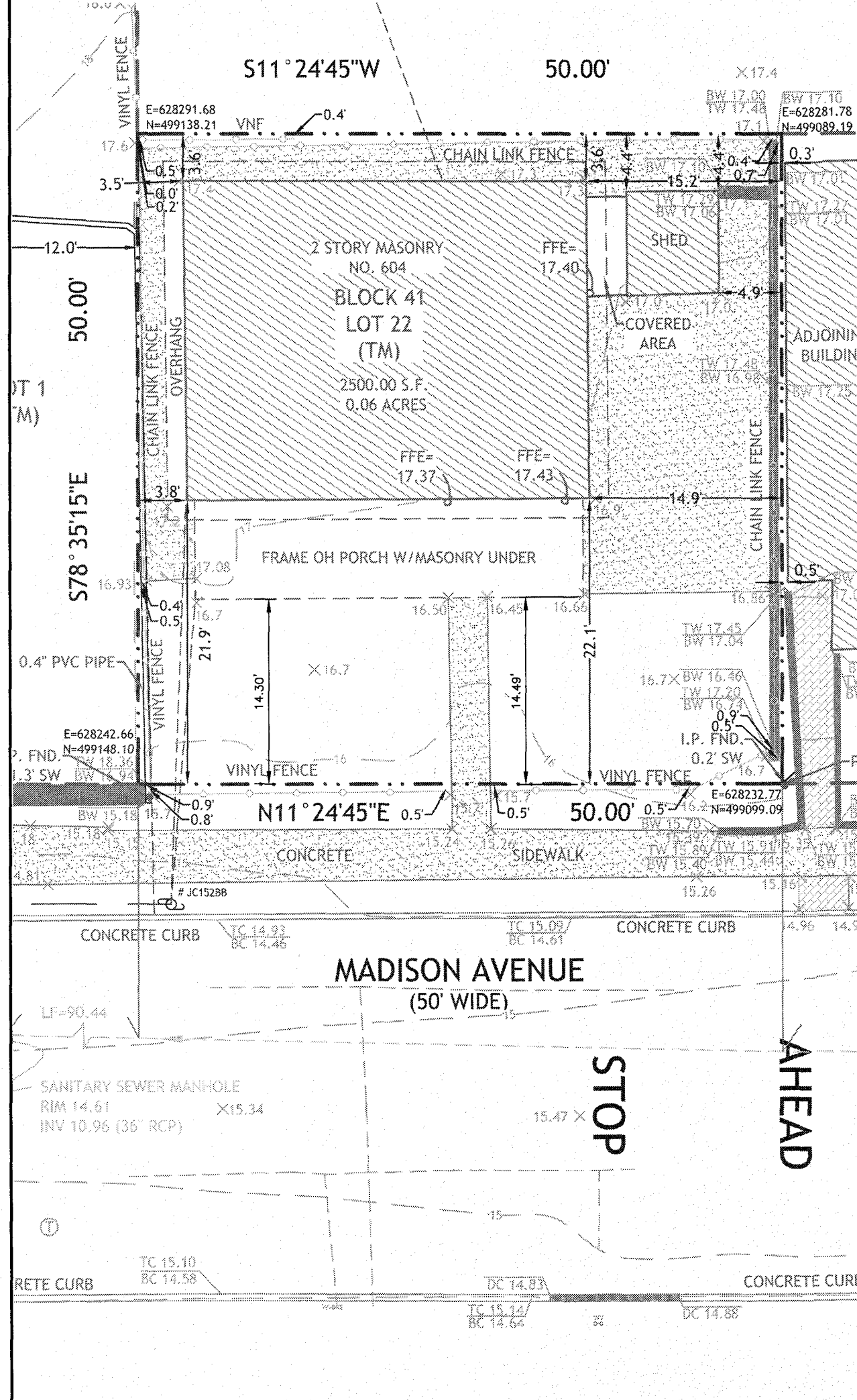
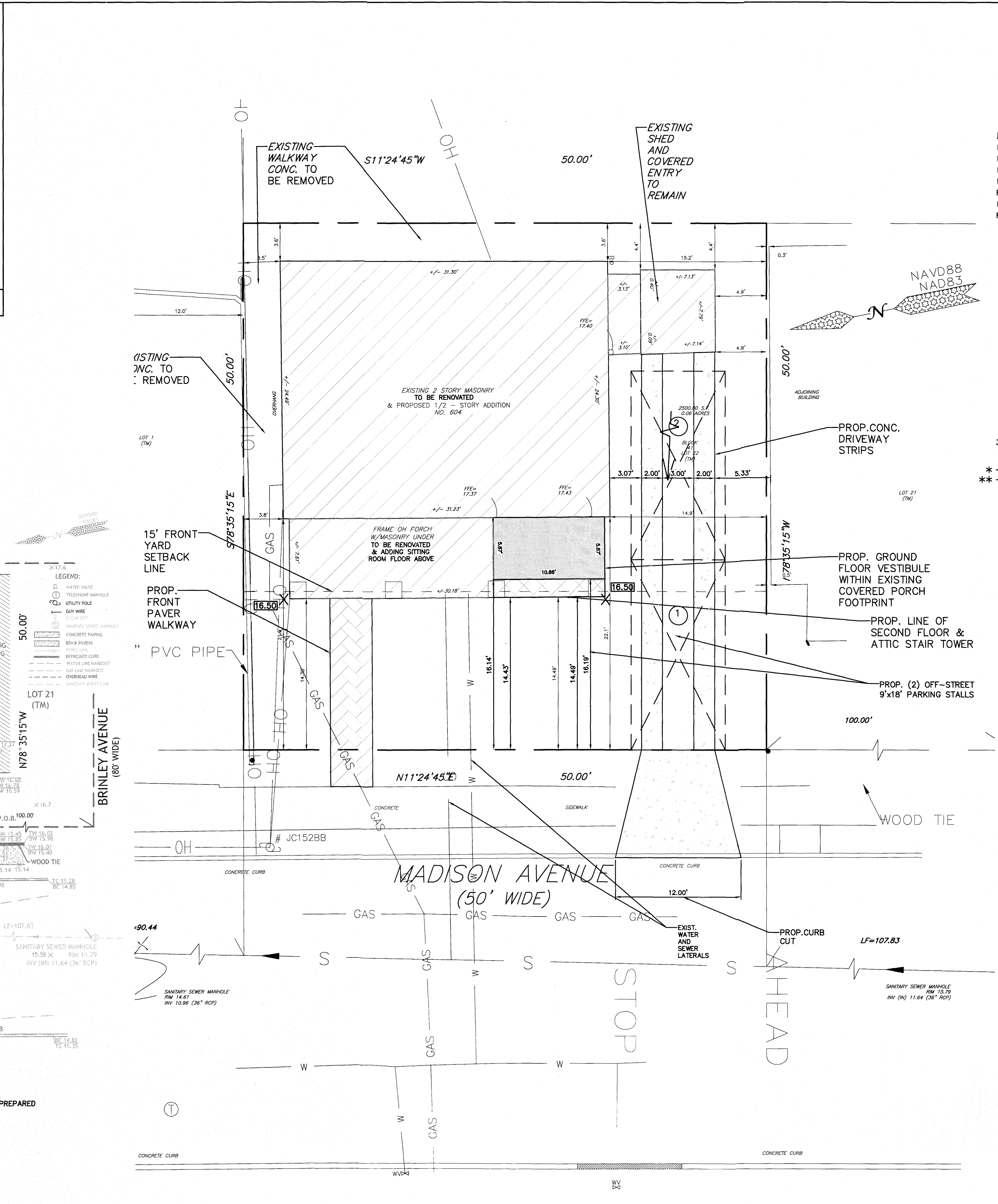
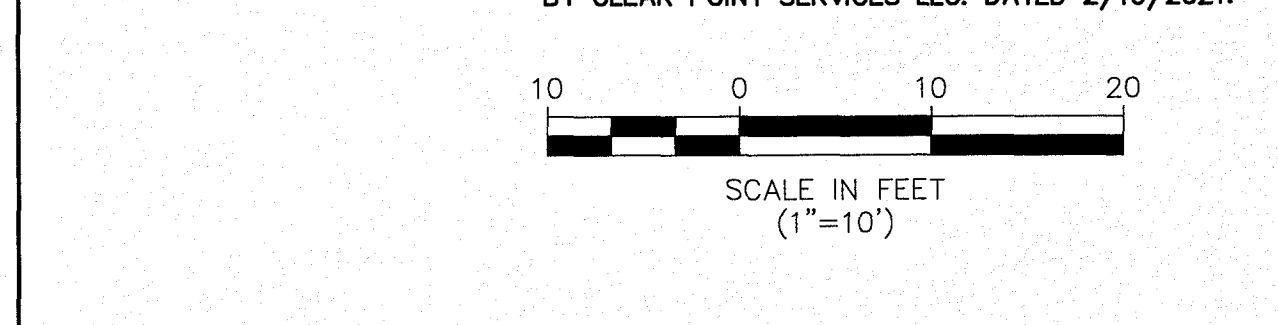


TAX MAP
SCALE 1" = 100'



EXISTING CONDITIONS
BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY CLEAR POINT SERVICES LLC. DATED 2/16/2021.



GENERAL NOTES
PROPERTY ID KNOWN AS BLOCK 41 LOT 22 AS SHOWN ON TAX MAP OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY.
PROPERTY IS LOCATED IN THE R-1 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.0573± ACRES (2,500 S.F.)
OWNER/APPLICANT: VALERIE KARABIN
604 MADISON AVENUE
BRADLEY BEACH, NJ 07720
APPLICANT PROPOSES TO CONSTRUCT AN ADDITION TO DWELLING.

ZONE R-1

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	5,000 S.F.	* 2,500 S.F.	** 2,500 S.F.
MIN. LOT WIDTH	50 FT.	* 50 FT.	** 50 FT.
MIN. LOT DEPTH	100 FT.	* 50 FT.	** 50 FT.
FRONT YARD SETBACK (RENOVATED PORCH)	15 FT.	* 14.3 FT.	** 14.3 FT.
FRONT YARD SETBACK (PROP. GROUND FLR. VEST.)	15 FT.	N/A	** 16.14 FT.
FRONT YARD SETBACK (PROP. 2ND FLR. & ATTIC STAIR TOWER)	15 FT.	N/A	** 14.43 FT.
SIDE YARD SETBACK	5 FT. / 10 FT.	* 3.5 FT. / 8.4 FT.	** 3.5 FT. / 8.4 FT.
REAR YARD SETBACK	25 FT.	* 3.6 FT.	** 3.6 FT.
ACCESSORY SIDE YARD SETBACK	5 FT.	N/A	N/A
ACCESSORY REAR YARD SETBACK	5 FT.	N/A	N/A
MAX. LOT COVERAGE	35 % (875 S.F.)	* 42.92 % (1,073 S.F.)	** 42.92 % (1,073 S.F.)
MAX. IMPERVIOUS COVERAGE	60 % (1,500 S.F.)	* 71.36 % (1,784 S.F.)	** 51.32 % (1,283 S.F.)
MAX. BUILDING HEIGHT	35.0 FT.	< 35.0 FT.	32.0 FT. (ARCHS)
MAX. ACCESSORY BUILDING HEIGHT	25.0 FT.	N/A	N/A

- THE MINIMUM FRONT YARD SHALL BE 15 FEET ON NORTH-SOUTH STREETS AND 25 FEET ON EAST-WEST STREETS
- ORDINANCE 450-13
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 ENCRUCH THE SIDE YARD SETBACK. SAID FRONT PORCH IS TO HAVE OPEN RAILS OR SPINDLES.
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.
3. 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.

- * - EXISTING NON-CONFORMITY
 - ** - VARIANCE REQUIRED
- LIST OF VARIANCES**
- MIN. LOT AREA
 - MIN. LOT WIDTH
 - MIN. LOT DEPTH
 - FRONT YARD SETBACK (RENOVATED PORCH)
 - FRONT YARD SETBACK (PROP. 2ND FLOOR & ATTIC STAIR TOWER)
 - SIDE YARD SETBACK
 - REAR YARD SETBACK
 - BUILDING COVERAGE
- PLAN NOTES**
- EXISTING PUBLIC SEWER, WATER & GAS TO REMAIN.
 - ELEVATIONS BASED ON 1988 N.A.V.D.
 - PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
- BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY CLEAR POINT SERVICES LLC. DATED 2/16/2021.
BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY ARCH DESIGN STUDIOS DATED 3/23/2021.

EXIST. LOT COVERAGE

EXIST. DWELLING	763 S.F.
EXIST. FRONT COVERED PORCH	229 S.F.
EXIST. ATTACHED SHED WITH COVERED ENTRY	81 S.F.
EXIST. LOT COVERAGE	1,073 S.F. 42.92%

EXIST. IMPERVIOUS COVERAGE

EXIST. BUILDING COVERAGE	1,073 S.F.
EXIST. WALKWAY	44 S.F.
EXIST. CONC. SIDE & REAR AREAS	667 S.F.
EXIST. IMPERVIOUS COVERAGE	1,784 S.F. 71.36%

PROP. LOT COVERAGE

EXIST. RENOVATED DWELLING	763 S.F.
EXIST. RENOVATED FRONT COVERED PORCH	229 S.F.
EXIST. ATTACHED SHED WITH COVERED ENTRY	81 S.F.
PROP. LOT COVERAGE	1,073 S.F. 42.92%

PROP. IMPERVIOUS COVERAGE

EXIST. BUILDING COVERAGE	1,073 S.F.
PROP. WALKWAY	59 S.F.
PROP. CONC. DRIVEWAY STRIPS	151 S.F.
PROP. IMPERVIOUS COVERAGE	1,283 S.F. 51.32%

VARIANCE PLAN

604 MADISON AVENUE
BLOCK 41 - LOT 22
FOR VALERIE KARABIN

BOROUGH OF BRADLEY BEACH
MONMOUTH COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC
2517 Route 36, Bldg E, Ste 203
Manasquan, NJ 08078
P: (732) 722-8555 | F: (732) 722-8557
KBAengineers.com
Plans@KBAengineers.com
Certificate of Authority No. 24KA0282000

DRN: GEA, CHK: JJK
PROJECT NO. 2021-045
SCALE AS SHOWN
DATE 4/26/2021
SHEET 1 OF 1

JOSEPH J. KOCIUBA, P.E., P.P.
P.E. License No.: GE45850