



ZONING INFORMATION			
Lot: 97	Block: 52.04	Zone: RG-2KG	
	ORDINANCE	EXISTING	PROPOSED
<b>PRIMARY STRUCTURE</b>			
LOT AREA	8,000 S.F. MIN.	±11,646 S.F.	±11,646 S.F.
LOT WIDTH	80' MIN.	110.00'	110.00'
LOT FRONTAGE	—	110.00'	110.00'
LOT DEPTH	—	130.00'	130.00'
BUILDING HEIGHT	35'-0" MAX.	±22'-10"	±11'-0"
<b>IMPERVIOUS COVERAGE</b>			
	FRAMED DWELLING	1,659 S.F.	1,973 S.F.
	WOOD DECK	507 S.F.	264 S.F.
	DRIVEWAY	689 S.F.	710 S.F.
	FRONT PORCH	—	252 S.F.
	TOTAL	45% MAX. 24.51% (2,855 S.F.)	26.68% (3,107 S.F.)
<b>PRIMARY STRUCTURE SETBACKS</b>			
FRONT SETBACK	30'-0" MIN.	30'-11"	24'-0"
RIGHT SIDE YARD SETBACK	10'-0" MIN.	41'-9"	41'-9"
LEFT SIDE YARD SETBACK	10'-0" MIN.	15'-11"	36'-7"
REAR YARD SETBACK	25'-0" MIN.	N/A	N/A

**SURVEY NOTE:**  
 THE SITE PLAN DRAWING IS FOR BUILDING DEPARTMENT INFORMATION ONLY. ALL SURVEY INFORMATION WAS TAKEN FROM THE SURVEY OF 'Walter H. Macnamara Assoc., Inc.' DATED 10/29/2018.

RED VALUES DENOTES VARIANCE REQUESTED

George A. Fett AIA  
 N.J. 07864  
 PA. 010871.B  
 FL. 95821

Jason L. Vico AIA  
 N.J. 02142100  
 PA. 409574

**FETT - VICO AIA**  
 ARCHITECTS, P.C.  
 2129 STATE HIGHWAY 33  
 HAMILTON SQUARE NEW JERSEY 08690  
 VOICE: 609 581-1555

COPYRIGHT, FETT-VICO AIA ARCHITECTS, P.C. ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF FOR ANY REASON OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF FETT-VICO AIA ARCHITECTS, P.C.

revisions:  
 ISSUED FOR ZONING APPROVAL AUGUST 22, 2025

Alteration and Addition for:  
 The Wilchuck Residence  
 6 Beacon Hill Court  
 Marlton, New Jersey

project no:  
 25138

date:  
 August 14, 2025

drawing title:  
 FLOOR PLANS  
 DETAILS

drawing no.:

**A-0.00**