

MONMOUTH AVENUE
(70 FT R.O.W.)

PRE-DEVELOPMENT CONDITIONS

MONMOUTH AVENUE
(70 FT R.O.W.)

PROPOSED/CURRENT CONDITIONS

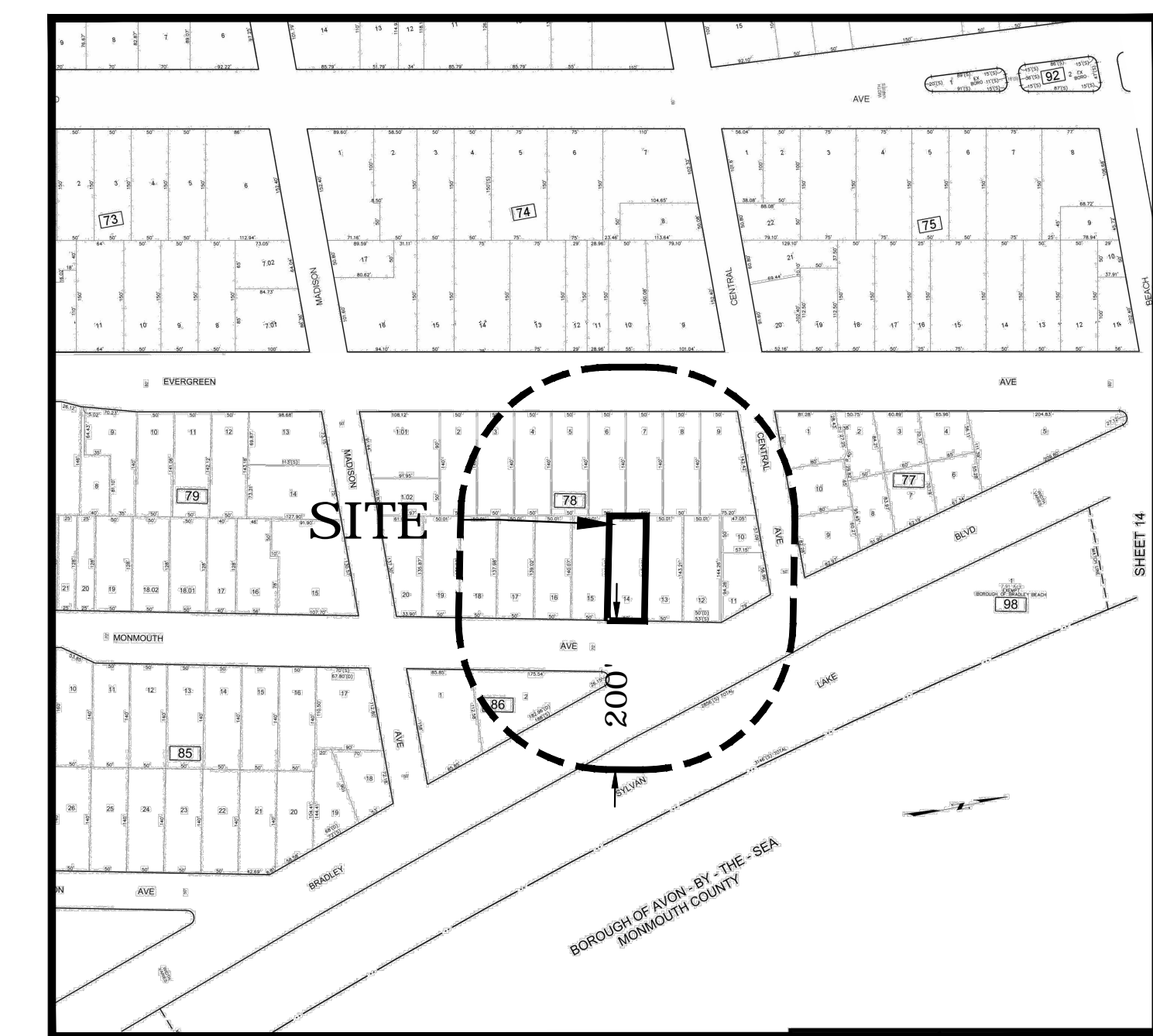
ZONING INFORMATION

THIS SITE PLAN REFERENCES THE FOLLOWING DOCUMENTS:
 "SURVEY OF PROPERTY, 306 MONMOUTH AVENUE, LOT 14, BLOCK 78, ON TM SHEET 15, SITUATE IN BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY",
 PARCEL INFORMATION: HAROLD COTLER
 OWNER: HAROLD COTLER
 ZONE: R-1
 PERMITTED USES: SINGLE FAMILY USE

BULK TABLE	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	7,081.89 SF	7,081.89 SF
MIN. LOT WIDTH	50 FT	50 FT	50 FT
MIN. LOT DEPTH	100 FT	141.64 FT	141.64 FT
PRINCIPAL STRUCTURE	REQUIREMENT	EXISTING	PROPOSED
MIN. FRONT YARD (WEST TO EAST STREET)	25 FT	18.61 FT (EN)	18.61 FT (EN)
MIN. REAR YARD	25 FT	67.15 FT +/-	67.15 FT +/-
MIN. SIDE YARD	5 FT	4.87 FT (EN)	4.87 FT (EN)
MIN. OTHER SIDE YARD	10 FT	10.64 FT	10.64 FT
MAXIMUM BUILDING COVERAGE	35%	31.9%(2,262 SF)	34.0%(2,414 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	77.5%(5,487 FT) (EN)	77.2%(5,464 SF)(V)
MAX. BUILDING HEIGHT	35 FT	NO CHANGE	NO CHANGE
MIN. NUMBER OF PARKING SPACES	2	COMPLIES	COMPLIES
ACCESSORY STRUCTURE	REQUIREMENT	EXISTING	PROPOSED
MIN. REAR YARD SETBACK	5 FT	4.77 FT (EN)	5.2 FT
MIN. SIDE YARD SETBACK	5 FT	2.79 FT (EN)	4.8 FT(V)
MIN. DISTANCE TO PRIMARY STRUCTURE	20 FT	37.01 FT	28.71 FT
ORD 450-26.B(1) GARAGE APARTMENT	REQUIREMENT	EXISTING	PROPOSED
MAX. FIRST FLOOR GARAGE AREA	800 SF	N/A	600 SF
MAX. APARTMENT FLOOR AREA (2ND FLOOR)	600 FT	N/A	600 SF
MAX BEDROOMS	1	N/A	1
GARAGE AND COMMON AREA ON THE GROUND FLOOR	N/A	N/A	COMPLIES
LIVING ACCOMMODATIONS ON THE SECOND FLOOR ONLY	N/A	N/A	VARIANCE
MAX. HEIGHT TO PEAK	25 FT	N/A	25.80 FT (V)
MAX. EAVE HEIGHT OF GARAGE	12 FT	N/A	8.19 FT
MIN. NUMBER OF PARKING SPACES	2	N/A	2
SECOND FLOOR PORCHES OR BALCONIES NOT PERMITTED	N/A	N/A	COMPLIES
EXTERIOR STAIRCASES ARE NOT PERMITTED	N/A	N/A	COMPLIES
MIN. NUMBER OF PARKING SPACES	2	N/A	COMPLIES
ORD 450-41 RESIDENTIAL PARKING & DRIVEWAYS	REQUIREMENT	EXISTING	PROPOSED
DRIVEWAYS AND PARKING AREAS SHALL BE EIGHT FEET IN WIDTH	N/A	COMPLIES	COMPLIES
DRIVEWAYS AND PARKING AREAS SHALL BE THREE FEET FROM A SIDE LOT	N/A	0 FT (EN)	0 FT (EN)

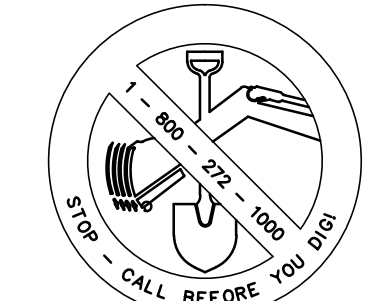
PLAN PREPARED ON: 11/19/19
 PROJECT NUMBER: NJ19012

REV	DATE	COMMENTS



KEY MAP
SCALE: 1" = 200'

IT'S THE LAW
CALL BEFORE YOU DIG

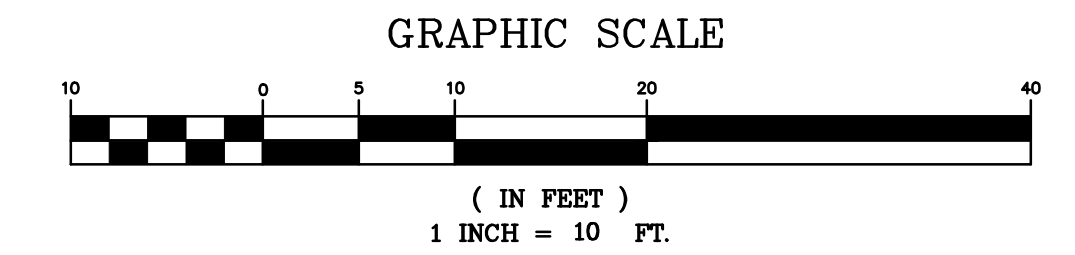


NEW JERSEY LAW REQUIRES THREE WORKING DAYS NOTICE PRIOR TO ANY EARTH MOVING ACTIVITIES

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CALL BEFORE YOU DIG



NEW JERSEY LAW REQUIRES THREE WORKING DAYS NOTICE PRIOR TO ANY EARTH MOVING ACTIVITIES



- NOTES:
 1. THIS PLAN REFERENCES A "SURVEY OF PROPERTY, 306 MONMOUTH AVENUE, LOT 14, BLOCK 78, ON TM SHEET 15, SITUATE IN BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY ZENON T. GRYBOWSKI, DATED MAY 29, 2009, & "GARAGE FOUNDATION LOCATION, LOT 14 IN BLOCK 78, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY RUSSELL J. PALUBNIAK, DATED AUGUST 7, 2009.

PREPARED FOR: NAME OF PROJECT: APPLICATION: ZONE: TAX MAP: BLOCK & LOT: ADDRESS:	MR. & MRS COTLER GARAGE VARIANCE VARIANCE APPLICATION R-1 BLOCK 78, LOT 14 306 MONMOUTH AVENUE BOROUGH OF BRADLEY BEACH MONMOUTH COUNTY, NJ	LAURENCE G. MURPHY PROFESSIONAL ENGINEER NEW JERSEY LICENSE # 44495 CERT. OF AUTHORIZATION 24GA2819600	PLAN TITLE: VARIANCE PLAN PLAN No: 1 OF 1 PLAN SCALE: 10
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