

EXISTING PROJECT DATA:

SITE AREA:	6,678 SF
BUILDING COVERAGE:	
DWELLING:	668 SF
FRONT COVERED PORCH:	152 SF
DETACHED GARAGE:	548 SF
DETACHED REAR SHED:	931 SF
ATTACHED SHED:	14 SF
TOTAL:	2,033 SF • 30.4%
IMPERVIOUS COVERAGE:	
DWELLING:	668 SF
FRONT COVERED PORCH:	152 SF
DETACHED GARAGE:	548 SF
DETACHED REAR SHED:	931 SF
ATTACHED SHED:	14 SF
WALKS, STEPS, LANDINGS, PADS:	236 SF
TOTAL:	2,329 SF • 34.8%
GROSS AREA OF DWELLING (ESTIMATED):	
FIRST FLOOR:	668 SF
SECOND FLOOR:	668 SF
TOTAL:	1,336 SF

PROPOSED PROJECT DATA:

SITE AREA:	6,678 SF
BUILDING COVERAGE:	
DWELLING:	1,545 SF
FRONT COVERED PORCH:	48 SF
REAR LANDING:	33 SF
DETACHED GARAGE/APT:	610 SF
EXTERIOR SHOWER:	20 SF
FRONT WALK 4 STEPS:	12 SF
DRIVEWAY:	129.4 SF
SIDE STEPS:	2 SF
REAR STEPS:	30 SF
POOL SURROUND:	200 SF EXEMPT
DECKS ON GRADE:	332 SF EXEMPT
AC PAD:	24 SF
CONC LANDING & GARAGE:	23 SF
GENERATOR PAD:	13 SF
TOTAL:	3,820 SF • 58.2%
GROSS AREA OF DWELLING:	
FIRST FLOOR:	1,545 SF
SECOND FLOOR:	1,241 SF
HALF STORY:	868 SF
TOTAL:	3,360 SF
GROSS AREA OF GARAGE/APT:	
FIRST FLOOR:	569 SF
SECOND FLOOR:	590 SF
TOTAL:	1,159 SF
HALF STORY CALCULATION (DWELLING):	
BOROUGH OF BRADLEY BEACH ZONING DEFINITION: 50% OF (6' 5" AND HIGHER) / 1241 SF SECOND FLOOR AREA = 49.5%. 49.5% IS LESS THAN 50%, THEREFORE THE HALF STORY AS DESIGNED, MEETS THE BOROUGH DEFINITION OF A HALF STORY.	

APPLICATION DATA:

PROPERTY ADDRESS:
204 NEWARK AVENUE
BRADLEY BEACH, NJ 07120
BLOCK: 10, LOT: 23

OWNERS/APPLICANTS:
GARY & MARIANN MAITA
36 SUNSET AVENUE
LONG BRANCH, NJ 07140
(201) 978-4422
marianmaita@gmail.com

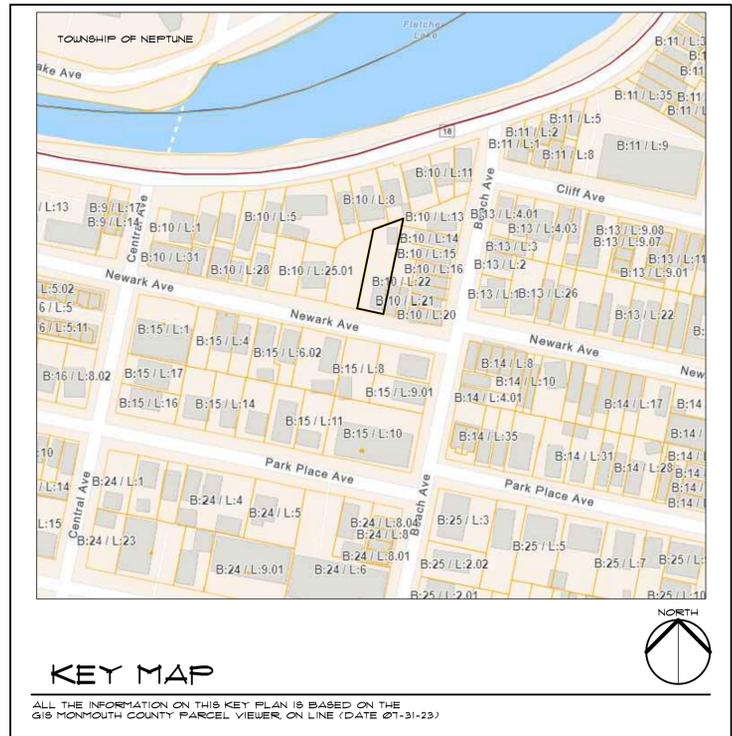
APPROVALS:

SIGNATURE BOARD CHAIRPERSON	DATE
SIGNATURE BOARD SECRETARY	DATE
SIGNATURE BOARD ENGINEER	DATE

ZONING CHART: R-1 ZONE

	EXISTING	PROPOSED	REQUIRED
LOT:			
LOT AREA:	6,678 SF	6,678 SF	5,000 SF MIN
LOT WIDTH:	45.0 FT	45.0 FT	50 FT MIN
LOT DEPTH:	148.4 FT	148.4 FT	120 FT MIN
BUILDING COVERAGE:	30.4%	33.7%	35% MAX
IMPERVIOUS COVERAGE:	34.8%	58.2%	60% MAX
ON SITE PARKING:	0 SPACES	8 SPACES	4 SPACES MIN
PRINCIPAL DWELLING:			
FRONT SETBACK, HOUSE:	16.2 FT	11.7 FT	11.6 FT MIN (AVG)
FRONT SETBACK, PORCH:	8.4 FT	16.0 FT	3.6 FT MIN
REAR SETBACK:	88.3 FT	65.3 FT	25.0 FT MIN
SIDE SETBACK (CLOSEST):	3.0 FT (EAST)	5.1 FT (WEST)	4.5 FT MIN (10% WIDTH)
SIDE SETBACK (FARTHEST):	21.5 FT (WEST)	11.9 FT (EAST)	9.0 FT MIN (20% WIDTH)
HEIGHT:	29.0 FT	34.9 FT	35 FT MAX
NO. STORIES:	2 STORIES	2-1/2 STORIES	2-1/2 STORIES MAX
DISTANCE TO PRINCIPAL:	NA	45.2 FT	20 FT MIN
PROPOSED GARAGE/APARTMENT:			
FRONT SETBACK:	NA	118.1 FT	60 FT MIN
REAR SETBACK:	NA	5.1 FT	5.0 FT MIN
SIDE SETBACK:	NA	5.1 FT (EAST)	5.0 FT MIN
SIDE SETBACK:	NA	14.9 FT (WEST)	5.0 FT MIN
GARAGE FLOOR AREA:	NA	569 SF	800 SF MAX
APARTMENT FLOOR AREA:	NA	590 SF	600 SF MAX
NUMBER OF BEDROOMS:	NA	1 BEDROOM	1 BEDROOM MAX
HEIGHT, ROOF PEAK:	NA	29.0 FT	25 FT MAX
HEIGHT, ROOF EAVE:	NA	9.9 FT	12 FT MAX
INTERNAL PARKING SPACES:	NA	2 SPACES	2 SPACES MIN
EXISTING GARAGE:			
DISTANCE TO PRINCIPAL:	31.7 FT	NA	20 FT MIN
FRONT SETBACK:	80.5 FT	NA	60 FT MIN
REAR SETBACK:	32.6 FT	NA	5.0 FT MIN
SIDE SETBACK:	2.5 FT (EAST)	NA	5.0 FT MIN
SIDE SETBACK:	24.0 FT (WEST)	NA	5.0 FT MIN
GARAGE FLOOR AREA:	548 SF	NA	800 SF MAX
HEIGHT, ROOF PEAK:	13 FT	NA	15 FT MAX
EXISTING REAR SHED:			
DISTANCE TO PRINCIPAL:	65.1 FT	NA	20 FT MIN
FRONT SETBACK:	113.8 FT	NA	60 FT MIN
REAR SETBACK:	4.4 FT	NA	3.0 FT MIN
SIDE SETBACK:	0.8 FT (EAST)	NA	3.0 FT MIN
SIDE SETBACK:	24.1 FT (WEST)	NA	3.0 FT MIN
BUILDING AREA:	591 SF	NA	100 SF MAX
HEIGHT, ROOF PEAK:	11.2 FT	NA	10 FT MAX
PROPOSED INGROUND POOL:			
SIDE SETBACK:	NA	6.0 FT (WEST)	6 FT MIN
REAR SETBACK:	NA	26.1 FT	6 FT MIN
DISTANCE TO PRINCIPAL:	NA	15.6 FT	15 FT MIN
DISTANCE TO ACCESSORY:	NA	10.1 FT	10 FT MIN
MISC:			
AC UNITS CLEARANCE:	NA	5.6 FT (MIN)	5.0 FT MIN
GENERATOR CLEARANCE:	NA	5.1 FT (MIN)	5.0 FT MIN
POOL EQUIPMENT LOCATION:	NA	INSIDE GARAGE	SCREENED

PRE-EXISTING NON CONFORMANCE VARIANCE REQUESTED



MAITA RESIDENCE - NEW SINGLE FAMILY DWELLING

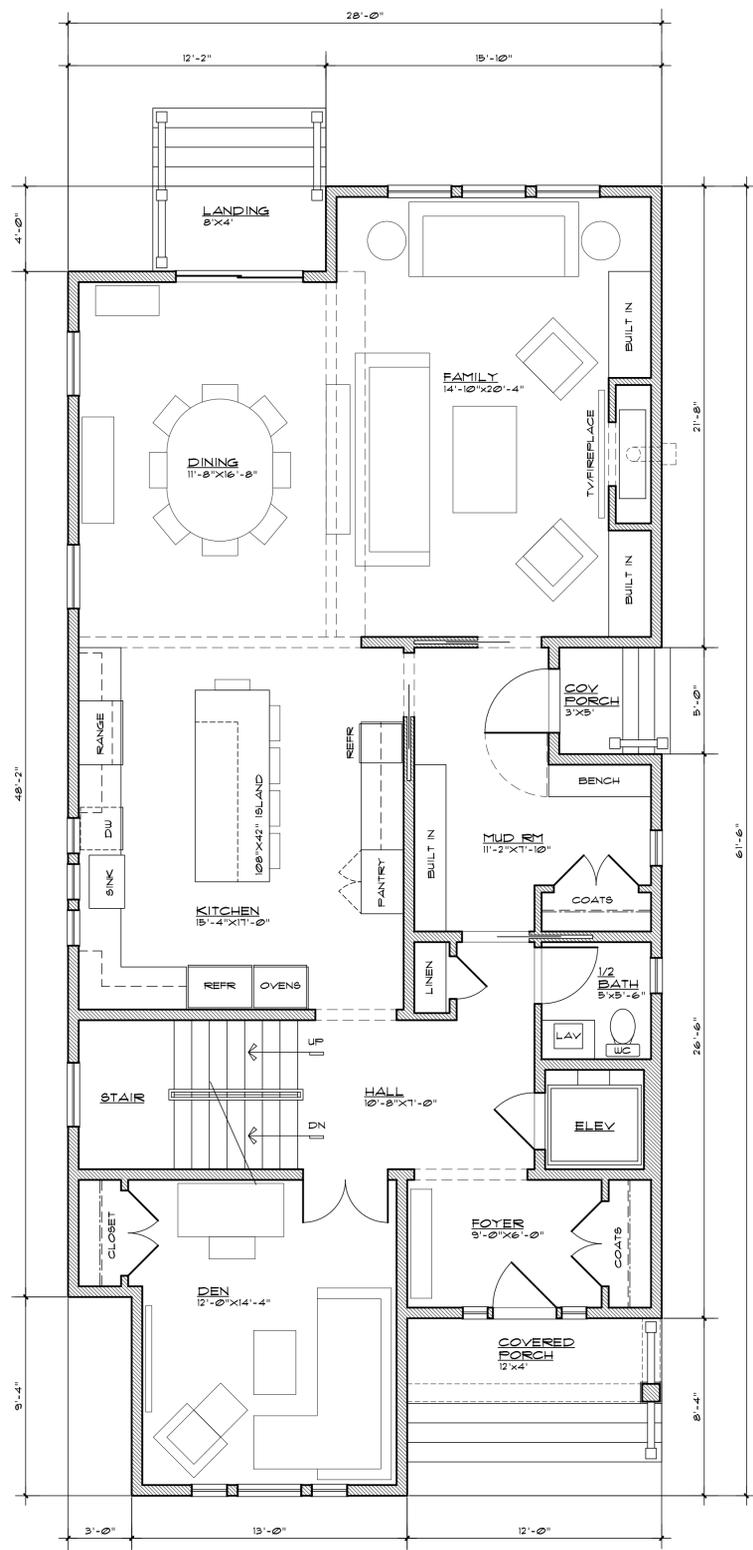
BLOCK: 10 LOT: 23 204 NEWARK AVENUE BOROUGH OF BRADLEY BEACH, NJ

MAITA RESIDENCE
 204 NEWARK AVENUE
 BRADLEY BEACH, NJ

EXISTING & PROPOSED SITE PLANS
 PROJECT DATA & ZONING CHART
 KEY MAP & SIGNATURE BLOCK

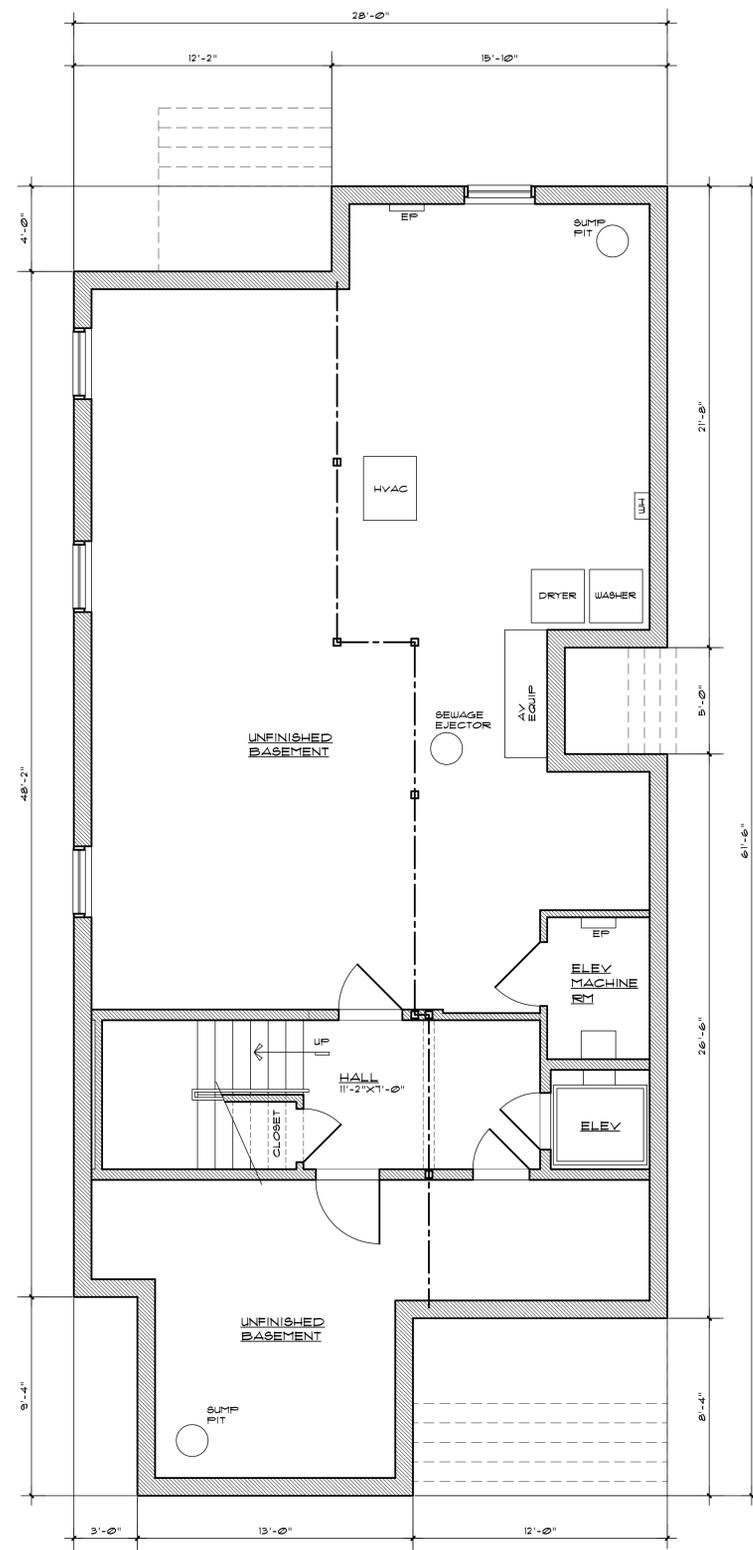
M. B. HEARN ARCHITECTURE, LLC
 1007B MAIN STREET - BELMAR, NJ - 07119
 (732) 556 - 9055 FAX: (732) 556-5012

Drawn By: MBH Approved: [Signature] Scale: NOTED Date: 8-22-23 Sheet No.: 1 OF 6



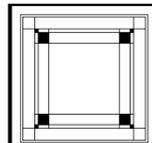
FIRST FLOOR PLAN

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



FOUNDATION PLAN

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

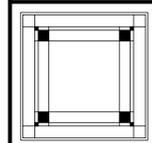


MAITA RESIDENCE
204 NEWARK AVENUE
BRADLEY BEACH, NJ

FOUNDATION PLAN
FIRST FLOOR PLAN

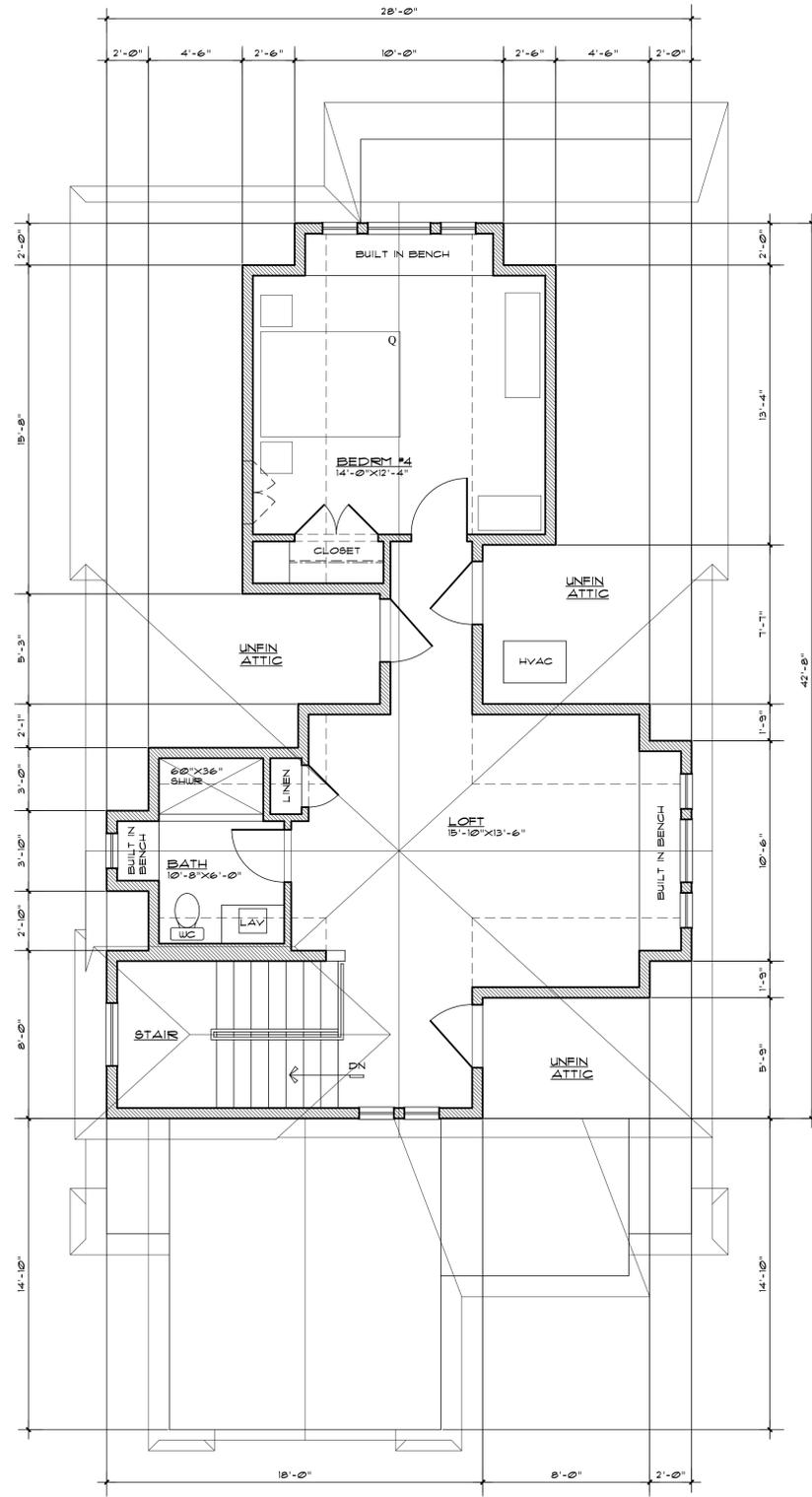
M. B. HEARN
M. B. HEARN, AIA
REGISTERED ARCHITECT
C. S. 15098

M. B. HEARN ARCHITECTURE, LLC
1007B MAIN STREET - BELMAR, NJ - 07719
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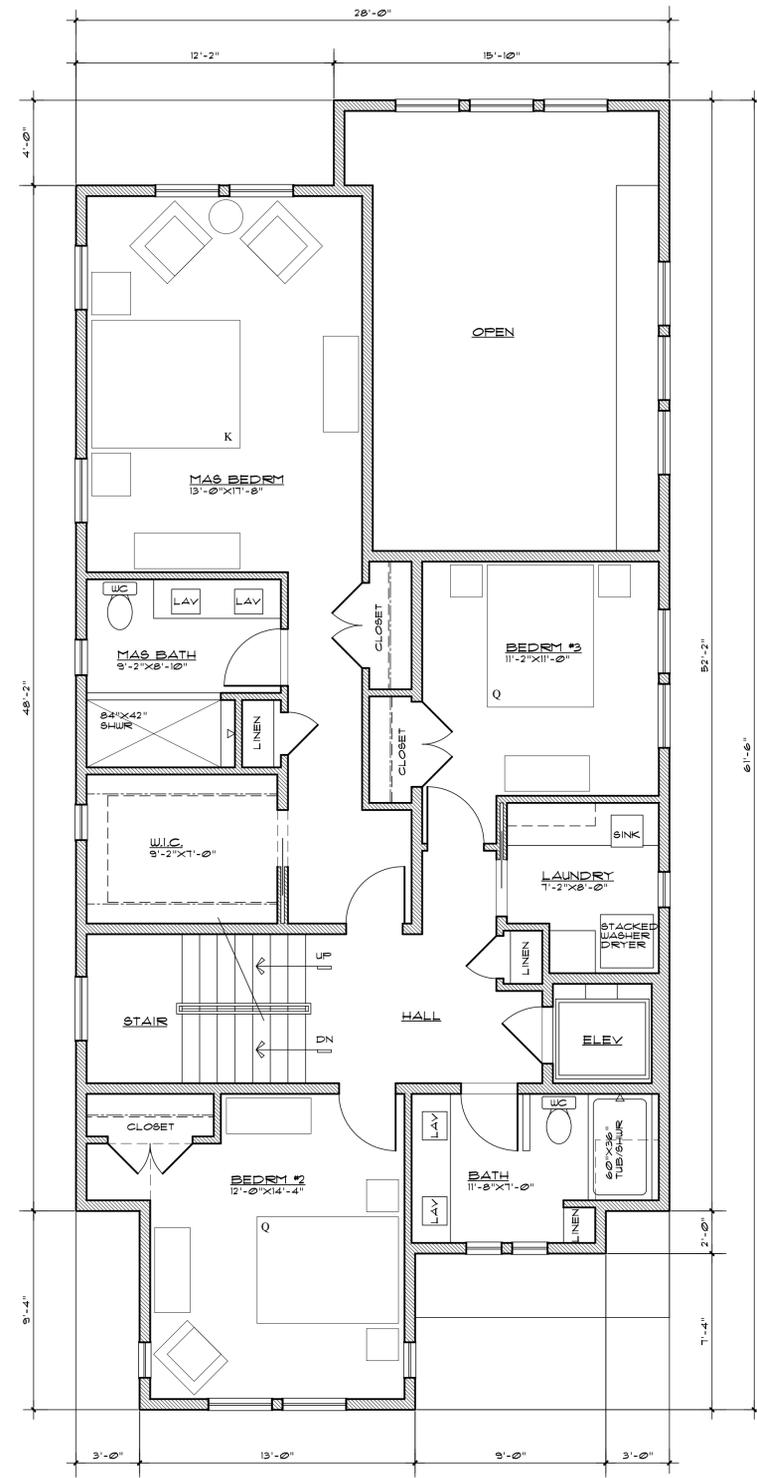
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HALF STORY PLAN

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



SECOND FLOOR PLAN

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

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 REGISTERED ARCHITECT
 C. 15098

SECOND FLOOR PLAN
 HALF STORY PLAN

MAITA RESIDENCE
 204 NEWARK AVENUE
 BRADLEY BEACH, NJ

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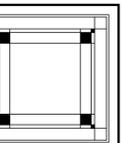
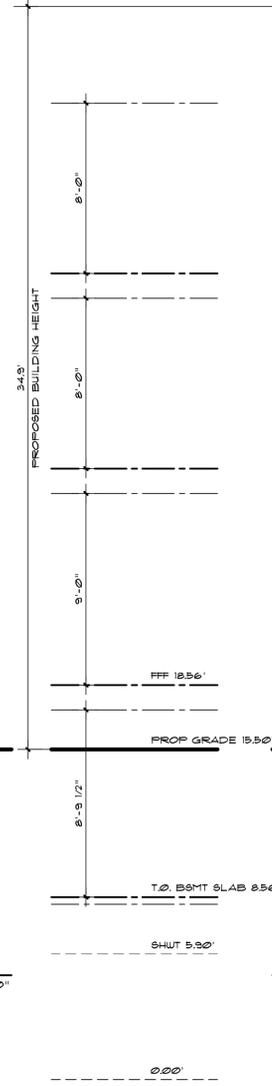
EAST (SIDE) ELEVATION

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



SOUTH (FRONT) ELEVATION

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



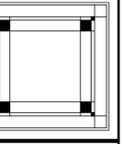
MAITA RESIDENCE
204 NEWARK AVENUE
BRADLEY BEACH, NJ

ELEVATIONS

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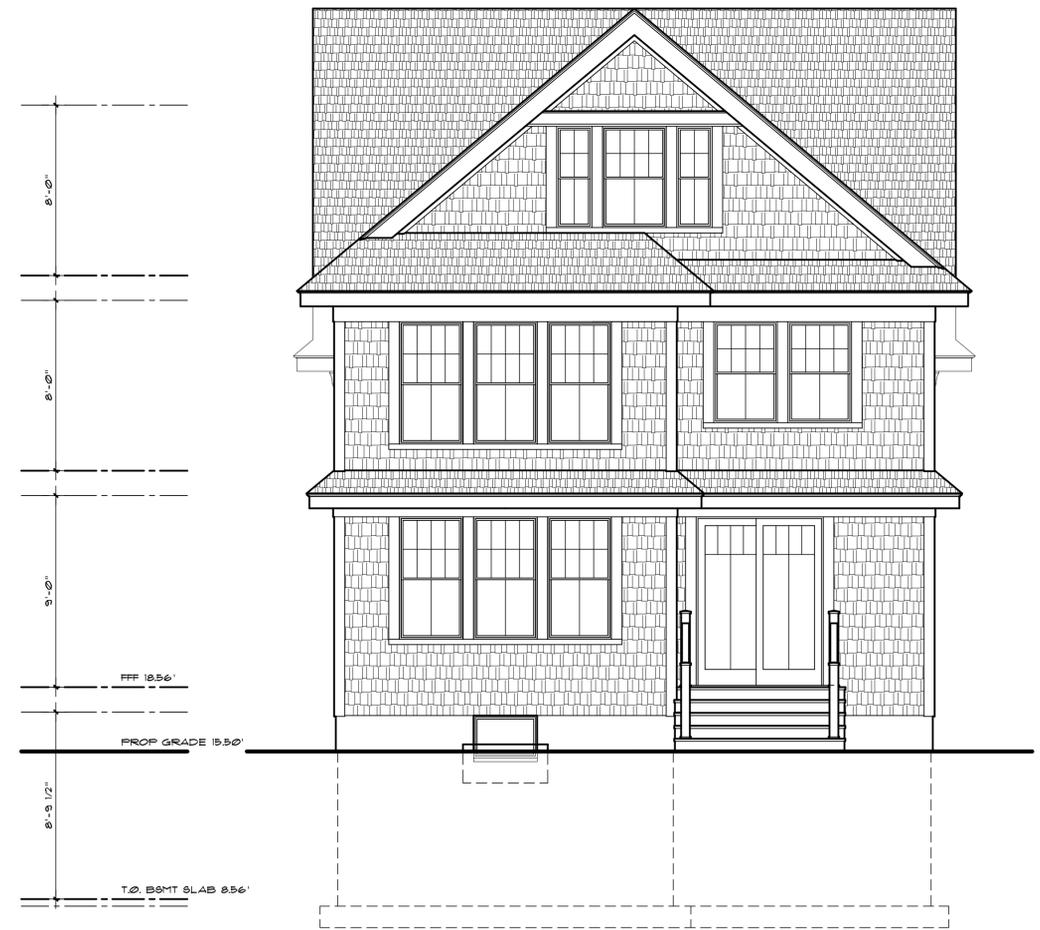
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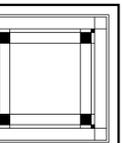
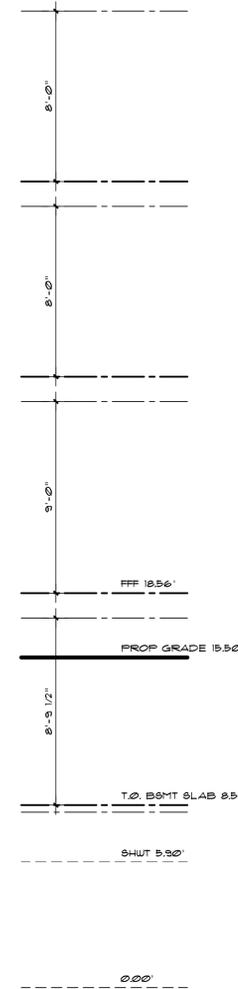
WEST (SIDE) ELEVATION

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



NORTH (REAR) ELEVATION

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



MAITA RESIDENCE
204 NEWARK AVENUE
BRADLEY BEACH, NJ

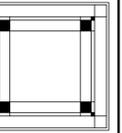
ELEVATIONS

M. B. Hearn
M. B. HEARN, AIA
REGISTERED ARCHITECT
C. - 10098

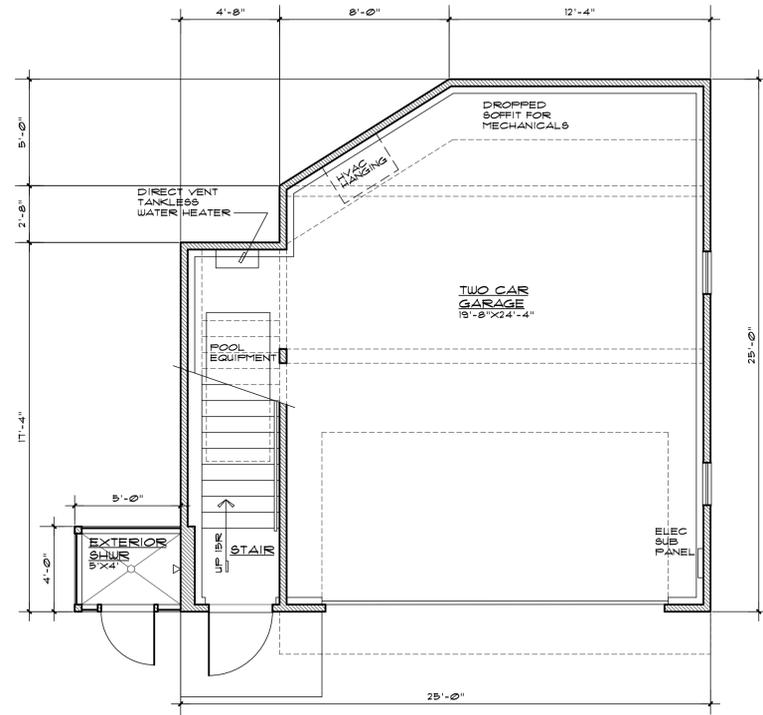
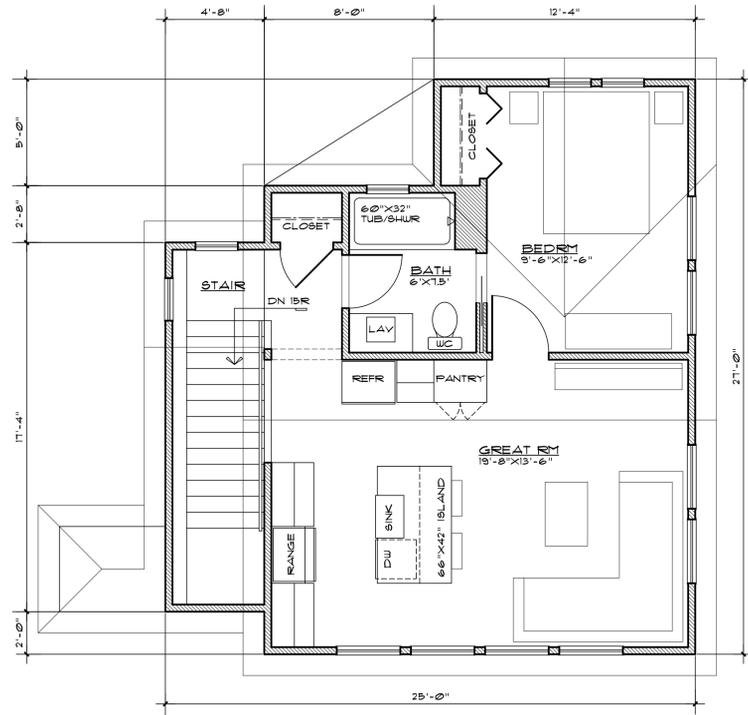
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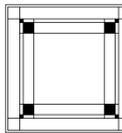
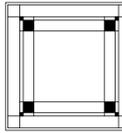
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GARAGE APARTMENT FLOOR PLANS GARAGE APARTMENT ELEVATIONS	MAITA RESIDENCE 204 NEWARK AVENUE BRADLEY BEACH, NJ
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 <small>M. B. HEARN, AIA REGISTERED ARCHITECT C. 15029</small>	
M. B. HEARN ARCHITECTURE, LLC <small>1007B MAIN STREET - BELMAR, NJ - 07719 (732) 556-9055 FAX: (732) 556-5012</small>	
	
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