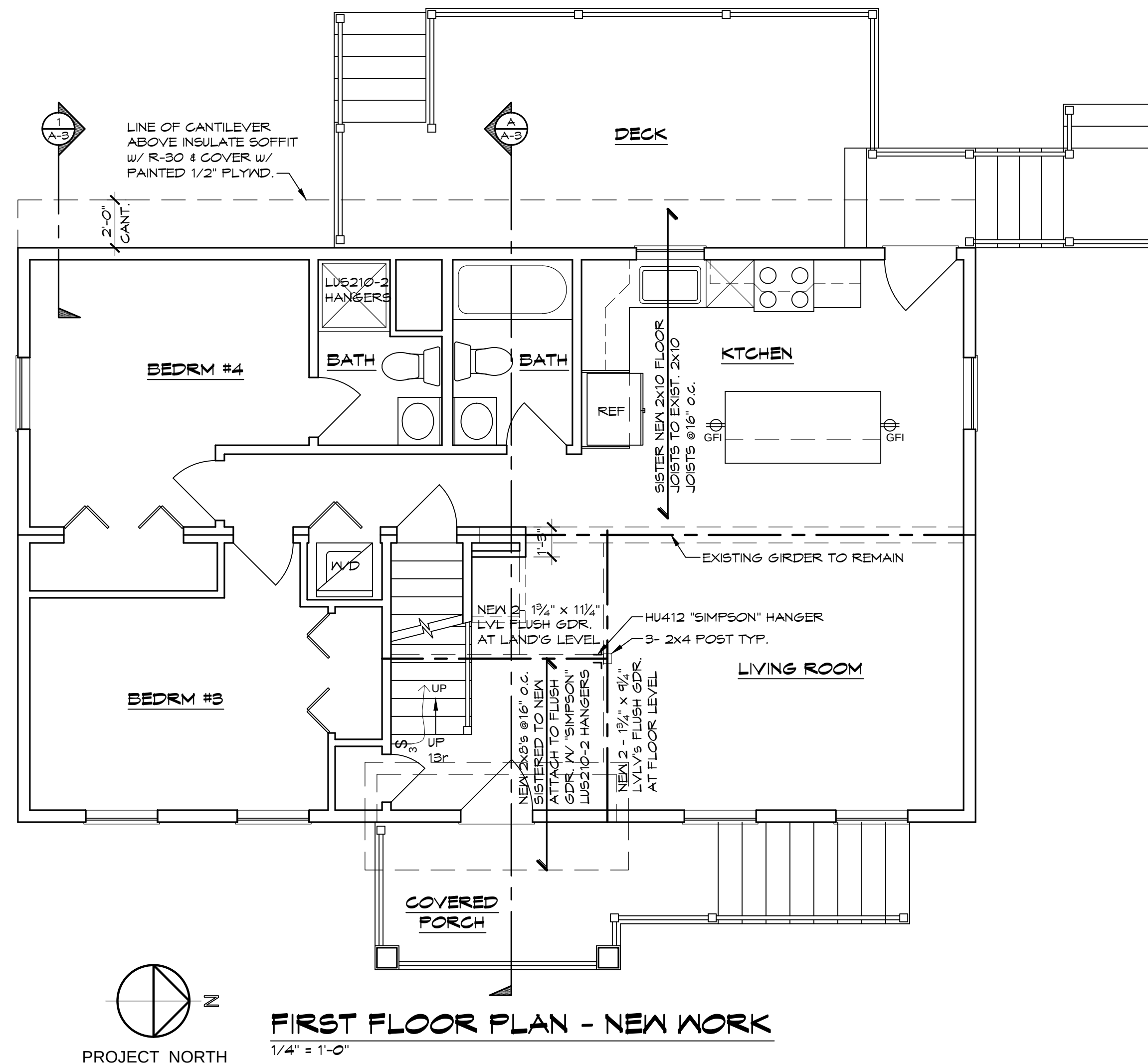
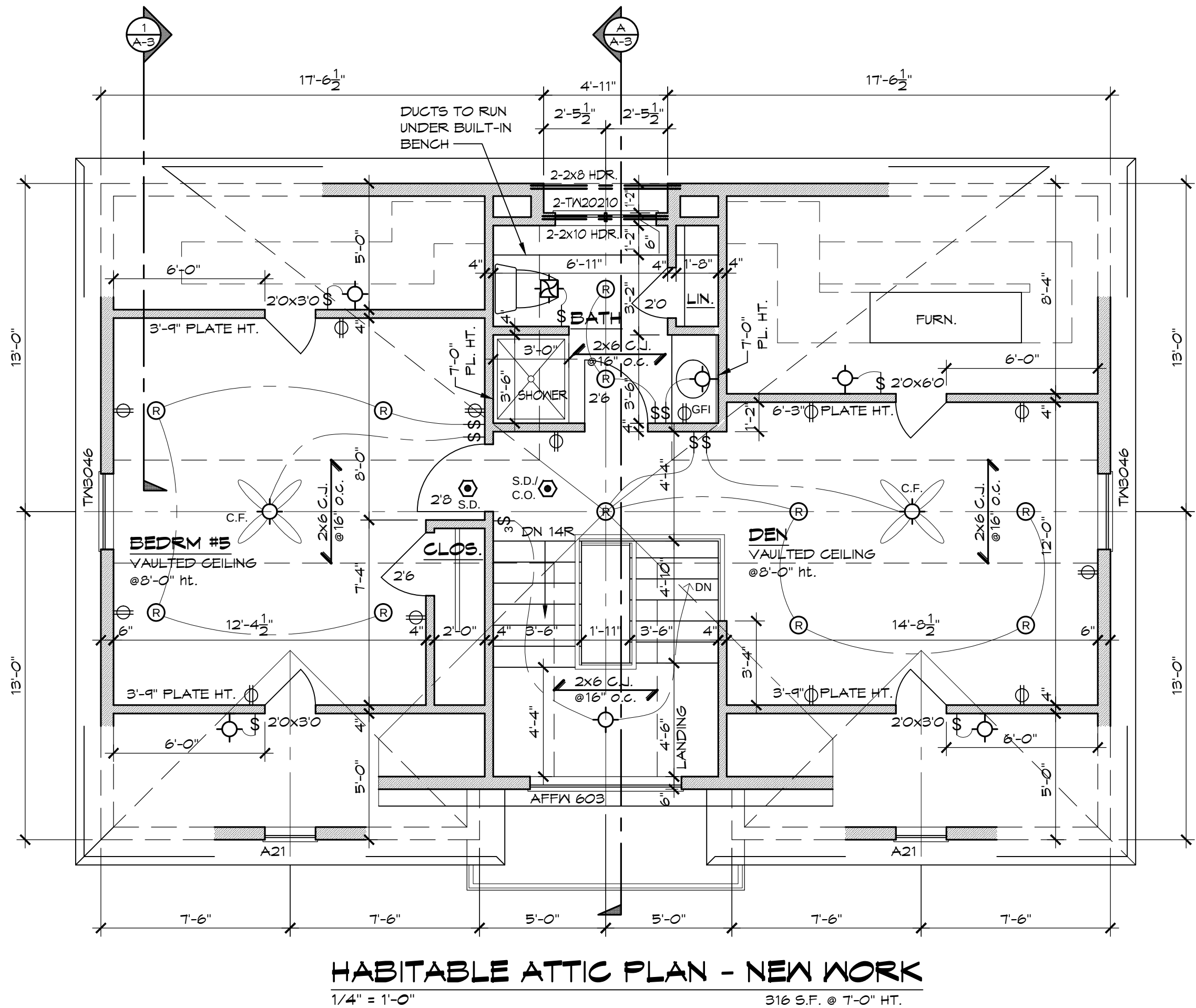
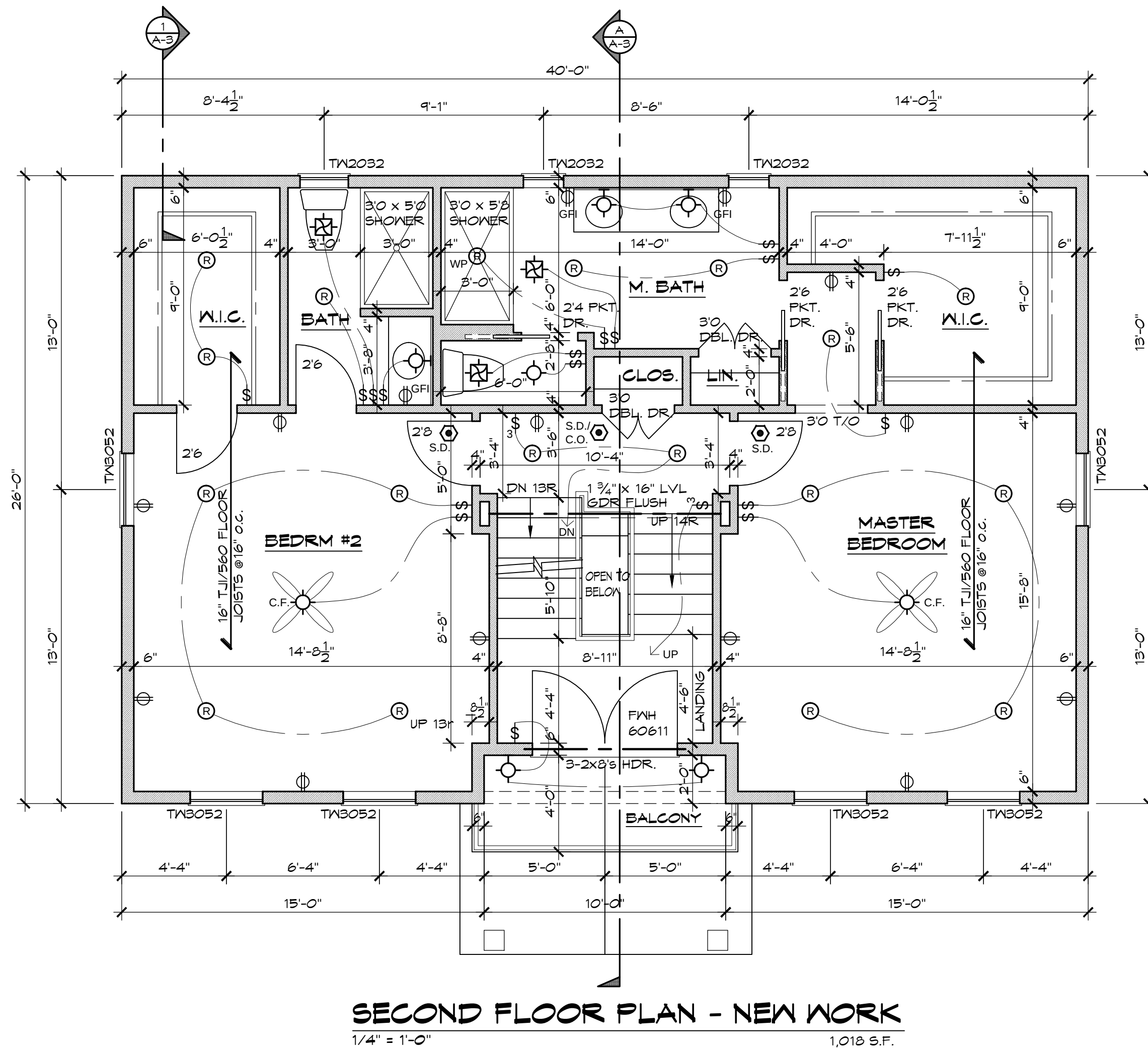
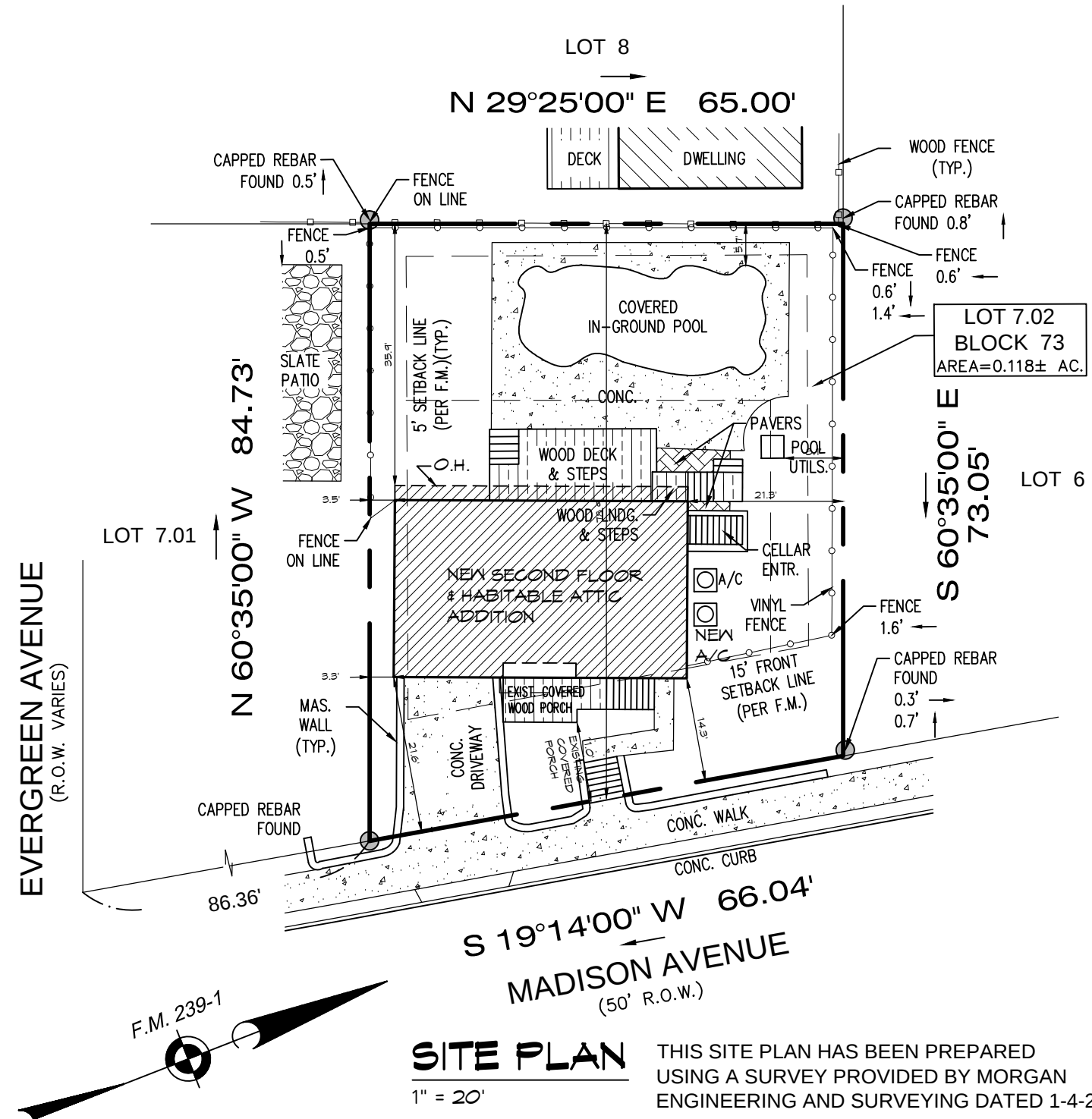


ZONING INFORMATION				
ZONE: R-1				
ZONING CRITERIA	REQUIRED BY THE ZONING ORDINANCE	EXISTING CONDITIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
LOT AREA - MIN.	5000 sq. ft.	5120 sq. ft.	5120 sq. ft.	
LOT FRONTAGE/WIDTH - MIN.	50 ft.	65 ft.	65 ft.	
LOT DEPTH - MIN.	100 ft.	78.9 ft. AVG. *	78.9 ft. AVG.	
SETBACKS - PRINCIPAL BUILDING				
FRONT YARD - MIN.	15 ft.	14.3 ft. *	14.3 ft.	**
SOUTH SIDE YARD - MIN.	5 ft.	3.3 ft. *	3.3 ft.	**
NORTH SIDE YARD - MIN.	10 ft.	21.3 ft.	21.3 ft.	
REAR YARD - MIN.	25 ft.	37.9 ft.	35.9 ft.	
MAX. HEIGHT	35 ft.	26.6 ft.	34.6 ft.	
SETBACKS - ACCESSORY STRUCTURE				
REAR YARD- MIN.	5 ft.	5.7 ft.	5.7 ft.	
SIDE YARD- MIN.	5 ft.	0.1 ft.	0.1 ft.	
LOT COVERAGE- BUILDINGS	35% (1,794.0 SQ. FT.)	1,039 S.F. + 5,120 S.F. = 20.3%	1,119 S.F. + 5,120 S.F. = 21.8%	
IMPERVIOUS COVERAGE	60% (3,076.0 SQ. FT.)	2,383 S.F. + 5,120 S.F. = 46.5%	2,472 S.F. + 5,120 S.F. = 48.2%	
* EXISTING NON-CONFORMING CONDITION				
** NON-CONFORMITY REQUIRED BY PROPOSED WORK				

LOT AREA = 5,120 S.F. 4% OF LOT = 205 S.F. 5% OF LOT = 256 S.F.	EXISTING COVERAGE: HOUSE & COV. PORCH = 1,039 S.F. DRIVEWAY = 306 S.F. FRONT WALK & STEPS = 92 S.F. POOL PATIO = 640 S.F. POOL 430 S.F.-205 S.F. (4% OF LOT) = 233 S.F. DECKS 241 S.F.-256 S.F.(5% OF LOT) = 46 S.F. BASEMENT STEPS = 10 S.F. POOL EQUIP. = 9 S.F. TOTAL COVERAGE = 2,383 S.F.	PROPOSED COVERAGE: HOUSE & COV. PORCH = 1,119 S.F. DRIVEWAY = 306 S.F. FRONT WALK & STEPS = 92 S.F. POOL PATIO = 640 S.F. POOL 430 S.F.-205 S.F. (4% OF LOT) = 233 S.F. DECKS 186 S.F.-256 S.F.(5% OF LOT) = 46 S.F. BASEMENT STEPS = 10 S.F. POOL EQUIP. = 9 S.F. TOTAL COVERAGE = 2,472 S.F.
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ADDITIONS AND ALTERATIONS TO THE RESIDENCE OF:
MR. DONALD REESE
107 MADISON AVENUE
BRADLEY BEACH, NEW JERSEY

LOT: 7.02
BLOCK: 73

FLOOR PLANS AND SITE PLAN

COMM. No. • 22.070
DWN BY • AE CHK BY • AE
REVISED •

DATE • 2/1/23
PHASE • Zoning

A-1

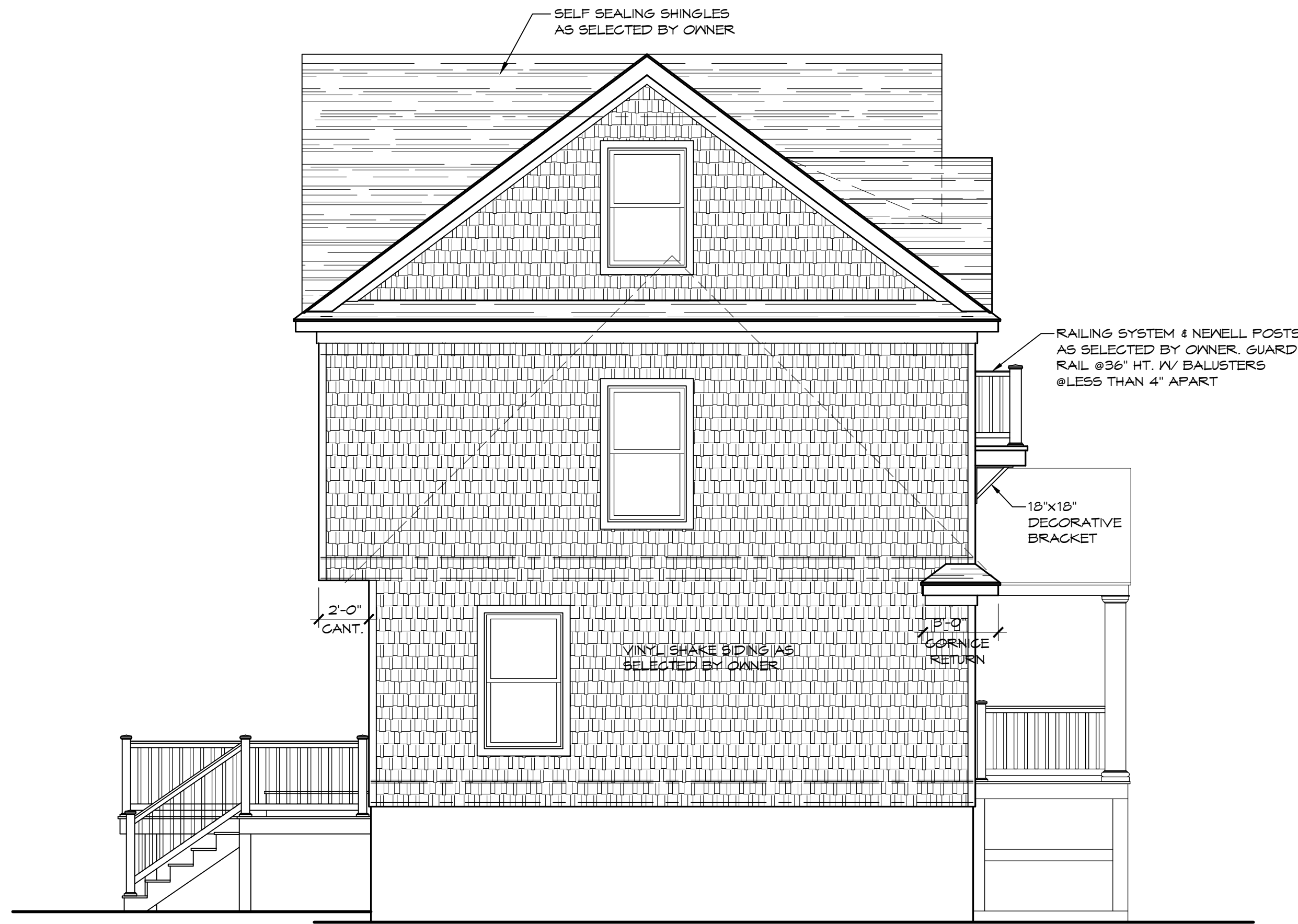
DWG • 1 OF • 2

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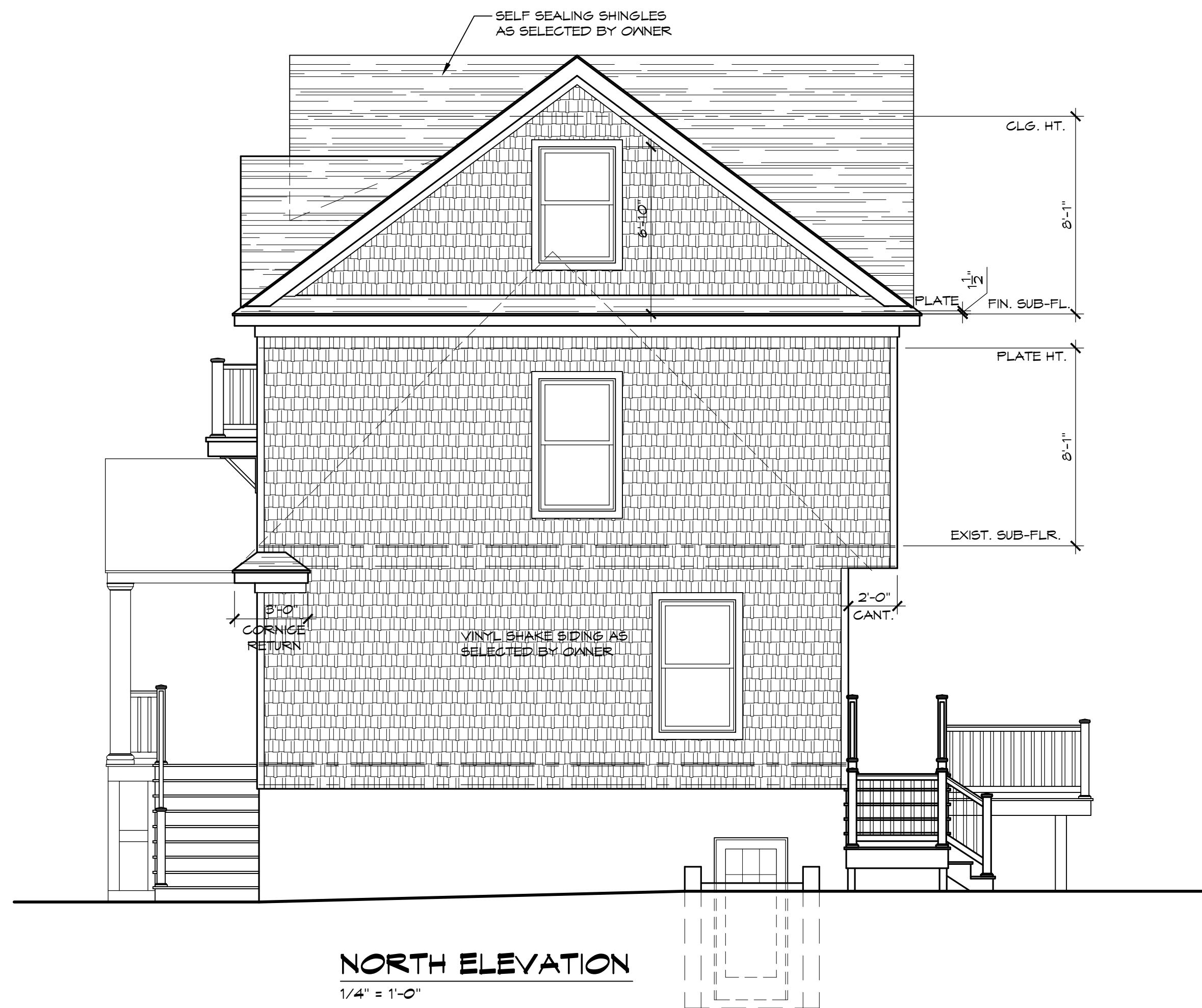
Anthony J. Ercolino, AIA
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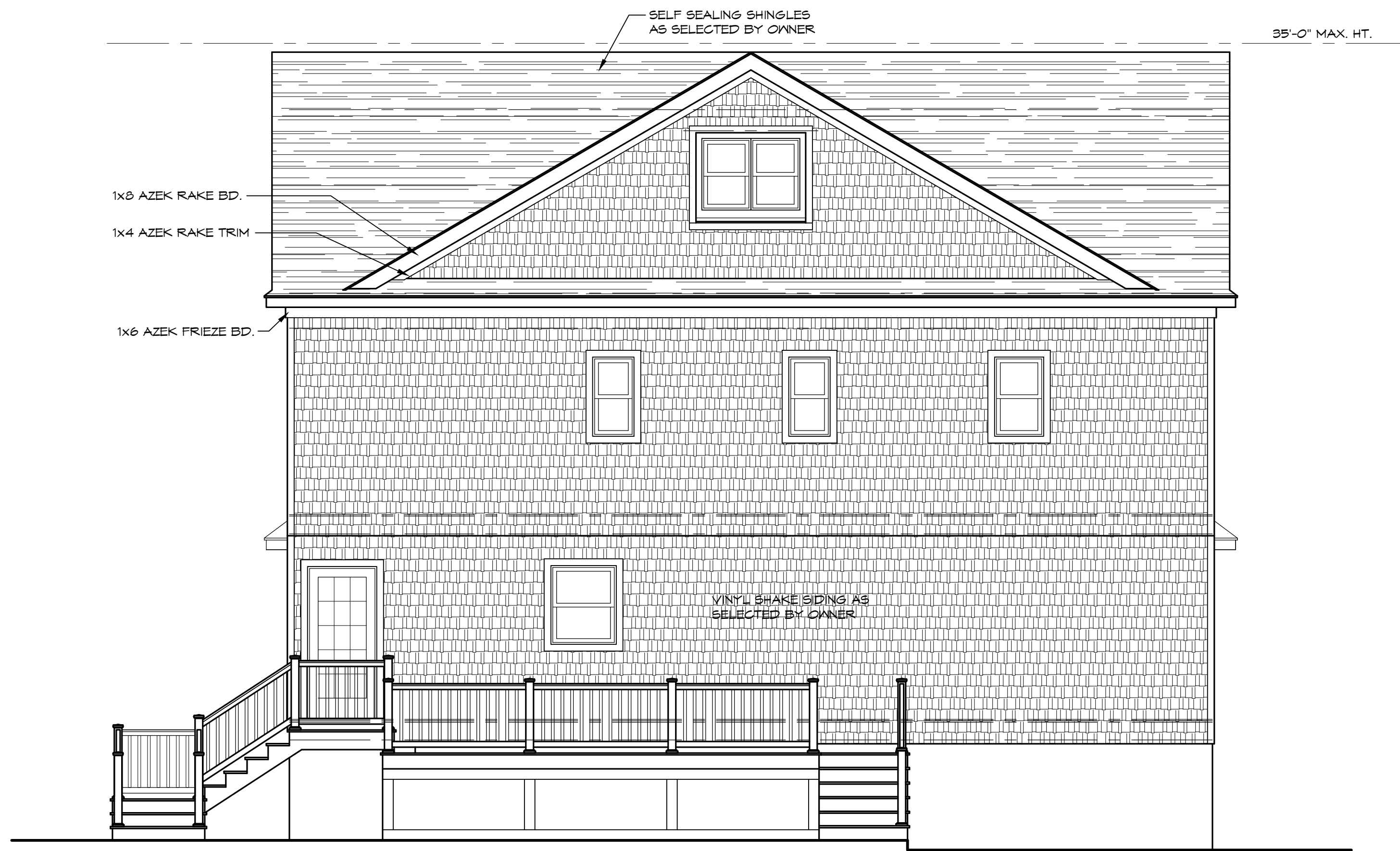
SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

ADDITIONS AND ALTERATIONS TO THE RESIDENCE OF:
MR. DONALD REESE

107 MADISON AVENUE
BRADLEY BEACH, NEW JERSEY

ELEVATIONS

COMM. No. • 22.070
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A-2

DWG • 2 OF • 2

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