

ZONING ANALYSIS

BOROUGH OF BRADLEY BEACH, CHAPTER 450, ZONING

BLOCK: 79 LOT: 15 LOT AREA: 12,634 SF

BUILDING ZONE: R-1

PRINCIPLE STRUCTURE

| | MIN. REQUIRED | EXISTING | PROPOSED |
|--------------------|---------------|-----------|-----------|
| LOT AREA: | 5,000 SF | 12,634 SF | NO CHANGE |
| LOT WIDTH: | 50 FT | 107.70 FT | NO CHANGE |
| LOT DEPTH: | 100 FT | 130.57 FT | NO CHANGE |
| BUILDING COVERAGE: | 35% | 23.75% | 25.09% |
| IMPER. COVERAGE: | 60% | 46.12% | 46.21% |
| FRONT SETBACK: | 25 FT | 29.81 FT | NO CHANGE |
| REAR SETBACK: | 25 FT | 58.42 FT | NO CHANGE |
| SIDE SETBACK: | 5 FT | 19.41 FT | NO CHANGE |
| BUILDING HEIGHT: | 35 FT | 25 FT | NO CHANGE |

ACCESSORY STRUCTURE

Garage with Garage Apartment

| | MIN. REQUIRED | EXISTING | PROPOSED |
|-----------------------------|---------------|----------|----------|
| REAR SETBACK Garage: | 5 FT | 1.36 FT | *1.36' |
| REAR SETBACK 2nd Floor Apt: | 5FT | N/A | 5.19FT |
| SIDE SETBACK Garage: | 5 FT | 1.46 FT | *1.46' |
| SIDE SETBACK 2nd Floor Apt. | 5 FT | N/A | 5.29 FT |
| BUILDING HEIGHT: | 28 FT | 14.25 FT | 20.5 FT |

* Existing Condition to Remain