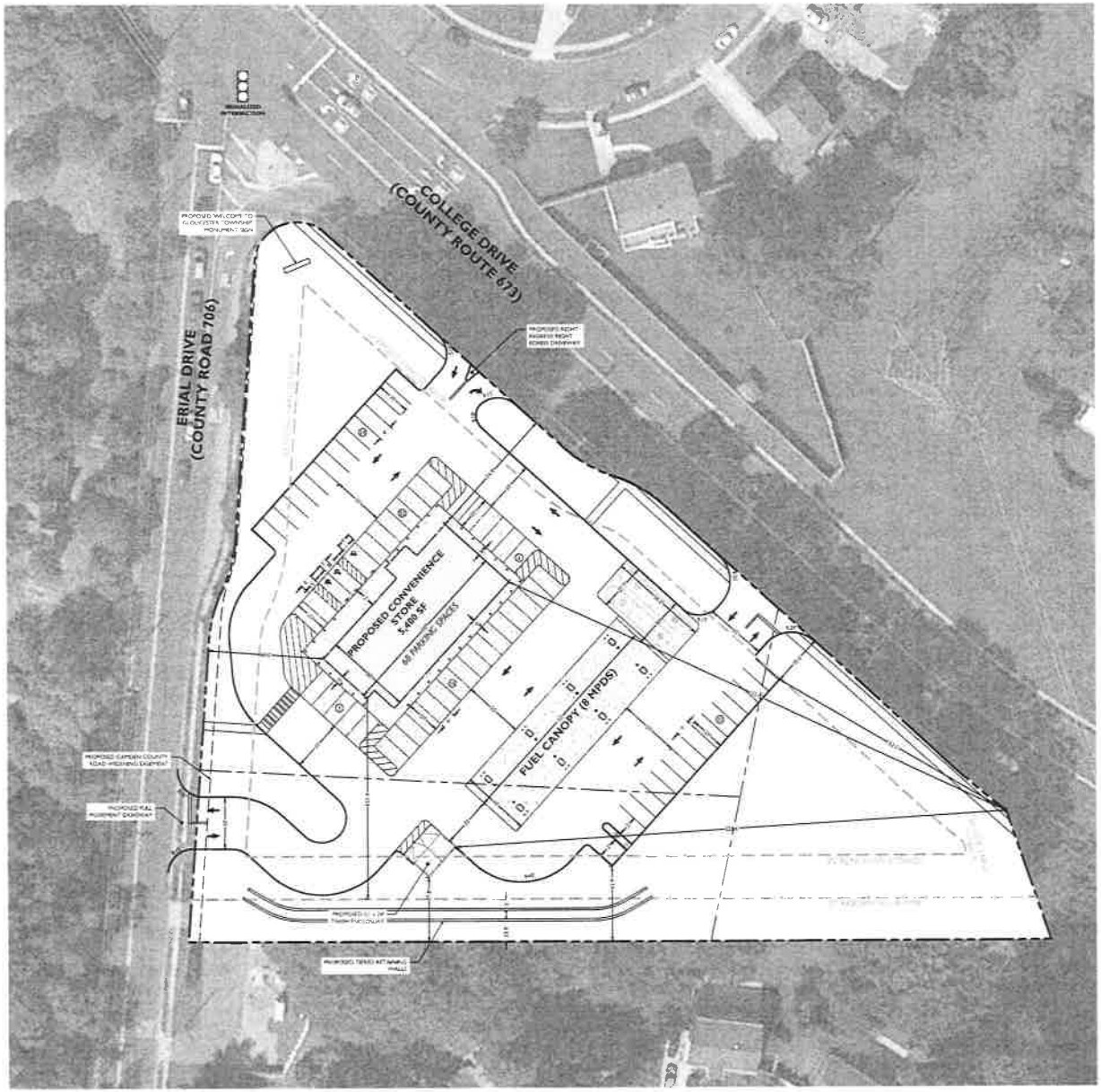

SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	PROPOSED CURB
	PROPOSED SIGNAL ADJUNCT
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED SETBACK LINE
	PROPOSED BUILDING DOORS

TABLE OF LAND USE AND ZONING

BLOCK 11314 LOTS 24 25 & 27

SINGLE FAMILY DETACHED (R-2) DISTRICT

PROPOSED USE
CONVENIENCE STORE
SERVICE STATION

NON PERMITTED USES
NON PERMITTED USE (N)

ZONING REQUIREMENT	REQUIRED (R-2)	REQUIRED (HCD*)	EXISTING	PROPOSED
MIN. LOT SIZE	87,120 SF (2.00 AC)	110,000 SF (2.53 AC)	124,689 SF (2.9 AC)	124,689 SF (2.9 AC)
MIN. LOT FRONTAGE	200 FT	150 FT	1,062 FT	1,062 FT
MIN. LOT DEPTH	200 FT	150 FT	76.1 FT (N)	76.1 FT (N)
MAX. BUILDING COVERAGE	10%	15%	10.7% (1,333 SF)	4.3% (5,400 SF)
MAX. LOT COVERAGE	20%	50%	17.7% (2,200 SF)	16.9% (21,077 SF)
MIN. FRONT YARD SETBACK	50 FT	25 FT	511 FT	482 FT
MIN. SIDE YARD SETBACK	50 FT	15 FT	602 FT	50.1 FT
MIN. REAR YARD SETBACK	50 FT	25 FT	63 FT	174 FT
MAX. BUILDING HEIGHT	40 FT	35 FT	17 (1 STORY)	16 FT
ACCESSORY BUILDING				
MIN. FRONT YARD SETBACK	NOT PERMITTED WITHIN FRONT YARD SETBACK	N/A	N/A	COMPLIES
MIN. SIDE YARD SETBACK	10 FT	N/A	N/A	120.4 FT
MIN. REAR YARD SETBACK	10 FT	N/A	N/A	33.3 FT
MAX. BUILDING HEIGHT	15 FT	N/A	N/A	9.0 FT
PARKING AREA				
REQUIRED YARD SETBACK	N/A	10 FT	N/A	30.4 FT
SIDE YARD SETBACK	N/A	10 FT	N/A	10.3 FT
REAR YARD SETBACK	N/A	10 FT	N/A	40.9 FT

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY
(*) FOR REFERENCE ONLY

PARKING REQUIREMENTS

DESIGN STANDARDS	REQUIRED	PROPOSED
§ 116-61	CONVENIENCE STORE 5 SPACES PER 1,000 SF GFA (1,000 SF GFA) (5 SPACES / 1,000 SF GFA) TOTAL REQUIRED: 27 SPACES	68 SPACES
§ 116-61.A(4)	MIN. PARKING SPACE SIZE: 9 FT x 18 FT	9 FT x 18 FT
§ 116-61	MAXIMUM DISTANCE OF 200 FEET PARKING FROM BUILDING HANDICAPPED: 150 FT UNIFORM: 165 FT EMPLOYEES: 230 FT	HANDICAPPED: 85 FT UNIFORM: 85.0 FT EMPLOYEES: 230 FT
§ 116-61.D	NON-STREET PARKING FOR NON-RESIDENTIAL USE WITHIN RESIDENTIAL ZONE SHALL NOT BE BETWEEN FRONT BUILDING LINE AND STREET LINE	DOES NOT COMPLY (N)
§ 116-61.E	ON-STREET PARKING SPACES WHICH ABUTTING A PARCEL ZONED FOR RESIDENTIAL USE OR RESIDENTIAL USE IS LOCATED 30 FEET AS 20 FT FROM ACTUAL PROPERTY LINE	44.4 FT
§ 116-61.F	MIN. AISLE WIDTH TWO (2) WAY: 24 FT	TWO (2) WAY: 30 FT
§ 116-61.G	FOR LOTS HAVING 25 SPACES OR LESS, NO MORE THAN ONE TWO WAY ACCESS DRIVE OR TWO ONE WAY ACCESS DRIVES ON ANY ONE STREET SHALL BE PROVIDED	COLLEGE DRIVE: TWO TWO WAY ACCESS DRIVEWAY ERIAL DRIVE: ONE TWO WAY ACCESS DRIVE
§ 116-61.H	NO DRIVEWAY SHALL BE LESS THAN 10 FT FROM SIDE PROPERTY LINE WITHIN 30 FT OF ANY EXISTING DRIVE	DRIVEWAYS MORE THAN 10 FT FROM SIDE PROPERTY LINE 275 FT FROM EXISTING DRIVEWAY (EN)
§ 116-61.I	MIN. DRIVEWAY WIDTH TWO (2) WAY: MIN. 24 FT OR MAX. 30 FT	TWO (2) WAY: 30 FT

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY

CONDITIONAL USE REQUIREMENTS (CONVENIENCE STORES)(*)

DESIGN STANDARDS	REQUIRED	PROPOSED
§ 116-61.1.(4)(a)	NO MORE THAN FOUR FUEL DISPENSERS PERMITTED	DOES NOT COMPLY
§ 116-61.1.(4)(b)	WHERE A CONVENIENCE STORE EXCEEDS 3,000 SF DRIVE THRU FACILITIES SHALL HAVE MIN. CAPACITY OF 7 VEHICLES	COMPLIES
§ 116-61.1.(4)(c)	WHERE A CONVENIENCE STORE EXCEEDS 3,000 SF PUBLIC REST ROOMS SHALL BE PROVIDED	YES
§ 116-61.1.(4)(d)	WHERE A CONVENIENCE STORE EXCEEDS 3,000 SF BUILDER SHALL BE 50 FT	DOES NOT COMPLY

(*) FOR REFERENCE ONLY

GRAPHIC SCALE IN FEET
1" = 50'

ISSUE	DATE	BY	DESCRIPTION
			FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

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VARIANCE PLAN

PROPOSED CONVENIENCE STORE WITH FUELING SERVICES

BLOCK 11314 LOT 24, 25 & 27
ERIAL DRIVE & COLLEGE DRIVE ROAD 706
BLACKWOOD, GLOUCESTER TOWNSHIP
CAMDEN COUNTY, NEW JERSEY

JAMES S. KINOSIAN
NEW JERSEY LICENSE No. 5916
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 50' PROJECT ID: T-14226

TITLE
VARIANCE PLAN
(ALTERNATE A)

DRAWING
1 OF 1