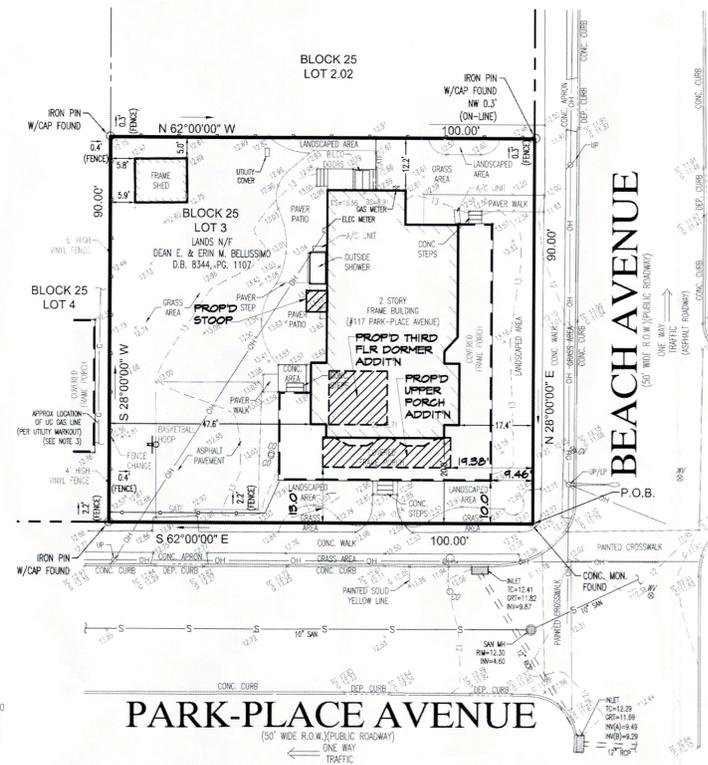


ZONING DATA		REQ'D/ALLOW	EXISTING	PROPOSED	COMMENTS
ZONE: R-B PERMITTED USE: S-FAM					
LOT AREA (CORNER)	MIN SQ FT	5,000 SF	9,000 SF	NC	
LOT WIDTH	MIN FT	50 FT	40 FT	NC	
LOT DEPTH	MIN FT	100 FT	100 FT	NC	
FRONT YARD (BEACH AVE.)	MIN FT	15 FT (N-S STREET)	17.4 FT	NC	
FR PORCH SETBACK	MIN FT	7 FT	9.46 FT	NC	
SIDE YD PARK PLACE AVE (N) S SIDE	MIN FT	5 FT & 10 FT 10 FT 5 FT	20 FT 12.2 FT	NC NC	
SIDE PORCH SETBACK	MIN FT	10 FT	10 FT	NC	
REAR YARD	MIN FT	25 FT	47.6 FT	NC	
BLDG COV'GE	MAX SF	35%	31.37% 2,823 SF	NC	
LOT COV'GE	MAX SF	60%	48.54% 4,369 SF	NC	
BUILDING HT	MIN FT/ STY	35 FT/ 2 1/2 STY	34.61 FT/ 3 STY	34.61 FT/ 3 STY	* EXG NON-CONFORM'G * VARIANCE REQUIRED
UPPER PORCH LOC'N	FR YD OVER LOWER PORCH	N/A	SIDE YD OVER LOWER PORCH		* VARIANCE REQUIRED

* EXISTING AND PROP'D NON-CONFORMING ITEMS



ARCHITECTURAL SITE PLAN REFERENCES SURVEY BY BLUE MARSH ASSOCIATES, INC. DATED APRIL 7, 2021, AS CERTIFIED BY JOSEPH J. WRIGHT, 4-19-21



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

Date Issued for Variance Applic'n: 08/12/21
Revision: 04/14/21

Date Issued For Bldg:
Date Issued For Permit:
Revisions:

Carly...

YOUNG
ARCHITECTURE

118 Washington Street
Morristown, NJ
07960
tel: (973) 359-8033
fax: (973) 359-8043

NJ License No. 10883

Proposed Alteration/ Addition:

CULLEN RESIDENCE

117 PARK-PLACE AVENUE
BOROUGH OF BRADLEY BEACH
COUNTY OF MONMOUTH, NJ

BLOCK 25 LOT 3

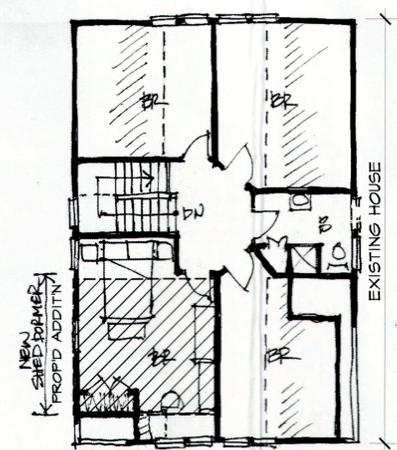
Date: 08/12/21
Drawn By: LBW
Project No.: 22120

PAGE TITLE:
**ARCH'L SITE PLAN,
ZON'G DATA, PROP'D
FLOOR PLANS**

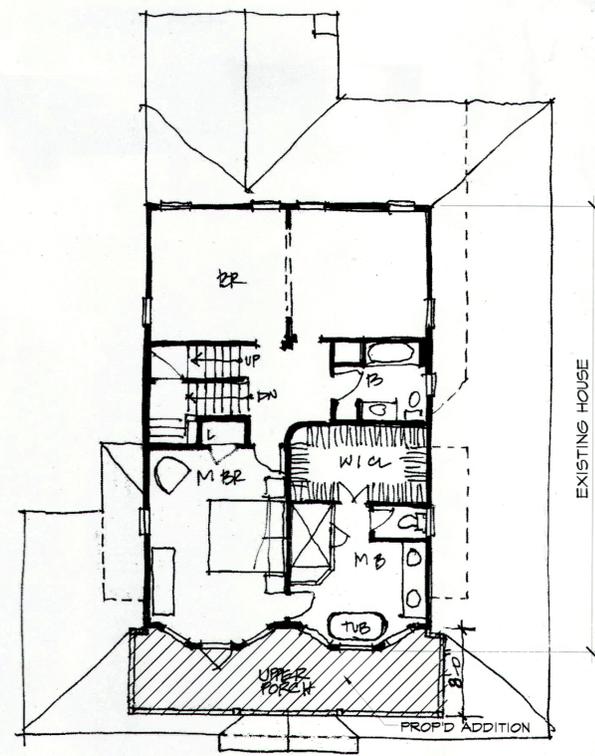
SCALE: AS NOTED

DRAWING NO. **ZV-1**

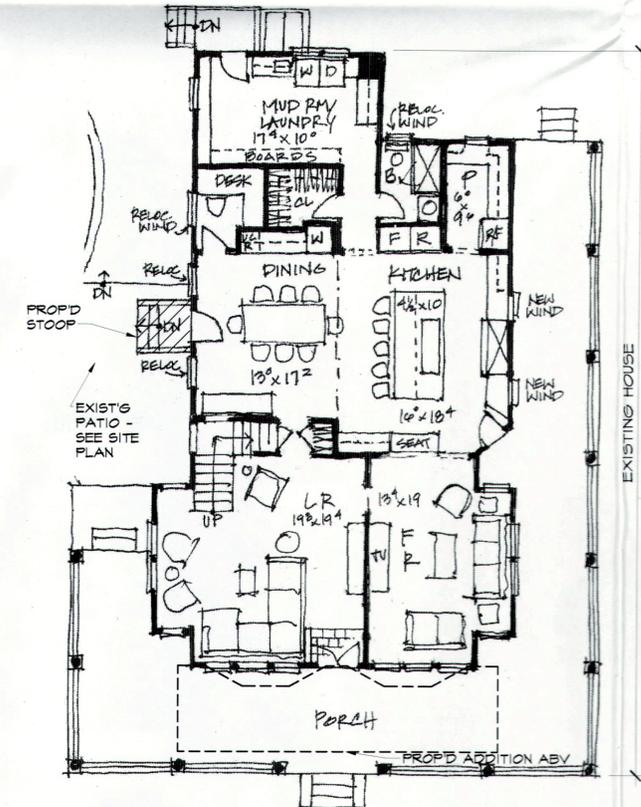
SHEET 1 OF 2



THIRD FLOOR PLAN - PROP'D
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



REAR VIEW (PARTIAL)

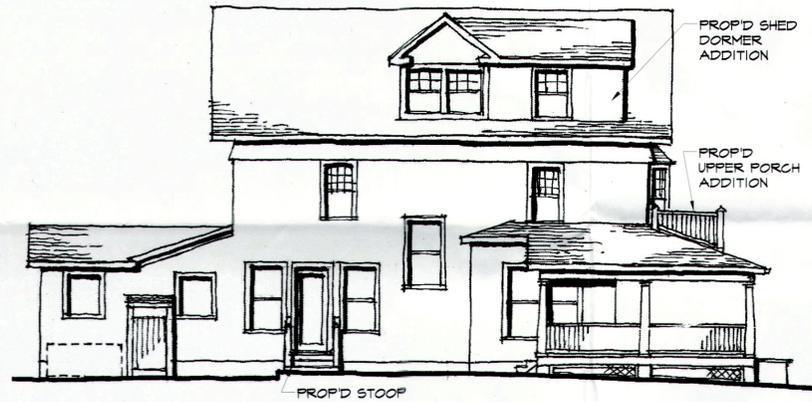


PARK-PLACE AVENUE VIEW



BEACH AVENUE VIEW

PHOTOS - EXISTING



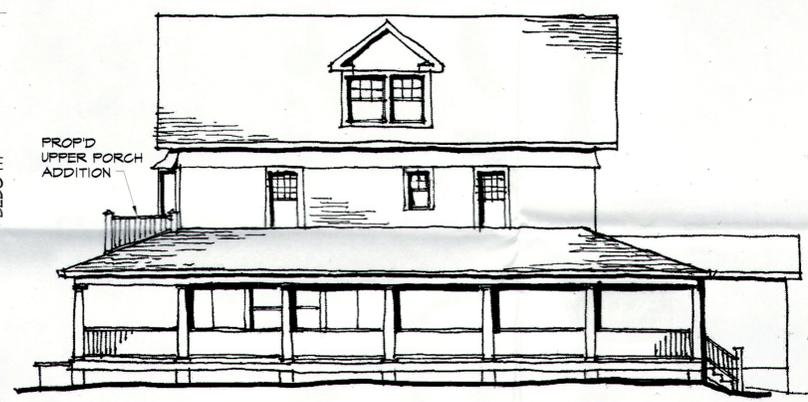
REAR ELEVATION - PROP'D

SCALE: 1/8" = 1'-0"



PARK-PLACE AVENUE (SIDE) ELEV'N - PROP'D

SCALE: 1/8" = 1'-0"



BEACH AVENUE (FRONT) ELEVATION - PROP'D

SCALE: 1/8" = 1'-0"

Carolyn Young

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CULLEN RESIDENCE

117 PARK-PLACE AVENUE
BOROUGH OF BRADLEY BEACH
COUNTY OF MONMOUTH, NJ

BLOCK 25 LOT 3

Date: 08/12/21

Drawn By: LBW

Project No.: 22120

PAGE TITLE:
**PROPOSED
ELEVATIONS, EXIST'G
PHOTOS**

SCALE: AS NOTED

DRAWING NO. **ZV-2**

SHEET 2 OF 2