

ZONING REGULATIONS

R-1 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT) - CORNER LOT			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA (INTERIOR)	5,000 SF	9,360 SF	NO CHANGE
MIN. LOT WIDTH (CENTRAL AVE.)	50 FT	85 FT	NO CHANGE
MIN. LOT DEPTH	100 FT	100.12 FT	NO CHANGE
MIN. FRONT YARD SETBACK (CENTRAL) (NORTH-SOUTH)	15 FT	42.11 FT	20.1 FT
FRONT PORCH	15 FT	34.85 FT	NO CHANGE
MIN. FRONT YARD SETBACK (3RD) (EAST-WEST)	25 FT	29.61 FT	NO CHANGE
FRONT PORCH	25 FT	19.82 FT	NO CHANGE
MIN. REAR YARD SETBACK (OPPOSITE CENTRAL)	25 FT	18.32 FT	NO CHANGE
MIN. SIDE YARD SETBACK / COMBINED	5 FT / 10 FT	8.78 FT / N/A	5.1 FT / N/A
MAX. BUILDING COVERAGE	35% / 3,276 SF	25.2% / 2,362 SF	32.5% / 3,044 SF
MAX. IMPERVIOUS COVERAGE	60% / 5,616 SF	46.3% / 4,332 SF	52.7% / 4,932 SF
MAX. NUMBER OF STORIES	2 $\frac{1}{2}$	2 $\frac{1}{2}$	NO CHANGE
MAX. BLDG. HT.	35 FT	±38'	NO CHANGE
OFF-STREET PARKING	3 SPACES (6 BED)	3 SPACES	3 SPACES
MAX. GARAGE AREA	800 SF	-	407 SF

ZONING NOTES:

- § 40-7.4 Corner Lots. [Ord. No. 1992-32 § 7.4.]
- a. On all corner lots, the depth of all yards abutting on streets, shall not be less than the minimum front yard depth required.
- b. Lot lines of corner lots, that are coexistent with side lines of abutting lots, shall be considered side lines.
- c. Lot lines of corner lots, that are coexistent with rear lines of adjoining lots, shall be considered rear lines.
- d. Lot lines of corner lots that are coexistent with lot lines of adjoining corner lots, shall be considered side lines.
- e. Subsections b, c, and d, notwithstanding, each corner lot must maintain a rear yard setback for at least one yard area other than a front yard.
- f. Each street frontage of a corner lot shall conform to the minimum required frontage for a corner lot in the applicable zone district as specified in the schedule of yard, area, and building requirements.

ZONING CALCULATIONS

BUILDING COVERAGE		
	EXISTING	PROPOSED
BUILDING FOOTPRINT	1,673 SF	2,274 SF
FRONT PORCH	689 SF	770 SF
TOTAL	2,362 SF	3,044 SF

LOT COVERAGE		
	EXISTING	PROPOSED
BUILDING FOOTPRINT	1,673 SF	2,274 SF
FRONT PORCH	689 SF	770 SF
DRIVEWAYS	773 SF	415 SF
WALKWAYS	655 SF	592 SF
PORCH STEPS	87 SF	141 SF
PATIOS	433 SF	681 SF
BLOCK WALL	22 SF	22 SF
A/C + GEN EQPM	- SF	37 SF
TOTAL	4,332 SF	4,932 SF

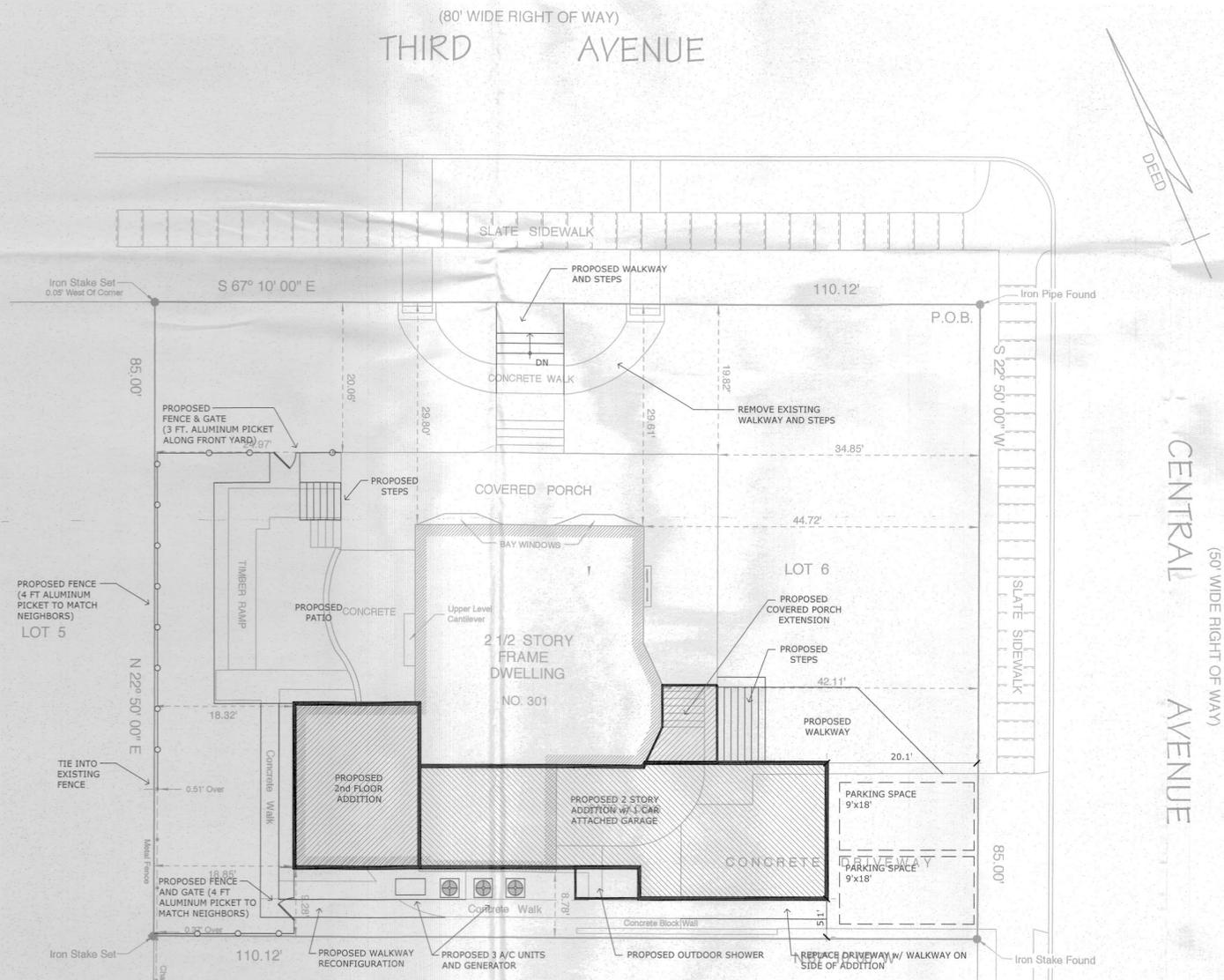
FLOOR AREA		
	EXISTING	PROPOSED
1st FLOOR	1,429 SF	1,637 SF
2nd FLOOR	1,165 SF	2,075 SF
ATTIC	628 SF	628 SF
TOTAL	3,222 SF	4,340 SF
GARAGE	- SF	407 SF



4 KEY MAP
1" = 200'

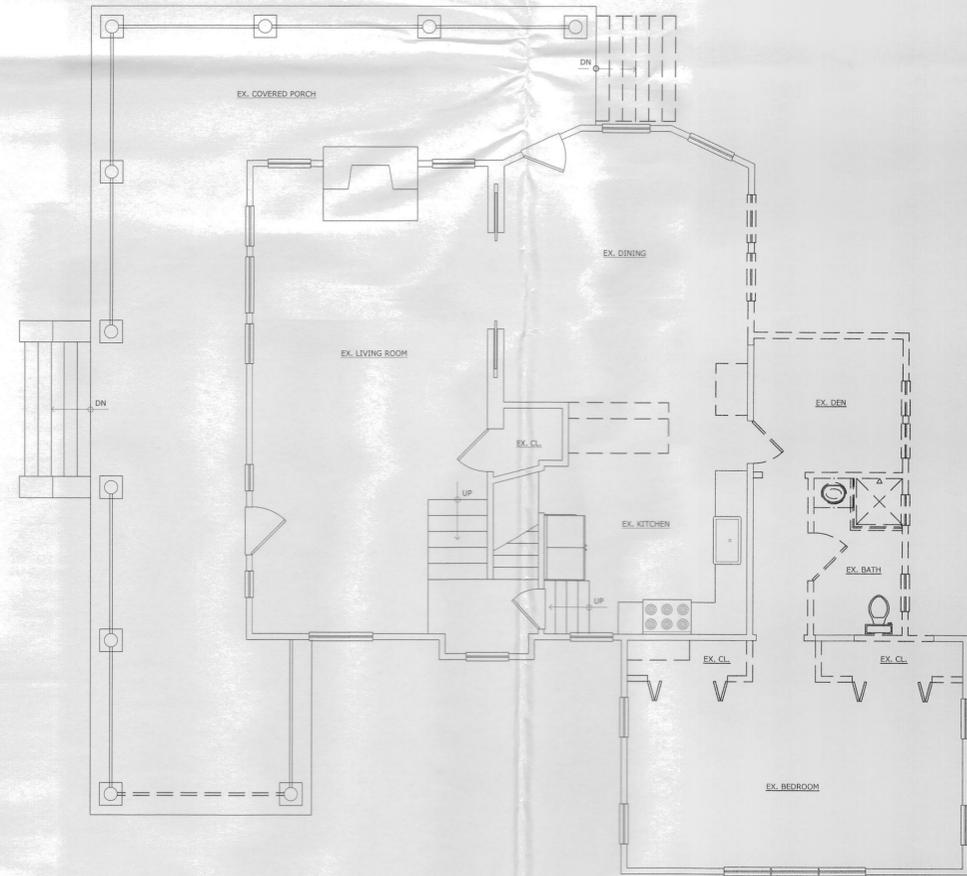


3 EXISTING / DEMOLITION - 2nd FLOOR PLAN
3/16" = 1'-0"



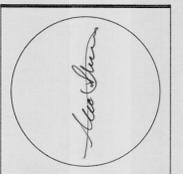
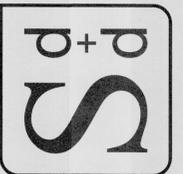
1 SITE PLAN
1" = 10'

INFORMATION ON THIS SITE PLAN IS TAKEN FROM SURVEY PREPARED BY:
 PREPARED BY: MICHAEL J. WILLIAMS, P.L.S. / NUIS LIC NO. 25800
 PREPARED FOR: KALENA GROUP, LLC.
 DATED: 12 / 12 / 2019



2 EXISTING / DEMOLITION - 2nd FLOOR PLAN
3/16" = 1'-0"

SHISSIAS
DESIGN + DEVELOPMENT
 Alec P. Shissias, RA, RLA
 NJ Architect #210102500
 NJ Landscape Architect #2103011900
 856.446.0865
 www.shissias.com
 ashissias@gmail.com
 27 1st St. Rumson, NJ 07070



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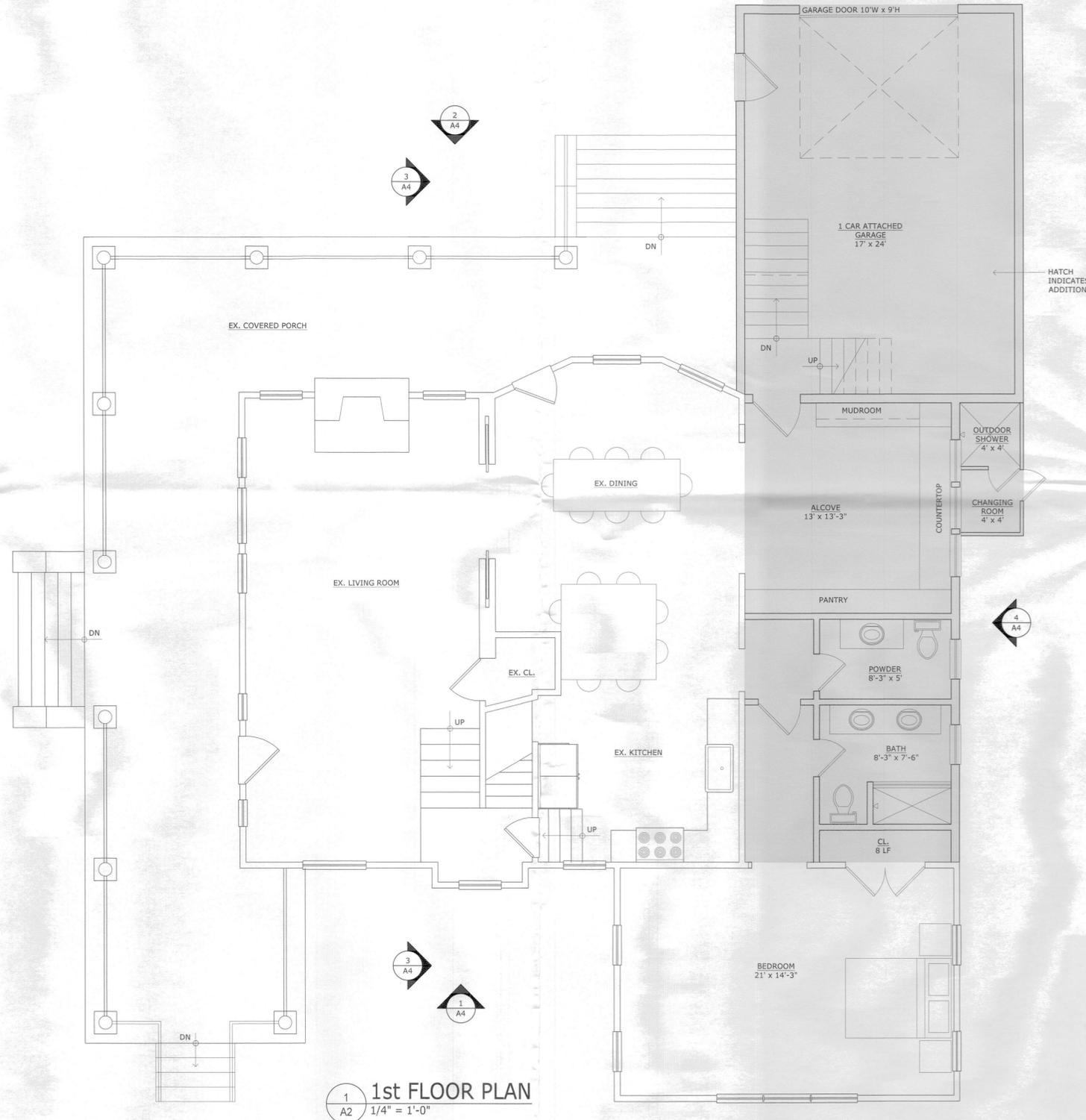
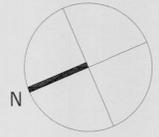
ISSUE	REVISIONS

Crooker Residence
 Single Family Additions & Renovations
 301 Third Ave., Bradley Beach, NJ 07720 (Monmouth County)
 Tax Map Sheet 13 / Block 68 / Lot 6

Proj. No: 2023.37
 Issued For: Land Use Board
 Application Type: Bulk Variance
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ZONING /
 SITE PLAN /
 EXISTING

A1



1
A2 1st FLOOR PLAN
1/4" = 1'-0"



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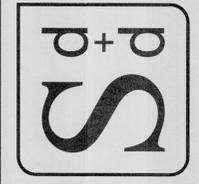
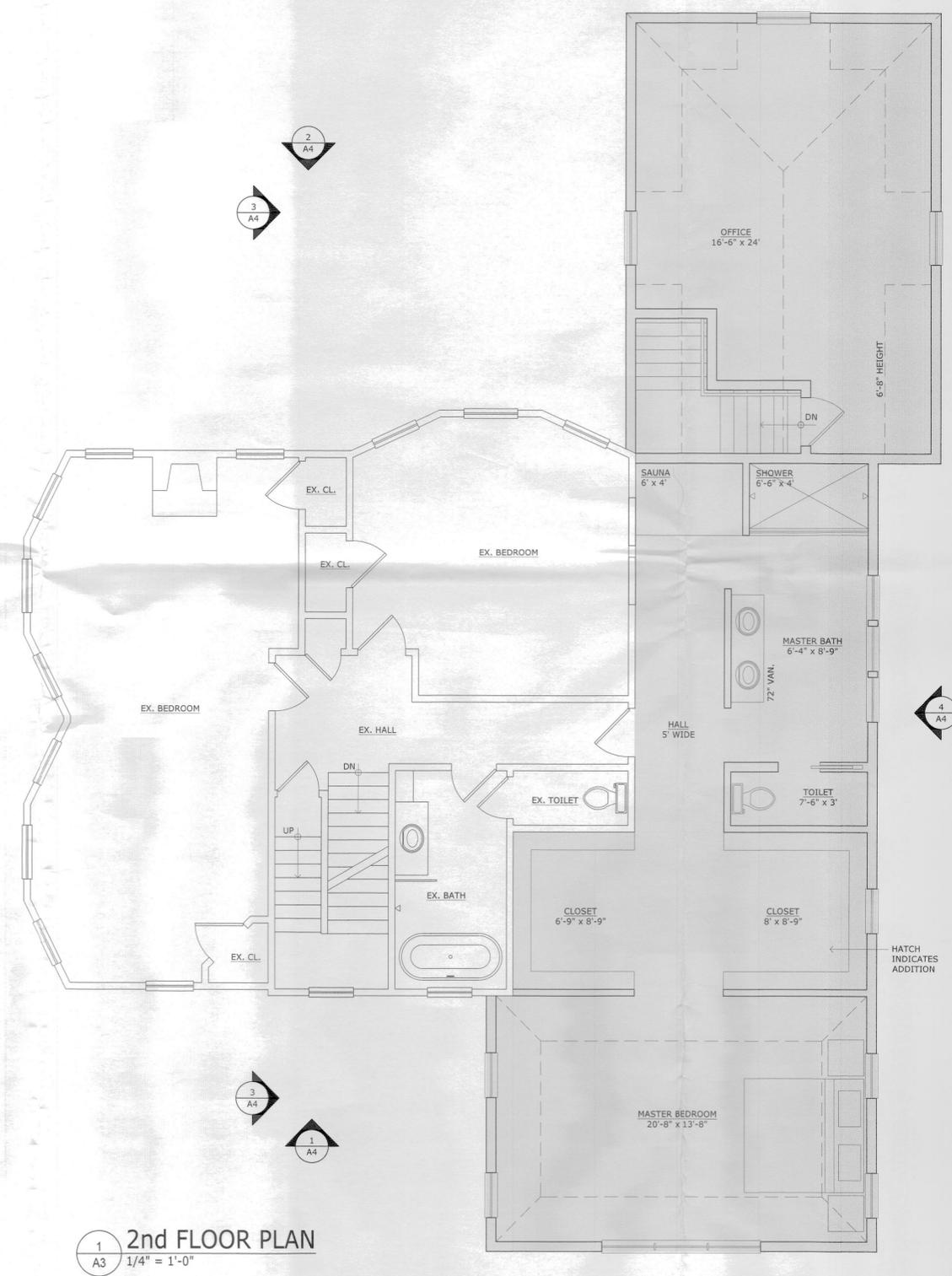
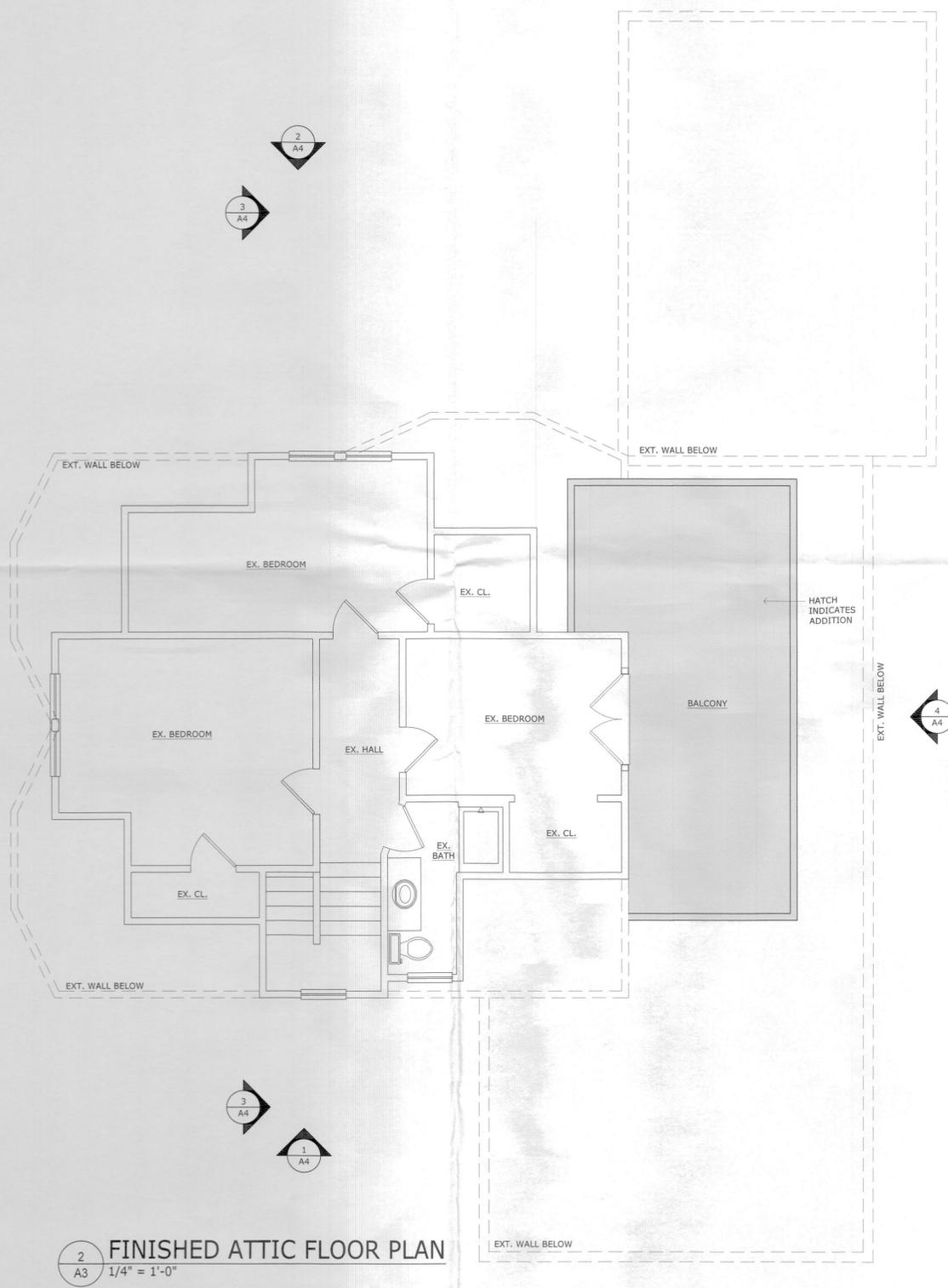
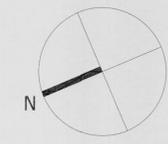
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PROPOSED
PLANS

A2



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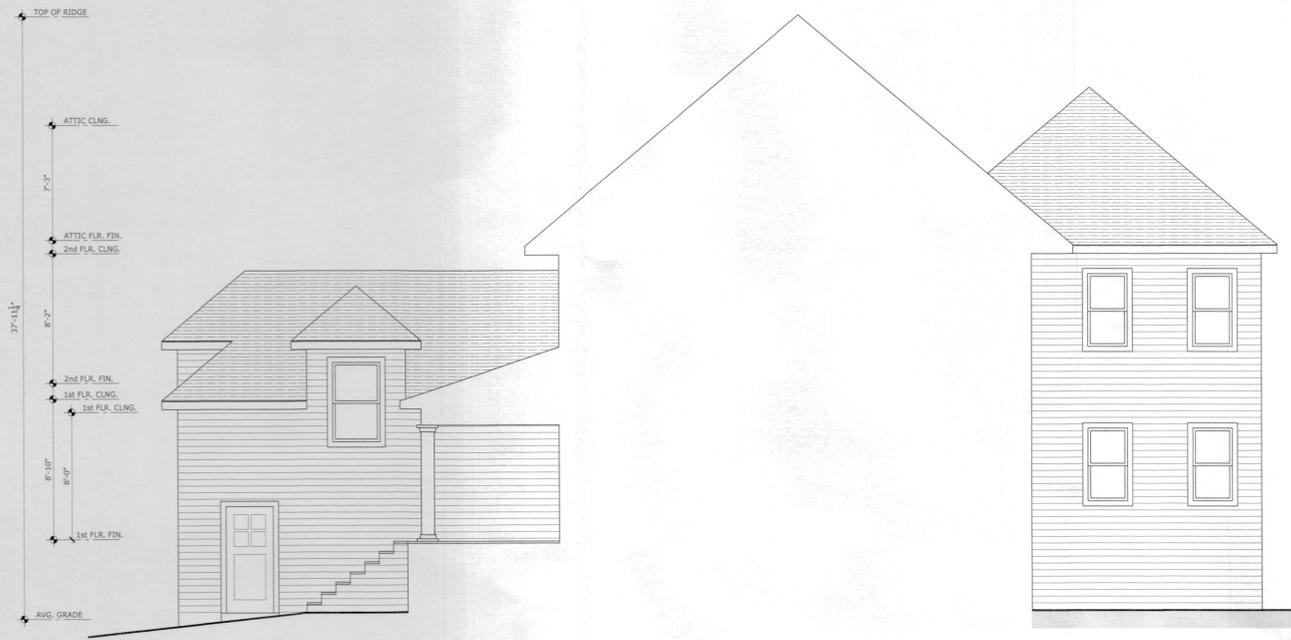
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PROPOSED PLANS

A3



3 NORTH ELEVATION
A4 3/16" = 1'-0"



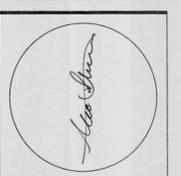
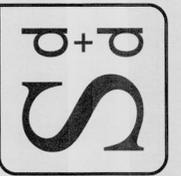
4 SOUTH ELEVATION
A4 3/16" = 1'-0"



1 REAR ELEVATION
A4 3/16" = 1'-0"



2 FRONT ELEVATION (CENTRAL)
A4 3/16" = 1'-0"



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EXTERIOR ELEVATIONS

A4