



Borough of Bradley Beach  
ZONING OFFICER  
701 MAIN STREET  
BRADLEY BEACH, NJ 07720  
(732) 776-2999 EXT 1038 FAX(732) 775-8168  
ZONINGOFFICER@BRADLEYBEACHNJ.GOV

Application Date: 6/16/2020  
Application Number: ZA-20-0104  
Permit Number: \_\_\_\_\_  
Project Number: \_\_\_\_\_  
Fee: \$45

## Denial of Application

Date: 6/28/2020

To: DAWN & KEVIN DIMASSIMO CIOFFI  
7412 MATANILLA REEF WAY  
MELBOURNE BEACH, FL 32951

CC: APP TELE: [REDACTED]  
APP EMAIL: [REDACTED]

RE: 511 MCCABE AVE  
BLOCK: 34 LOT: 3 QUAL: ZONE: R-1

DEAR DAWN & KEVIN DIMASSIMO CIOFFI,  
TEAR DOWN & REBUILD HOUSE.

Your request is hereby denied based upon the following requirements:

The following comments were made during the denial process:

This zoning permit application submission received on June 8, 2020, consists of:

- One (1) copy of the Zoning Permit Application.
- One (1) copy of a Letter of Correspondence from Kevin Cioffi and Dawn DiMassimo Coffi to Zoning Officer George Waterman.
- One (1) copy of the Zoning Determination by Barbara Van Wagner dated 09-01-2016.
- Two (2) copies of the Plot Plan by Landmark Surveying and Engineering, Inc.
- Two (2) copies of the Construction Plans by The Creative Minds Group, dated 10-17-2019

### ZONING PERMIT APPLICATION INFORMATION SHEET:

With each Zoning Permit Application you are required to submit: two (2) copies of a current survey/site plan and two (2) set of construction plans. Survey's must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys must be prepared by a land surveyor. Survey information may be transposed to a site plan if the date of the survey and by whom and for whom it was prepared is noted on the site plan. Vegetation, general floodplain determinations or general location of existing utilities, buildings or structures may be shown by an architect, planner, engineer, land surveyor, certified landscape architect or other person acceptable to the reviewing governmental body. On all plans you are responsible for showing the actual shape and dimensions of the lot to be built upon, the exact location, size and height of all existing and proposed structures and substructures (drawn to scale), the number of dwelling units the structure is designed to accommodate, the number and location of off-street parking spaces and off-street loading areas and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Ordinance.

The applicant indicates that the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

The property is located within the R-1 Zone. The applicant indicates the present zoning use of the property to be "residential". The card index identifies the zoning use of the property to be "Front + Rear". A review of the zoning file does not indicate the use of the property. A copy of the Zoning Determination by Barbara Van Wagner dated 09-01-2016 indicates the use of the property to be "(None)". The property consists of two separate principal structures, each containing one unit residential. The property is a Nonconforming Multifamily use. Zoning Board of Adjustment review required.

The applicant describes the proposed work in detail:  
"Tear down + rebuild new house".

The applicant does not describe all proposed work in detail, or identify all structures as defined by the Zoning Ordinance.

In reviewing the submitted plans, it appears the applicant is proposing work in reference to:

- Definitions: BASEMENT; CELLAR; DORMER; DWELLING UNIT; DWELLING, TWO-FAMILY; DWELLING, SINGLE-FAMILY; DWELLING, MULTIPLE-FAMILY; HALF STORY; STORY;
- Nonconforming Uses, Structures, and Lots
- Attachment 1 - Schedule of Height, Area and Yard Requirements
- Permitted Yard Encroachments: open, unscreened entrance porch
- Permitted Yard Encroachments: open uncovered or unroofed deck leading to the second floor, directly above the open unscreened porch
- Permitted Yard Encroachments: open and uncovered and unroofed deck
- Accessory Structure: Outdoor Shower
- Driveway Requirements
- Residential Parking And Driveway Requirements

DEFINITIONS: BASEMENT, DWELLING UNIT, DWELLING, TWO-FAMILY, DWELLING, SINGLE-FAMILY, DWELLING, MULTIPLE-FAMILY:

Land Development Ordinance section 450-4 states:

BASEMENT = A story partly underground but having less than one-half its height below the average level of the adjoining ground.

CELLAR = A story partly underground and having more than one-half its height below the average level of the adjoining ground.

DORMER = A gable projecting from a sloping roof that does not exceed 10 feet in width and contains one or more window set vertically a minimum of two feet from the exterior wall surface of the story below.  
[Added 12-29-2006 by Ord. No. 2006-22]

DWELLING, MULTIPLE-FAMILY = A structure containing three or more separate dwelling units, designed for or occupied by three or more families living independently of one another.

DWELLING, SINGLE-FAMILY = A structure containing one dwelling unit, designed for or occupied by one family.

DWELLING, TWO-FAMILY = A structure containing two separate dwelling units, designed for or occupied by two families living independently of one another.

DWELLING UNIT = Any room or group of rooms within a structure, or portion thereof, forming a single habitable unit with facilities used or designed to be used for living, sleeping, cooking, eating and sanitation providing complete living facilities for one family.

HALF STORY = A story under a sloping roof, which may have dormers with windows, having a floor area not exceeding 50% of the floor area below it. The roof rafters shall intersect the exterior wall within one foot of the floor of said half story.  
[Amended 12-29-2006 by Ord. No. 2006-22; 10-27-2009 by Ord. No. 2009-12]

STORY = That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it then the space between any floor and the ceiling next above it; except that a cellar shall not be considered as a story.

NONCONFORMING USES, STRUCTURES, AND LOTS:

Land Development Ordinance section 450-12 states:

The following provisions shall apply to valid nonconforming uses structures and lots at the time of adoption of this section:

A. Any noncompliant use, structure, and/or lot, which is lawfully in existence prior to the effective date of these Land Development Ordinance revisions,[1] shall be deemed nonconforming at the passage of this section, or any

applicable amendment thereto, and may be continued as otherwise provided in this section.

[1] Editor's Note: Ord. No. 2018-24, adopted 1-8-2019, became effective 20 days after passage by the Mayor and Council and publication according to law.

**ZONING NOTES:**

- The present zoning use of the property is a Nonconforming Multifamily use. The property consists of two separate principal structures, each containing one unit residential.

B. No existing use, structure or premises devoted to a nonconforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, unless it is changed to a conforming use or structure except as follows:

(1) Any nonconforming structure or use partially destroyed by fire or other natural calamity may be restored, reconstructed or used as before; provided, that neither the volume such use or structure nor the floor area shall exceed that which existed prior to such damage; and, provided further, that such restoration shall be in accordance with the following:

(a) It shall be completed within two years of such damage.

(b) Except for the previous nonconformance, it shall be in accordance with all other requirements of this chapter.

(2) Normal maintenance and repair of a structure containing a nonconforming use is permitted, provided that it does not extend the area or volume of space occupied by the nonconforming use or structure and does not increase the intensity of use. Nothing in this section shall prevent the restoring to a safe or lawful condition any part of any structure declared unsafe by the Construction Official.

(3) A building containing a residential nonconforming use may be altered in any way to improve interior livability. No structural alterations shall be made which would increase the number of bedrooms or dwelling units.

**ZONING NOTES:**

- The applicant is proposing to demolish one of the existing nonconforming principal structures, and construct a new one unit residential unit. The Nonconforming Multifamily use, as described above is not a listed permitted use within the R-1 Zoning District. The applicant does not intend to change the use of the property to a conforming use. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

- The applicant is proposing to construct a prohibited accessory "Outdoor Shower" structure. Zoning Board of Adjustment approval is required.

C. Nonconforming uses and structures are considered terminated and shall not be revived in any way except as a conforming use or structure in accordance with the following:

(1) A nonconforming use or structure abandoned in accordance with this section and accompanied by an intent on the part of the owner to abandon such use as evidenced by some act or failure to act which carries with it a sufficient implication that the owner neither claims nor retains any interest in the subject matter of the abandonment shall be considered a termination thereof. Such implication shall be rebuttably presumed by nonuse for any period of two or more years. Nonuse by successive owners shall be considered continuous nonuse.

(2) The change of a nonconforming use or structure to a more or entirely conforming use for any period of time shall be considered an abandonment of the previous nonconforming use, and a reversion to the previous nonconforming use shall not be permitted.

(3) Abandonment of nonconforming use. A nonconforming use shall be deemed to be abandoned where there is an intention to abandon as well as an external act (or omission to act) by which such intention is carried into effect.

(a) It shall be prima facie evidence that a nonconforming use shall be deemed to be abandoned when there occurs a cessation of such use on the part of a tenant or owner for a continuous period of at least two years.

**ZONING NOTES:**

- The applicant is proposing to demolish and existing nonconforming use and structure, then construct a new one unit residential structure. Zoning Board of Adjustment approval is required.

D. A nonconforming structure may not be enlarged, extended, increased in height, width or depth, moved or relocated, modified in such a way so as to increase habitable or useable space, number of dwelling units or number of bedrooms, unless such structure is changed to a structure conforming to the requirements of this chapter, except that an existing one- to four-family dwelling may be rebuilt, enlarged, extended or added to provided:

(1) The enlargement, extension or addition conforms to all zone requirements.

(2) Any existing one- to four-family dwelling located in a residential zone destroyed by wind, fire, water incursion, exposure or other act of God or public enemy or other natural calamity may be rebuilt on the same footprint, but need not comply with minimum lot width, depth and area requirements where the existing condition is nonconforming.

**ZONING NOTES:**

- The applicant is proposing to demolish and existing nonconforming use and structure, then construct a new one unit residential structure. Zoning Board of Adjustment approval is required.

E. The prospective purchaser, prospective mortgagee, or any other person interested in any land upon which a nonconforming use or structure exists may apply for, in writing, the issuance of a certificate certifying that the use or structure existed before the adoption of the ordinance which rendered the use or structure nonconforming. The

applicant shall have the responsibility of affirmatively proving the preexisting nonconforming use or structure. Application pursuant hereto may be made to the Zoning Board of Adjustment Administrative Officer within one year of the adoption of the ordinance which rendered the use or structure nonconforming or at any time to the Zoning Board of Adjustment.

ZONING NOTES:

N/A

F. Existence and continuance. At the date of adoption of this chapter any lot, building or structure which has been and is still being used for a purpose which does not conform to the requirements of the particular zone where the lot, building or structure is situated and which use is lawful and properly licensed, if required, and is not prohibited by any other existing ordinance of the Borough or any statute of the State of New Jersey or the United States of America, the use may be continued, subject to other provisions contained in this section and any change of title or possession shall not affect the continuance of such existing use. The existing use may be continued as aforesaid, provided further however, that:

(1) No nonconforming lot shall be further reduced in size.

(2) No nonconforming building shall be enlarged, extended or increased, unless such enlargement would tend to reduce the degree of nonconformance.

(3) No nonconforming use may be expanded.

(4) No structural alterations or changes shall be made to any building, accessory building, garage or structure containing a nonconforming use.

(5) No structural alterations shall be made in any building or structure containing a nonconforming use, to change such a building or structure to another or an additional nonconforming use.

(6) No building shall be constructed upon a conforming lot which lot contains a nonconforming building or use.

(7) Any existing lot on which a building or structure is located and which lot does not meet the minimum lot size, or a structure which violates any yard requirements, may have additions to the principal building and/or construction of an accessory building without an appeal for variance relief provided the existing use(s) on the lot are conforming to the permitted use(s) stipulated in this chapter for the lot in question; the permitted building coverage is not exceeded; the accessory building and/or addition do not violate any other requirements of this chapter, such as, but not limited to, height, setback and parking; the property owner has filed a zoning permit application with the Building Department which the zoning reviewer has determined meets the requirements in this chapter; the property owner files for an informal hearing to the Bradley Beach Planning Board accompanied by a check in the amount of \$125 made payable to the Borough of Bradley Beach.

(8) Neither the volume or the floor area shall be greater than existed prior to the damage.

ZONING NOTES:

- The applicant is proposing to demolish and existing nonconforming use and structure, then construct a new one unit residential structure. Zoning Board of Adjustment approval is required.

#### ATTACHMENT 1 - SCHEDULE OF HEIGHT, AREA AND YARD REQUIREMENTS:

Attachment 1 states:

Zone District: R-1

ZONING NOTES:

- The property is located within the R-1 Zone

Use: All

ZONING NOTES:

- The present zoning use of the property is a Nonconforming Multifamily use. The property consists of two separate principal structures, each containing one unit residential.

Location: Interior lot, Corner lot

ZONING NOTES:

- The property is identified as an interior lot.

- Per Land Development Ordinance section 450-4 an interior lot is defined as "A lot other than a corner lot."

Area (square feet): 5,000

ZONING NOTES:

- The applicant indicates the lot area to be 8,175 square feet.

Width (feet): 50

ZONING NOTES:

- The applicant indicates the lot width to be 50 feet.

Depth (feet): 100

ZONING NOTES:

- The applicant indicates the the lot depth to be 163.50 feet.

Principal Structure: Front (feet): 15 and 25: The minimum front yard shall be 15 feet on north-south streets and 25 feet on east-west streets.

**ZONING NOTES:**

- The applicant indicates the new proposed principal structure to be setback 28 feet.

Principal Structure: Rear (feet): 25

**ZONING NOTES:**

- The applicant indicates the new proposed principal structure to be setback 82.50 feet

Principal Structure: Side (feet): 5 and 10

**ZONING NOTES:**

- The applicant indicates the new proposed principal structure to be setback 5.50 and 12.50 feet

Maximum Building Coverage: 35%

**ZONING NOTES:**

- The applicant indicates the new proposed building coverage to be 34.6%.

Maximum Impervious Coverage: 60%

**ZONING NOTES:**

- The applicant indicates the new proposed impervious coverage to be 46.5%

Maximum Building Height (feet): 35

**ZONING NOTES:**

- The applicant indicates the new proposed principal structures building peak height to be 34 feet 6 inches.

Land Development Ordinance section 450-26-D-(1)- (g) states:

Area, yard and building requirements. The following standards are established hereafter and are further set forth in the Schedule of Height, Area and Yard Requirements[2] of this chapter.

[Amended 8-8-2006 by Ord. No. 2006-12]

(g) Maximum building height: 35 feet (2 1/2 stories).

**ZONING NOTES:**

- The Attachment 1 - Schedule of Height, Area and Yard Requirements does not indicate a requirement for the number of stories. Please note for the Board of Adjustment annual report.
- The applicant indicates the proposed construction of a 2.5 story principal structure.

**PERMITTED YARD ENCROACHMENTS: OPEN, UNSCREENED ENTRANCE PORCH**

Land Development Ordinance section 450-13-A states:

No building or part thereof shall be erected within or project into any required yard area except in accordance with the following provisions:

A. An open, unscreened entrance porch leading to the basement, cellar or first floor, projecting not more than eight feet in depth, not exceeding the width of the existing or proposed structure, not including steps, into a required front yard area, provided there is no side yard encroachment. If it is a wraparound porch, it will not encroach the side yard setback. Said front porch is to have open rails or spindles.

**ZONING NOTES:**

- The applicant is proposing to construct an open, unscreened entrance porch leading to the first floor attached to the front of the residence.
- The applicant indicates the proposed open, unscreened entrance porch to project 7 feet in depth into the front yard setback area.
- The applicant indicates the proposed open, unscreened entrance porch does not exceed the width of the existing structure.
- The applicant indicates the proposed open, unscreened entrance porch does not encroach into the side yard setback areas.
- The applicant indicates the proposed open, unscreened entrance porch to have open rails.

**PERMITTED YARD ENCROACHMENTS: OPEN UNCOVERED OR UNROOFED DECK LEADING TO THE SECOND FLOOR**

Land Development Ordinance section 450-13-B states:

No building or part thereof shall be erected within or project into any required yard area except in accordance with the following provisions:

B. An open uncovered or unroofed deck leading to the second floor, directly above the open unscreened porch as indicated in Subsection A, also not projecting more than eight feet in depth and not exceeding the width of the existing or proposed structure into the required front yard. Said porch or deck will have open rails or spindles and can be cantilevered, with no retractable awnings or pressure-treated flooring or railings.

**ZONING NOTES:**

- The applicant is proposing to construct an open uncovered or unroofed deck leading to the second floor, directly above the open unscreened porch as indicated in Subsection A.
- The applicant indicates the proposed open, unscreened entrance porch to project 7 feet in depth into the front yard setback area.
- The applicant indicates the proposed open, unscreened entrance porch to have open rails.
- The applicant indicates there will be no retractable awnings or pressure-treated flooring or railings.

**PERMITTED YARD ENCROACHMENTS: OPEN UNCOVERED OR UNROOFED DECK**

Land Development Ordinance section 450-13-E states:

No building or part thereof shall be erected within or project into any required yard area except in accordance with the following provisions:

E. An open and uncovered and unroofed deck or patio not more than three feet above ground level may extend into a required side or rear yard to within five feet of a side or rear property line. This restriction shall not apply to such patios if constructed at ground level.

**ZONING NOTES:**

- The applicant is proposing to construct an open uncovered or unroofed deck attached to the rear of the residence.
- The applicant indicates the proposed open and uncovered and unroofed deck to be more than three feet above ground level. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.
- The applicant indicates the proposed open and uncovered and unroofed deck to be setback 5.50' and 16.75'.

**ACCESSORY STRUCTURE: OUTDOOR SHOWER**

Land Development Ordinance section 450-10-A-(38) states:

A. The following uses are not permitted in any zone in the Borough:

(38) Any use of land or buildings or any activity not specifically permitted in a zone.

[Added 6-13-2006 by Ord. No. 2006-15]

**ZONING NOTES:**

- The applicant indicates the proposed construction of an "Outdoor Shower" on the submitted plans. Per Land Development Ordinance section 450-26-B, "Outdoor Shower" is not a listed Permitted Accessory Use, therefore is prohibited. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

**DRIVEWAY REQUIREMENTS:**

Land Development Ordinance section 450-40 states:

The following specific regulations apply to the installation of driveways accessing surface or structured parking facilities in the Borough of Bradley Beach:

A. Prior to the installation of any driveway, a curb cut permit shall be obtained. A permit survey or diagram accurately depicting the proposed driveway shall be submitted to the Zoning Officer and shall clearly indicate the proposed location, width and length of driveway. Information sufficient to determine the type of materials to be used, as well as any markings or signage, shall also be submitted. The Zoning Officer shall provide the applicant with a design detail for the construction of a concrete apron, as provided by the Borough Engineer, and the applicant shall construct such apron in accordance with the specifications thereon.

**ZONING NOTES:**

- A copy design detail for the construction of a concrete apron, as provided by the Borough Engineer shall be supplied to the applicant with this Zoning Determination.

B. Except as otherwise specified in this section, no driveway shall enter any public road, street or highway at a point closer than 50 feet from any street intersection, measured from the face of the curb of the intersecting street, to the center line of the proposed driveway.

C. As currently existing, a driveway that provides common access to two adjoining properties shall be considered as a single driveway for the purpose of this section. Common driveways shall not be permitted within the Borough of Bradley Beach.

**ZONING NOTES:**

- N/A

**RESIDENTIAL PARKING AND DRIVEWAY REQUIREMENTS:**

Land Development Ordinance section 450-41-A states:

A. One- and two-family uses.

(1) Driveways and parking areas installed for one- and two-family dwellings shall be a minimum of eight feet in width inside the property lines and shall be located a minimum of three feet from a side lot line.

**ZONING NOTES:**

- The existing driveway is nonconforming as it does not meet the current setback requirements.
- The applicant indicates the proposed expansion of the existing nonconforming driveway to be 26.5' in width.

(2) Curb cuts shall be a maximum of 12 feet in width. Driveway aprons shall be a maximum of 10 feet in width at the property line and 12 feet in width at the curblin. The portion of a sidewalk forming part of a driveway and the driveway apron shall be constructed of concrete, six inches thick, reinforced with six by six 10/10 WWM. Each lot shall have no more than one driveway and curb cut.

[Amended 5-9-2006 by Ord. No. 2006-3]

**ZONING NOTE:**

- The Zoning Officer does not have jurisdiction over structure within the Right Of Way.
- To be reviewed and approved by the Code Enforcement Department.

(3) Driveways and parking areas located in the front yard shall not exceed a width of 12 feet, which area shall consist of impervious pavement to be used for off-street parking.

**ZONING NOTES:**

- The applicant indicates the proposed expansion of the existing nonconforming driveway to be 26.5' in width. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

(4) No driveway less than 20 feet in length shall be permitted as measured from the property line to the end of the driveway.

[Amended 10-25-2011 by Ord. No. 2011-19]

**ZONING NOTES:**

- The applicant indicates the shortest driveway length to be 28'.

(5) Driveways on corner lots shall be installed on the side of the lot farthest from the intersection. On corner lots less than 50 feet in width, the driveway shall be installed on the side of the lot with the longest street frontage.

**ZONING NOTES:**

- N/A

(6) Driveways and parking areas shall be improved with a dust-free durable, all-weather material, said material is deemed to include concrete, asphalt, brick or concrete pavers but shall exclude gravel, stone or other similar material. The area between the end of the driveway and the street, inclusive of the sidewalk, shall be concrete with a minimum depth of six inches reinforced with welded wire mesh, designed and constructed in accordance with details and specifications provided by the Borough Engineer. The surface of the apron shall be at the same elevation as the sidewalk sections, which are joined to each side so that the sidewalk continues uninterrupted where it crosses the driveway.

**ZONING NOTES:**

- To be reviewed and approved by the Borough Engineer.

(7) Driveways and parking areas shall be graded and installed to effect positive drainage to the gutter and/or away from the nearest property line and into the lawn area of the front, rear or side yards. No driveway or apron shall obstruct the flow of stormwater in the gutter or otherwise cause water to collect or pond.

**ZONING NOTES:**

- To be reviewed and approved by the Borough Engineer.

The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

\* Returned to the applicant:

- One (1) copy of the Zoning Determination
- One (1) copy of the Plot Plan by Landmark Surveying and Engineering, Inc.

- One (1) copy of the Construction Plans by The Creative Minds Group, dated 10-17-2019

Sincerely,

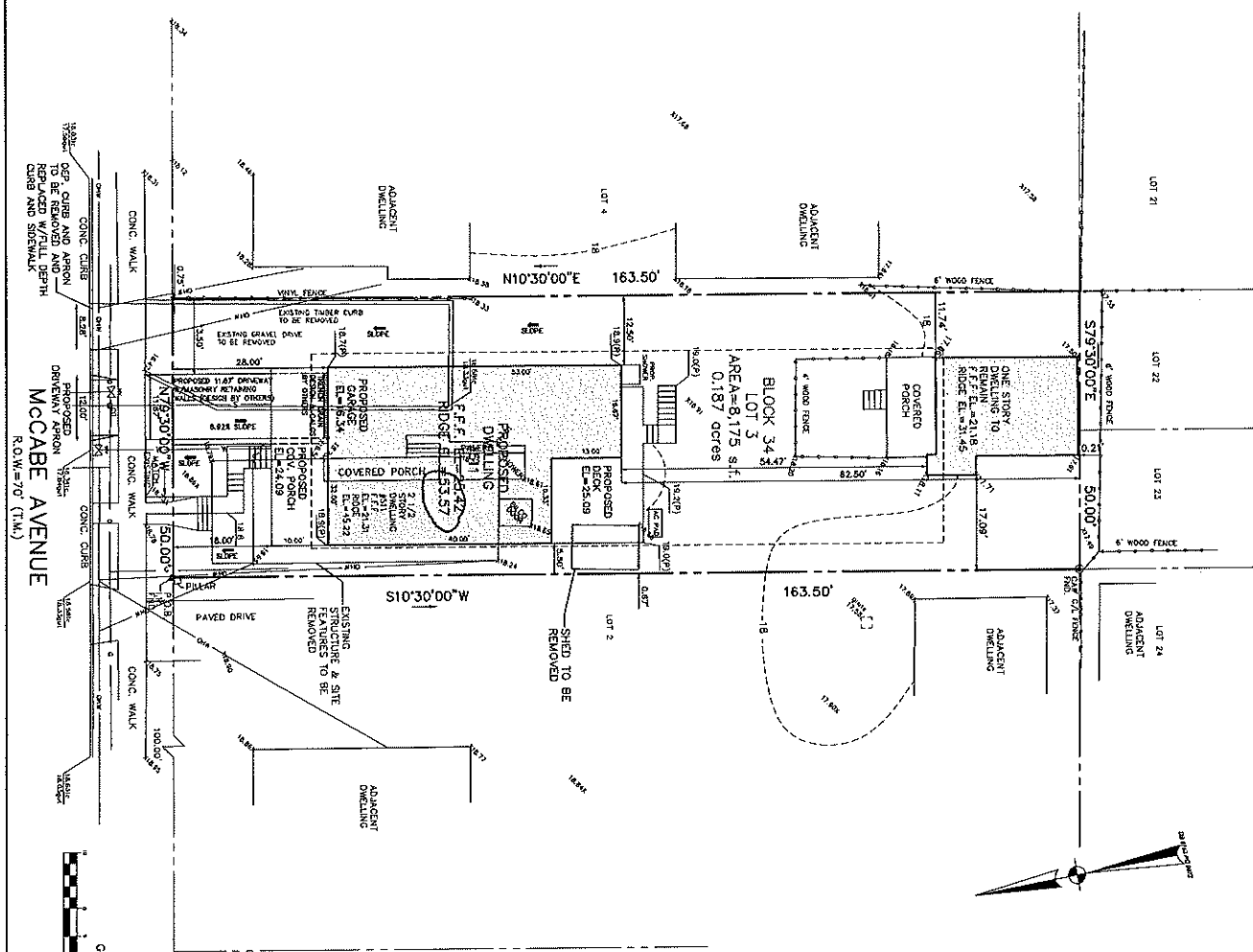
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GEORGE WATERMAN, ZONING OFFICIAL



**PROPOSED BUILDING AREA**  
 FRONT DWELLING 1,496.71 SF  
 COV. PORCH 320.0 SF  
 FRONT STEPS > 3' ABOVE GRADE 8.00 SF  
 DECK 313.79 SF  
 REAR STEPS > 3' ABOVE GRADE 24.41 SF  
 REAR DWELLING COV. PORCH 160.71 SF  
 FRONT STEPS < 3' ABOVE GRADE 32.0 SF  
 RETAINING WALLS (2) 30.0 SF  
 DRIVEWAY 12.50 SF  
 AC PAD 12.50 SF  
 REAR DWELLING COV. PORCH 160.71 SF  
 REAR STEPS < 3' ABOVE GRADE 16.88 SF  
 REAR DWELLING STEPS 13.73 SF  
 TOTAL IMPERVIOUS COVERAGE AREA= 2,829.66 SF (34.60%)

**PROPOSED IMPERVIOUS AREA**  
 FRONT DWELLING 1,496.71 SF  
 COV. PORCH 320.0 SF  
 FRONT STEPS > 3' ABOVE GRADE 8.00 SF  
 SHOWER 12.25 SF  
 DECK 313.79 SF  
 REAR STEPS > 3' ABOVE GRADE 24.41 SF  
 REAR DWELLING COV. PORCH 160.71 SF  
 FRONT STEPS < 3' ABOVE GRADE 32.0 SF  
 RETAINING WALLS (2) 30.0 SF  
 DRIVEWAY 12.50 SF  
 AC PAD 12.50 SF  
 REAR DWELLING COV. PORCH 160.71 SF  
 REAR STEPS < 3' ABOVE GRADE 16.88 SF  
 REAR DWELLING STEPS 13.73 SF  
 TOTAL IMPERVIOUS COVERAGE AREA= 3,191.60 SF (39.04%)



**MCCABE AVENUE**  
 R.O.W.=70' (T.M.)

**HAMMOND AVENUE**  
 R.O.W.=50' (T.M.)

**LOT AREA SUMMARY**  
 Block 3, Lot 3 - 4,170 sq-ft +/-

- GENERAL NOTES**
1. THESE NOTES AND SPECIFICATIONS GOVERN OVER ALL OTHERS.
  2. THESE NOTES AND SPECIFICATIONS GOVERN OVER ALL OTHERS.
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**TAX MAP DATA**

1. THESE NOTES AND SPECIFICATIONS GOVERN OVER ALL OTHERS.

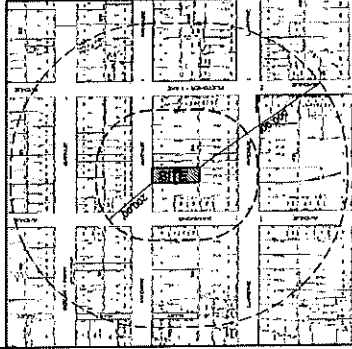
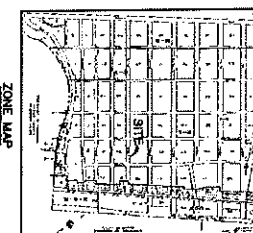
**DEED REFERENCE**

1. THESE NOTES AND SPECIFICATIONS GOVERN OVER ALL OTHERS.

**ZONING DATA**

Zone: R-1 Residential Single-Family Zone

| ITEM                             | REQUIREMENT    | COMPLIANCE    | REMARKS       |
|----------------------------------|----------------|---------------|---------------|
| 1. MINIMUM LOT AREA              | 10,000 SQ. FT. | 4,170 SQ. FT. | NON-COMPLIANT |
| 2. MINIMUM FRONT YARD SETBACK    | 10 FT.         | 163.50 FT.    | COMPLIANT     |
| 3. MINIMUM SIDE YARD SETBACK     | 5 FT.          | 17.09 FT.     | COMPLIANT     |
| 4. MINIMUM REAR YARD SETBACK     | 10 FT.         | 16.88 FT.     | NON-COMPLIANT |
| 5. MAXIMUM GROUND COVER          | 30%            | 34.60%        | NON-COMPLIANT |
| 6. MAXIMUM BUILDING HEIGHT       | 35 FT.         | 35 FT.        | COMPLIANT     |
| 7. MAXIMUM NUMBER OF UNITS       | 2              | 1             | COMPLIANT     |
| 8. MAXIMUM NUMBER OF STORIES     | 2              | 2             | COMPLIANT     |
| 9. MAXIMUM NUMBER OF GARAGES     | 2              | 1             | COMPLIANT     |
| 10. MAXIMUM NUMBER OF DRIVEWAYS  | 2              | 1             | COMPLIANT     |
| 11. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 12. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 13. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 14. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 15. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 16. MAXIMUM NUMBER OF BALCONIES  | 2              | 1             | COMPLIANT     |
| 17. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 18. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 19. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 20. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 21. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 22. MAXIMUM NUMBER OF BALCONIES  | 2              | 1             | COMPLIANT     |
| 23. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 24. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 25. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 26. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 27. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 28. MAXIMUM NUMBER OF BALCONIES  | 2              | 1             | COMPLIANT     |
| 29. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 30. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 31. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 32. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 33. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 34. MAXIMUM NUMBER OF BALCONIES  | 2              | 1             | COMPLIANT     |
| 35. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 36. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 37. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 38. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 39. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 40. MAXIMUM NUMBER OF BALCONIES  | 2              | 1             | COMPLIANT     |
| 41. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 42. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 43. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 44. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 45. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 46. MAXIMUM NUMBER OF BALCONIES  | 2              | 1             | COMPLIANT     |
| 47. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 48. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 49. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 50. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 51. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 52. MAXIMUM NUMBER OF BALCONIES  | 2              | 1             | COMPLIANT     |
| 53. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 54. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 55. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 56. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 57. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 58. MAXIMUM NUMBER OF BALCONIES  | 2              | 1             | COMPLIANT     |
| 59. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 60. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 61. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 62. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 63. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 64. MAXIMUM NUMBER OF BALCONIES  | 2              | 1             | COMPLIANT     |
| 65. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 66. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 67. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 68. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 69. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 70. MAXIMUM NUMBER OF BALCONIES  | 2              | 1             | COMPLIANT     |
| 71. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 72. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 73. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 74. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 75. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 76. MAXIMUM NUMBER OF BALCONIES  | 2              | 1             | COMPLIANT     |
| 77. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 78. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 79. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 80. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 81. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 82. MAXIMUM NUMBER OF BALCONIES  | 2              | 1             | COMPLIANT     |
| 83. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 84. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 85. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 86. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 87. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 88. MAXIMUM NUMBER OF BALCONIES  | 2              | 1             | COMPLIANT     |
| 89. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 90. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 91. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 92. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 93. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 94. MAXIMUM NUMBER OF BALCONIES  | 2              | 1             | COMPLIANT     |
| 95. MAXIMUM NUMBER OF PORCHES    | 2              | 1             | COMPLIANT     |
| 96. MAXIMUM NUMBER OF DECKS      | 2              | 1             | COMPLIANT     |
| 97. MAXIMUM NUMBER OF STAIRS     | 2              | 1             | COMPLIANT     |
| 98. MAXIMUM NUMBER OF PATIOS     | 2              | 1             | COMPLIANT     |
| 99. MAXIMUM NUMBER OF TERRACES   | 2              | 1             | COMPLIANT     |
| 100. MAXIMUM NUMBER OF BALCONIES | 2              | 1             | COMPLIANT     |



**PLAT PLAN**  
 511 MCCABE AVENUE  
 LOT 3, BLOCK 3A, ON T.M. SHEET #8  
 BRONX COUNTY  
 CITY OF NEW YORK  
 DANIEL W. CARISO, P.E.  
 PROFESSIONAL ENGINEER - CIVIL  
 100 W. 11th Street, New York, NY 10011  
 212.251.1111  
 10/20/2023

**LANDMARK**  
 ARCHITECTURAL AND ENGINEERING FIRM  
 100 W. 11th Street, New York, NY 10011  
 212.251.1111  
 10/20/2023

**SCALE:**  
 1" = 20' (T.M.)  
 1" = 20' (T.M.)  
 1" = 20' (T.M.)