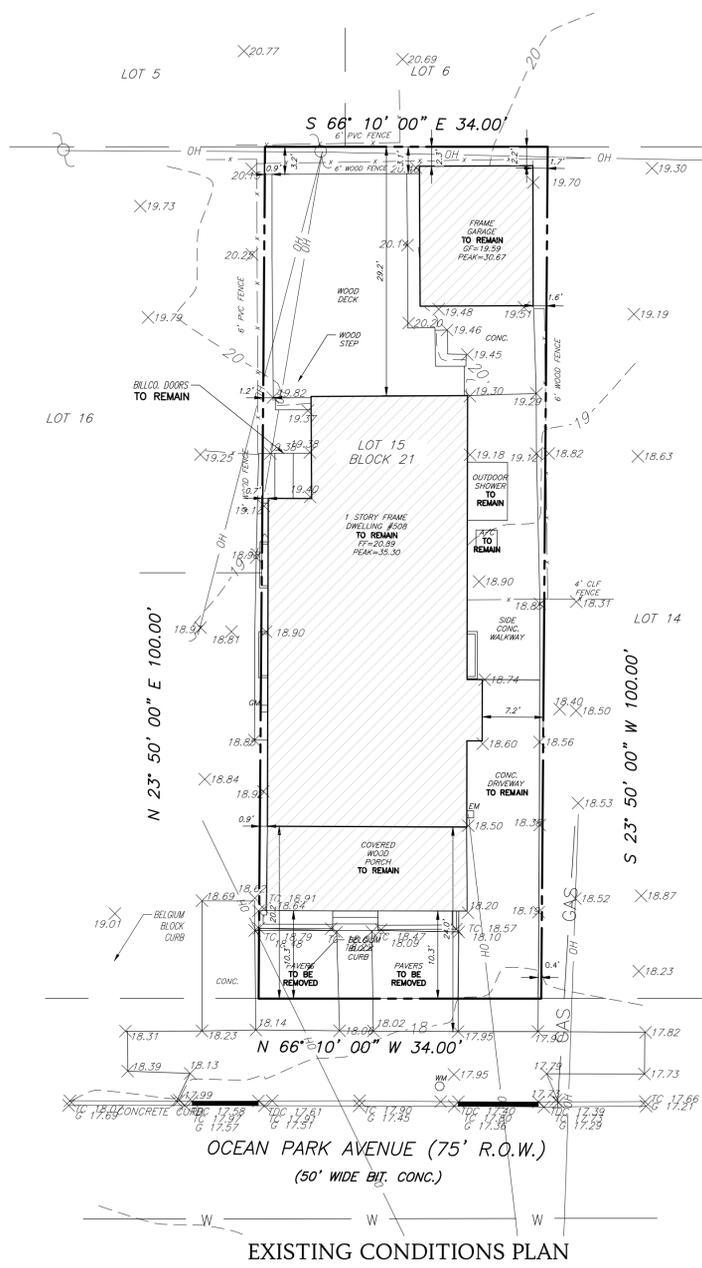
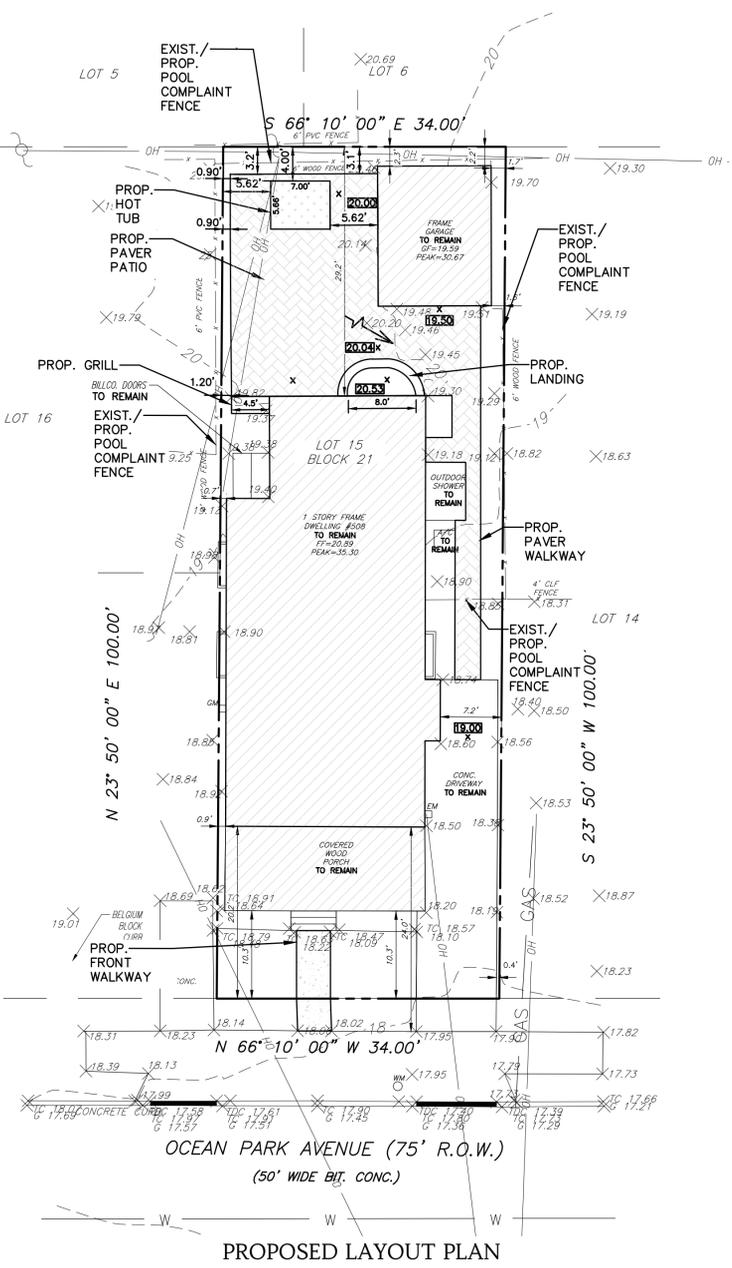
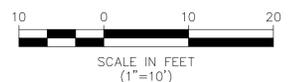


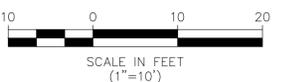
PROJECT LOCATION



EXISTING CONDITIONS PLAN



PROPOSED LAYOUT PLAN



GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 21 LOT 15 AS SHOWN ON TAX MAP OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-1 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.078± ACRES (3,400 S.F.)

OWNER/APPLICANT: SUSAN LEVY
635 SALTER PLACE
WESTFIELD, NJ 07090

APPLICANT PROPOSES TO INSTALL A HOT TUB & REVISED SITE LAYOUT.

DESCRIPTION	ZONE R-1		
	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	5,000 S.F.	* 3,400 S.F.	* 3,400 S.F.
MIN. LOT WIDTH	50 FT.	* 34.00 FT.	* 34.00 FT.
MIN. LOT DEPTH	100 FT.	100.00 FT.	100.00 FT.
FRONT YARD SETBACK (DWELLING)	25 FT.	* 20.2 FT.	* 20.2 FT.
FRONT YARD SETBACK (PORCH)	17 FT.	* 10.3 FT.	* 10.3 FT.
SIDE YARD SETBACK	5 FT. / 10 FT.	* 0.7 FT. / 7.9 FT.	* 0.7 FT. / 7.9 FT.
REAR YARD SETBACK	25 FT.	29.2 FT.	29.2 FT.
ACCESSORY SIDE YARD SETBACK	5 FT.	* 1.6 FT.	* 1.6 FT.
ACCESSORY REAR YARD SETBACK	5 FT.	* 2.2 FT.	* 2.2 FT.
POOL/SPA SIDE YARD SETBACK	5 FT.	N/A	5.26 FT.
POOL/SPA REAR YARD SETBACK	5 FT.	N/A	*** 4.00 FT.
MAX. BUILDING COVERAGE	35 % (1,190 S.F.)	* 46.97 % (1,597 S.F.)	* 46.97 % (1,597 S.F.)
MAX. IMPERVIOUS COVERAGE	60 % (2,040 S.F.)	* 87.59 % (2,978 S.F.)	*** 79.62 % (2,707 S.F.)
MAX. BUILDING HEIGHT	30 FT.	< 30 FT.	< 30 FT.
MAX. ACCESSORY BUILDING HEIGHT	28 FT.	< 16 FT.	< 16 FT.
MIN. PARKING STALL	2 STALLS	* 1 STALL	* 1 STALL
MIN. DISTANCE FROM POOL/HOT TUB TO GARAGE	10 FT.	N/A	*** 5.26 FT.
MIN. DRIVEWAY SETBACK	3 FT.	* 0.4 FT.	* 0.4 FT.
MIN. DECK/PATIO SIDE YARD SETBACK	5 FT.	* 0.9 FT.	* 0.9 FT.

* - EXISTING NON-COMFORMITY
** - EXISTING NON-COMFORMITY LESSENER
*** - VARIANCE REQUIRED

PLAN NOTES

- EXISTING PUBLIC SEWER, WATER & GAS TO REMAIN
- ELEVATIONS BASED ON 1988 N.A.V.D.
- PROPERTY IS NOT LOCATED IN FLOOD ZONE.

EXIST. LOT COVERAGE	
EXIST. DWELLING	1,140 S.F.
EXIST. COVERED FRONT PORCH	237 S.F.
EXIST. DETACHED GARAGE	220 S.F.
EXIST. TOTAL LOT COVERAGE	1,597 S.F. 46.97%

EXIST. IMPERVIOUS COVERAGE	
EXIST. BUILDING COVERAGE	1,597 S.F.
EXIST. FRONT PAVERS & WALKWAY	201 S.F.
EXIST. DRIVEWAY	317 S.F.
EXIST. SIDE CONC. WALKWAY	231 S.F.
EXIST. A/C PAD	6 S.F.
EXIST. OUTDOOR SHOWER	33 S.F.
EXIST. REAR CONC. PATIO	107 S.F.
EXIST. BILCO DOORS	23 S.F.
EXIST. REAR DECK	463 S.F.
EXIST. TOTAL IMPERVIOUS COVERAGE	2,978 S.F. 87.59%

PROP. LOT COVERAGE	
EXIST. DWELLING	1,140 S.F.
EXIST. COVERED FRONT PORCH	237 S.F.
EXIST. DETACHED GARAGE	220 S.F.
PROP. TOTAL LOT COVERAGE	1,597 S.F. 46.97%

PROP. IMPERVIOUS COVERAGE	
EXIST. BUILDING COVERAGE	1,597 S.F.
EXIST. STEPS	13 S.F.
EXIST. A/C PAD	6 S.F.
PROP. FRONT WALKWAY	32 S.F.
EXIST. DRIVEWAY TO REMAIN	317 S.F.
PROP. LANDING, WALKWAY & REAR PATIO	646 S.F.
EXIST. OUTDOOR SHOWER	33 S.F.
EXIST. BILCO DOORS	23 S.F.
PROP. HOT TUB	40 S.F.
PROP. TOTAL IMPERVIOUS COVERAGE	2,707 S.F. 79.62%

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY INSITE SURVEYING DATED 3/26/2024.

SITE INFORMATION TAKEN FROM LANDSCAPE PLANS PREPARED BY ENVIRONMENTAL DESIGN ASSOC. DATED 8/25/2023, REV., 12/18/2023.

REV. NO.	DATE	DESCRIPTION
VARIANCE PLAN		
508 OCEAN PARK AVENUE		
BLOCK 21 - LOT 15		
FOR SUSAN LEVY		
BOROUGH OF BRADLEY BEACH		
MONMOUTH COUNTY, NEW JERSEY		
		2517 Route 35, Bldg E, Ste 203 Manasquan, NJ 08738 P: (732) 722-8555 F: (732) 722-8557 kbaengineers.com Plans@KBAengineers.com Certificate of Authority No.: 24GA28220500
		DRN: CEK CHK: JJK PROJECT NO.: 2024-076 SCALE: AS SHOWN DATE: 9/27/2024 SHEET: 1 OF 1
JOSEPH J. KOCIUBA, P.E., P.P. P.E. License No.: GE45850		