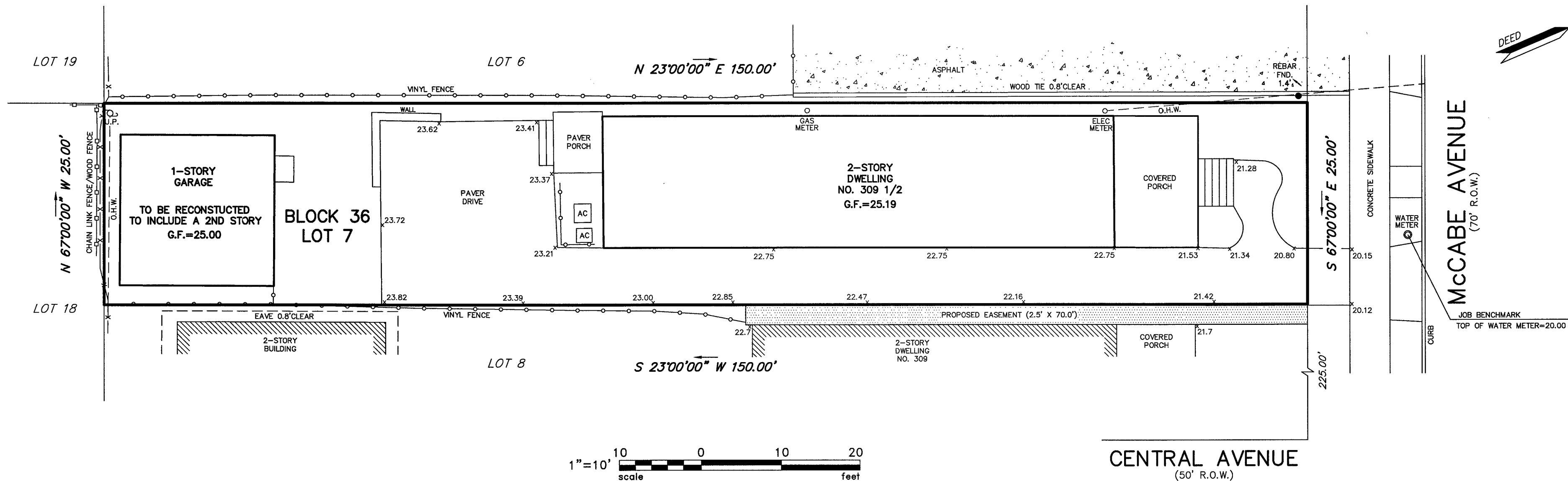




ZONING COMPLIANCE

PROPERTY IS SITUATED THE R-1 ZONE (SINGLE FAMILY RESIDENTIAL ZONE)

REQUIREMENTS OF R-1 ZONE:

	REQD/PERM.	EXISTING	PROPOSED
MIN. LOT AREA	5000 S.F.	3750 S.F. *	3750 S.F. *
MIN. LOT WIDTH	50 FT.	25.0 FT. *	25.0 FT. *
MIN. LOT DEPTH	100 FT.	150.0 FT.	150.0 FT.
PRINCIPAL BUILDING			
MIN. FRONT YARD SETBACK	25 FT.	24.0 FT.	24.0 FT.
MIN. REAR YARD SETBACK	25 FT.	62.2 FT.	62.2 FT.
MIN. SIDE YARD SETBACK	5/10 FT.	1.6/7.1 FT. *	1.6/7.1 FT. *
ACCESSORY BUILDING			
MIN. REAR YARD SETBACK	5 FT.	2.0 FT. *	2.0 FT. *
MIN. SIDE YARD SETBACK	5 FT.	2.3 FT. *	2.3 FT. *
MAX. BUILDING COVERAGE	35%	41.8% *	41.8% *
MAX. IMPERVIOUS COVERAGE	60%	77.0% *	77.0% *

* EXISTING NON-CONFORMING CONDITION

EXISTING/PROPOSED BUILDING COVERAGE	
DWELLING	1037 S.F.
FRONT COVERED PORCH	170 S.F.
GARAGE	359 S.F.
TOTAL	1566 S.F.

EXISTING/PROPOSED IMPERVIOUS COVERAGE	
TOTAL BUILDING	1566 S.F.
DRIVEWAY	1149 S.F.
FRONT WALK/STEPS	82 S.F.
REAR PORCH/STEPS	56 S.F.
WALL	17 S.F.
AC UNITS	8 S.F.
CONCRETE BY GARAGE	8 S.F.
TOTAL	2886 S.F.

02-14-23 REMOVED EXISTING CONDITIONS PLAN

PLOT/GRADING PLAN

309 1/2 McCABE AVENUE
LOT 7 BLOCK 36

BOROUGH OF BRADLEY BEACH

MONMOUTH COUNTY

NEW JERSEY

Charles Surmonte P.E. & P.L.S.
New Jersey Professional Engineer and Land Surveyor
License No. 35885

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Allenhurst, New Jersey, 07711
Phone 732-660-0606
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PROJECT No.

22-942

DATE:

11-11-22

SCALE:

1"=10'

SHEET:

1 OF 1