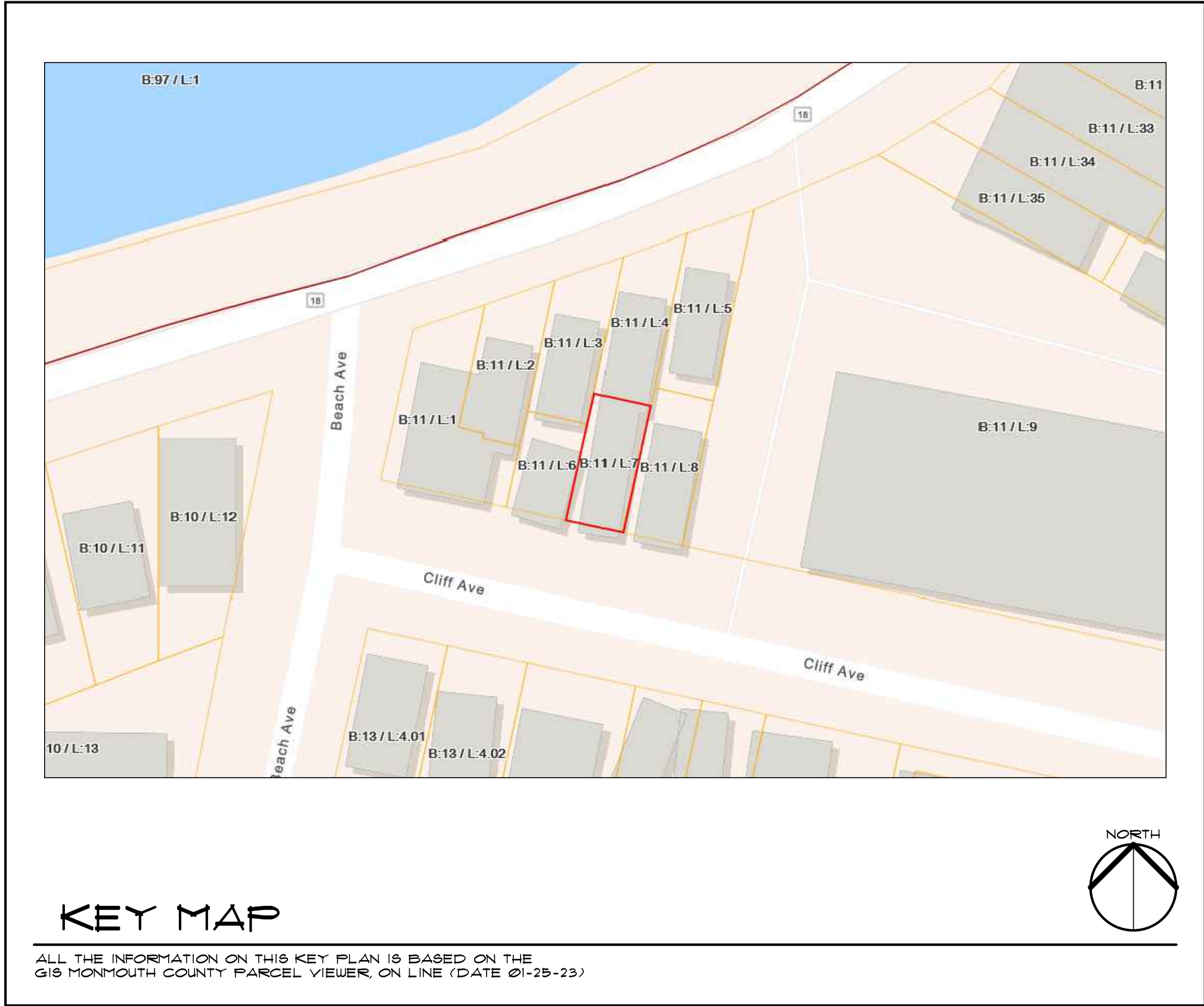
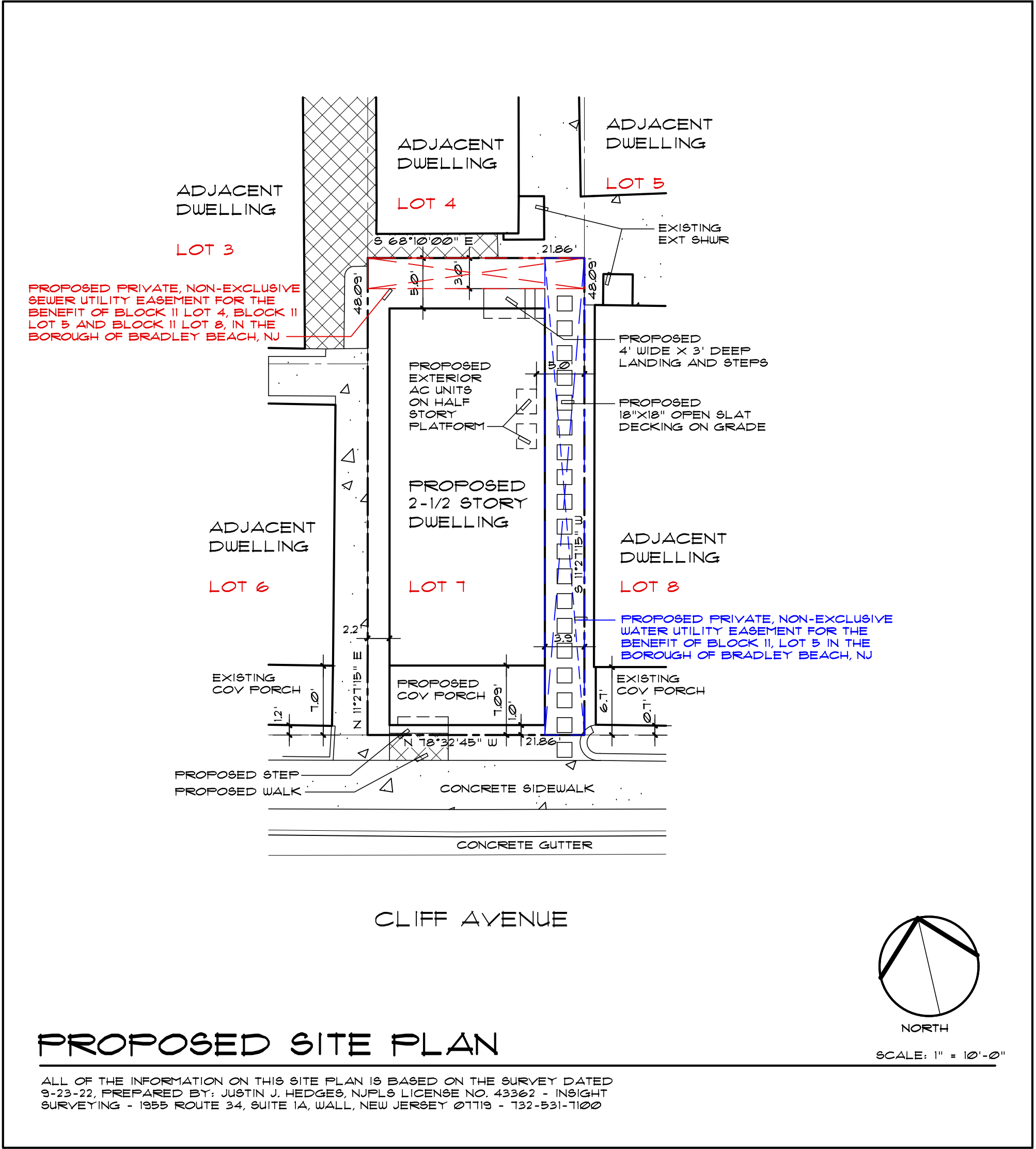
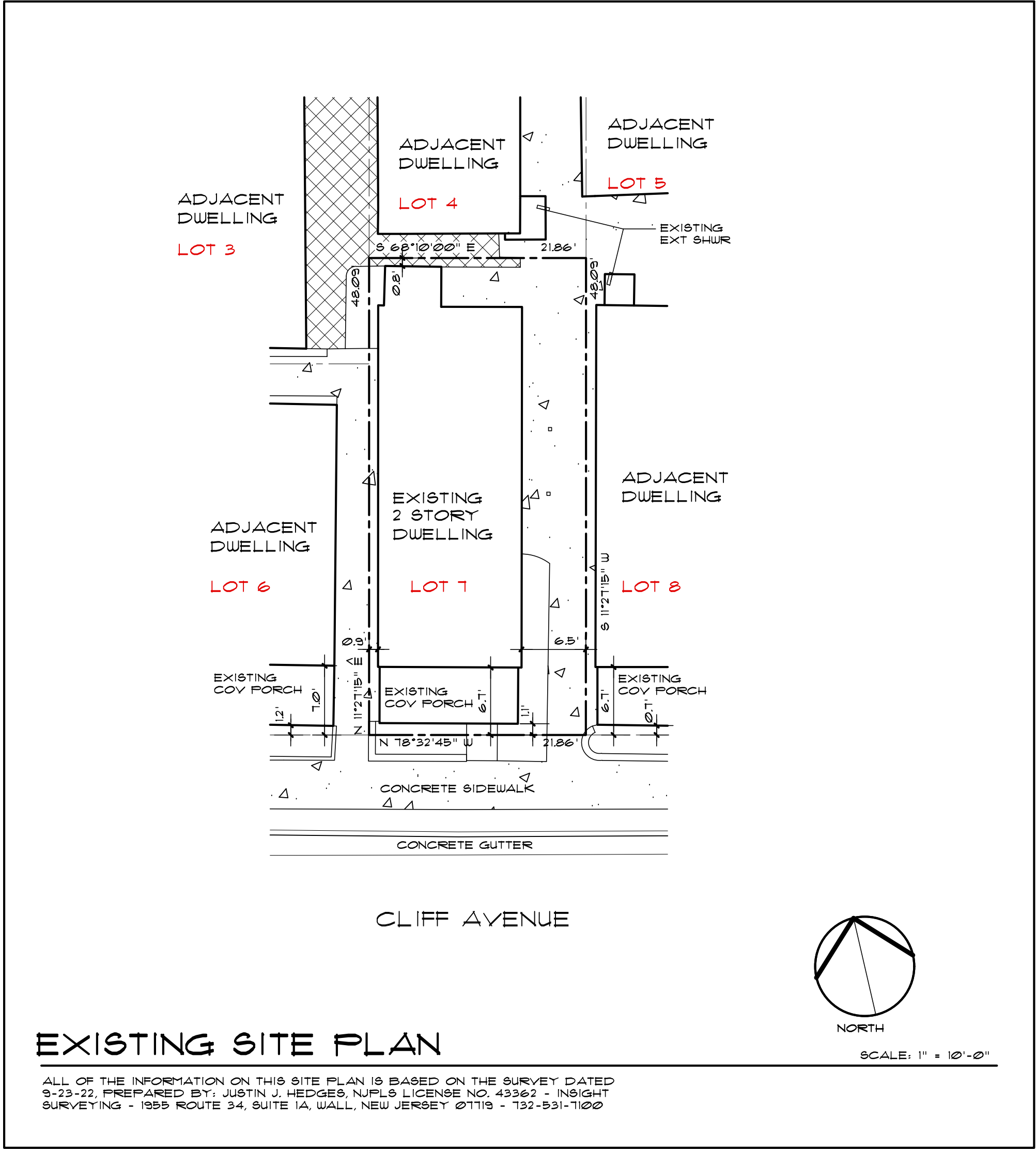


ZONING CHART: R-B ZONE				
		EXISTING	PROPOSED	REQUIRED
LOT:	LOT AREA:	1,051.2 SF	1,051.2 SF	5,000 SF
	LOT WIDTH:	21.86 FT	21.86 FT	50 FT MIN
	LOT DEPTH:	48.03 FT	48.03 FT	100 FT MIN
	BUILDING COVERAGE:	59.8%	63.4%	35% MAX
	IMPERVIOUS COVERAGE:	93.0%	64.4%	60% MAX
	ON SITE PARKING:	0 SPACES	0 SPACES	2 SPACES
DWELLING:	FRONT SETBACK, HOUSE:	6.7 FT	7.03 FT	8.3 FT MIN (AVG)
	FRONT SETBACK, PORCH:	1.1 FT	1.0 FT	
	FRONT SETBACK, UPPER PORCH:	NA	1.0 FT	
	REAR SETBACK:	0.0 FT	9.0 FT	12.02 FT MIN (48.03% OF 25')
	SIDE SETBACK (EAST):	6.5 FT	3.9 FT	4.4 FT MIN (20% WIDTH)
	SIDE SETBACK (WEST):	3.9 FT	2.2 FT	2.2 FT MIN (10% WIDTH)
	HEIGHT:	12.06 FT	29'-11-3/4"	30 FT MAX
	NO. STORIES:	2 STORIES	2-1/2 STORIES	2 STORIES MAX
MISC:	REAR LANDING CLEARANCE:	NA	3.0 FT	3.0 FT MIN
	AC UNITS CLEARANCE:	NA	9.0 FT	9.0 FT MIN
PRE-EXISTING NON CONFORMANCE VARIANCE REQUESTED				



EXISTING PROJECT DATA:	
SITE:	21.86' X 48.03' = 1,051.2 SF = .24 ACRES
BUILDING COVERAGE:	
DWELLING FOOTPRINT:	550 SF
FRONT COVERED PORCH:	79 SF
TOTAL:	629 SF = 59.8%
IMPERVIOUS COVERAGE:	
DWELLING FOOTPRINT:	550 SF
FRONT COVERED PORCH:	79 SF
HARDSCAPING:	348 SF
TOTAL:	977 SF = 93.0%
GROSS AREA OF DWELLING:	
FIRST FLOOR:	550 SF
SECOND FLOOR:	363 SF
TOTAL:	913 SF

PROPOSED PROJECT DATA:	
SITE:	21.86' X 48.03' = 1,051.2 SF = .24 ACRES
BUILDING COVERAGE:	
DWELLING FOOTPRINT:	564 SF
FRONT COVERED PORCH:	94 SF
REAR LANDING:	9 SF
TOTAL:	667 SF = 63.4%
IMPERVIOUS COVERAGE:	
DWELLING FOOTPRINT:	564 SF
FRONT COVERED PORCH:	94 SF
REAR LANDING:	9 SF
STEPS:	9 SF
FRONT WALK:	18 SF
DECKING ON GRADE (40 SF, 52 SF EXEMPT):	0 SF
TOTAL:	677 SF = 64.4%
GROSS AREA OF DWELLING:	
FIRST FLOOR:	540 SF
SECOND FLOOR:	564 SF
HALF STORY:	283 SF
TOTAL:	1,387 SF
HALF STORY CALCULATION:	
BOROUGH OF BRADLEY BEACH ZONING DEFINITION: 282 SF (8' 5" AND HIGHER) / 564 SF SECOND FLOOR AREA = 50.0%, 50.0% MAXIMUM IS ALLOWED, THEREFORE THE HALF STORY AS DESIGNED, MEETS THE BOROUGH DEFINITION OF A HALF STORY.	

APPLICATION DATA:	
OWNERS/APPLICANTS:	PROPERTY ADDRESS:
ONE HUNDRED SIXTEEN CLIFF AVENUE LLC	116 CLIFF AVENUE
1375 CRIM ROAD	BRADLEY BEACH, NJ 07720
BRIDGEWATER, NJ 08807	BLOCK: 11, LOT: 7
908-872-1522	
johnmcpPhillips@optonline.net	
joannemcfitz@gmail.com	

APPROVALS:	
SIGNATURE BOARD CHAIRPERSON	DATE
SIGNATURE BOARD SECRETARY	DATE
SIGNATURE BOARD ENGINEER	DATE

McPHILLIPS-FITZPATRICK RESIDENCE

BLOCK: 11 LOT: 7 116 CLIFF AVENUE BOROUGH OF BRADLEY BEACH, NJ

McPHILLIPS-FITZPATRICK RESIDENCE
116 CLIFF AVE - BRADLEY BEACH, NJ

SITE PLANS
PROJECT DATA
ZONING CHART

Drawn By: MBH

Approved:

Scale:

NOTED

Date: 06-27-23

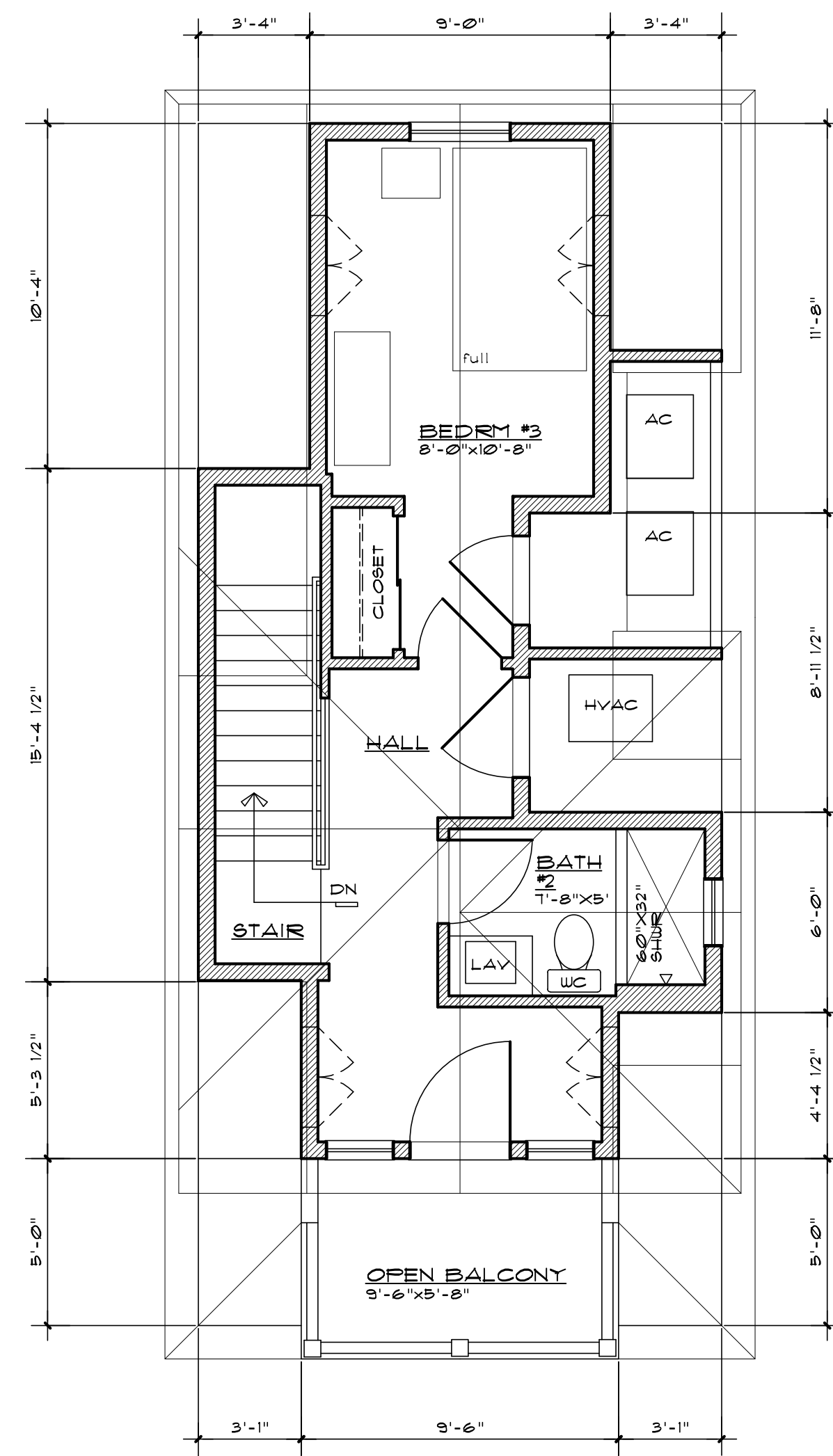
Sheet No: 1 OF 3

M. B. HEARN ARCHITECTURE, LLC

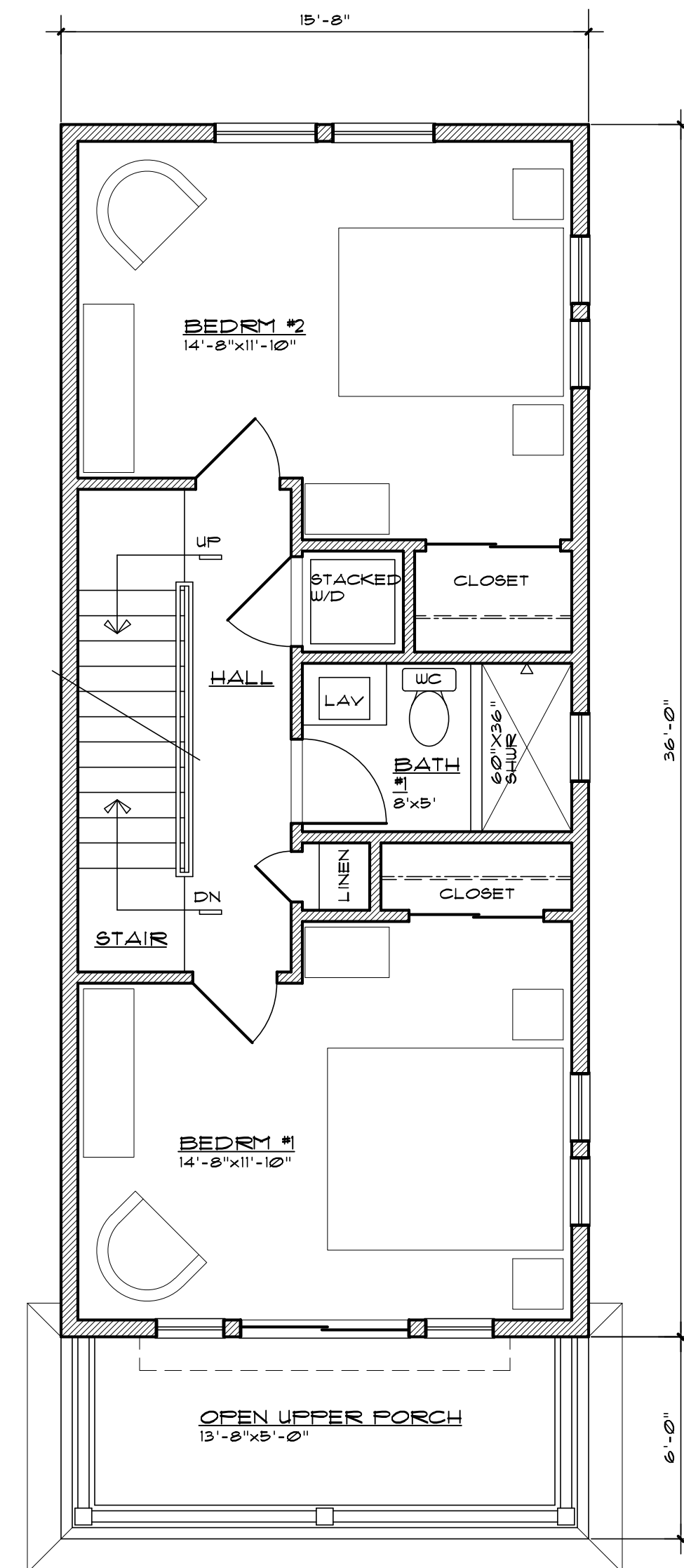
1007B MAIN STREET - BELMAR, NJ - 07719
(732) 556 - 9055 FAX: (732) 556-5012

CHARLY HEARN, AIA
REGISTERED ARCHITECT
C - 10099

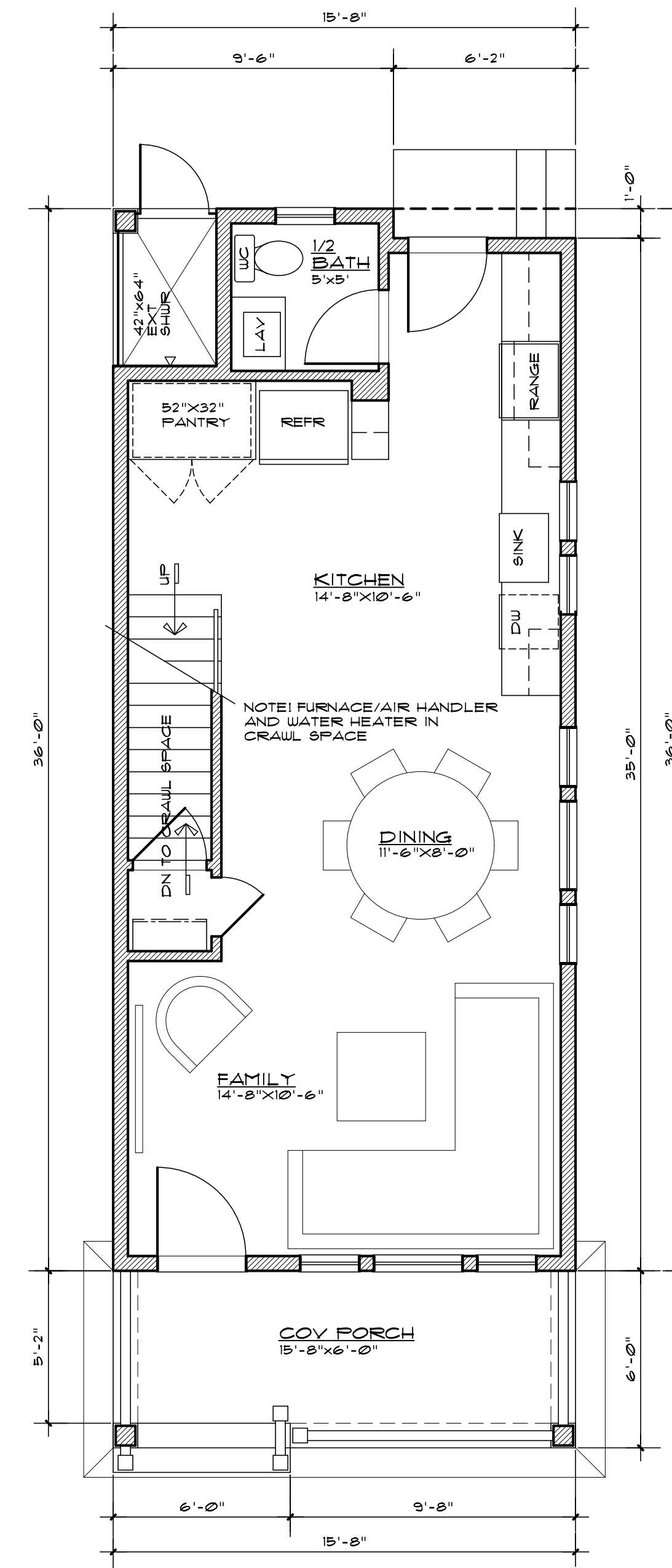
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HALF STORY FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"



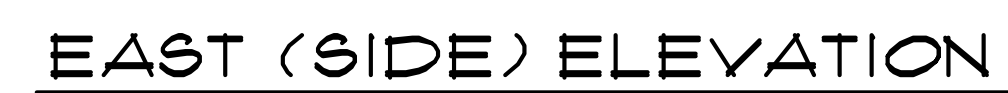
SCALE : 1/4" = 1'-0"



SCALE : 1/4" = 1'-0"



SCALE : 1/4" = 1'-0"



SCALE : 1/4" = 1'-0"