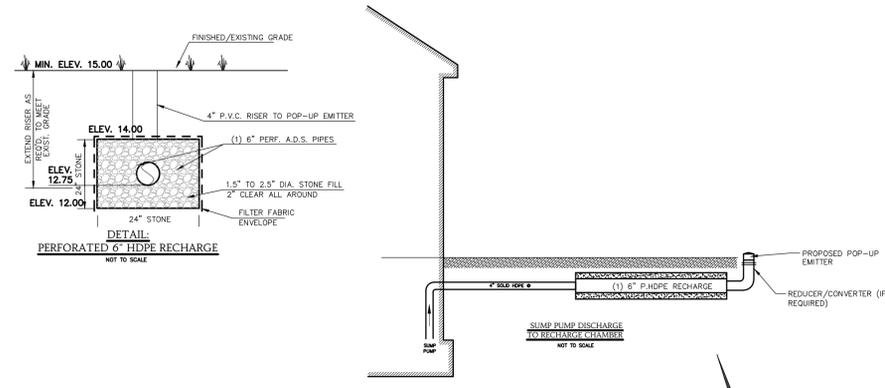


PROJECT LOCATION

AREA MAP
SCALE 1" = 200'±



GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 10 LOT 16 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-T RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.028± ACRES (1,260.6 S.F.)
 OWNER/APPLICANT: MICHAEL J. LATERZA
 31 MEADOW LANE
 NANUET, NY 10954

APPLICANT PROPOSES TO CONSTRUCT A 2 STORY DWELLING.

DESCRIPTION	ZONE R-T		PROPOSED
	REQUIRED/PERMITTED	EXISTING	
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	5,000 S.F.	* 1,260.6 S.F.	* 1,260.6 S.F.
MIN. LOT WIDTH	50 FT.	* 19.83 FT.	* 19.83 FT.
MIN. LOT DEPTH	100 FT.	* 63.57 FT.	* 63.57 FT.
FRONT YARD SETBACK (DWELLING)	15 FT.	* 12.7 FT.	* 17.00 FT.
FRONT YARD SETBACK (PORCH)	7 FT.	* 6.95 FT.	9.50 FT.
SIDE YARD SETBACK	5 FT. / 10 FT.	* 2.1 FT. / *5.76 FT.	** 3.00 FT. / **6.00 FT.
REAR YARD SETBACK	10 FT.	* 5.97 FT.	** 6.00
ACCESSORY SIDE YARD SETBACK	5 FT.	N/A	N/A
ACCESSORY REAR YARD SETBACK	5 FT.	N/A	N/A
MAX. BUILDING COVERAGE	35 % (441.21 S.F.)	* 56.01 % (706 S.F.)	** 52.83 % (666 S.F.)
MAX. IMPERVIOUS COVERAGE	60 % (756.36 S.F.)	* 74.65 % (941 S.F.)	** 72.11 % (909 S.F.)
MAX. BUILDING HEIGHT	30 FT.	< 30 FT.	27.00 FT.
MAX. ACCESSORY BUILDING HEIGHT	28 FT.	N/A	N/A
MIN. PARKING STALL	1 STALL	* 0 STALLS	1 STALL
MIN. DISTANCE FROM POOL/HOT TUB TO GARAGE	10 FT.	N/A	N/A
MIN. DRIVEWAY SETBACK	3 FT.	* N/A	3.71 FT.

* - EXISTING NON-COMFORMITY
 ** - 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	606 S.F.
EXIST. COVERED FRONT PORCH	81 S.F.
EXIST. COVERED REAR PORCH	19 S.F.
EXIST. TOTAL LOT COVERAGE	706 S.F. 56.01%

EXIST. IMPERVIOUS COVERAGE	
EXIST. BUILDING COVERAGE	706 S.F.
EXIST. WALKWAYS & STEPS	230 S.F.
EXIST. REAR CONC. PATIO	5 S.F.
EXIST. TOTAL IMPERVIOUS COVERAGE	941 S.F. 74.65%

PROP. LOT COVERAGE	
PROP. DWELLING	562 S.F.
PROP. COVERED FRONT PORCH	104 S.F.
PROP. TOTAL LOT COVERAGE	666 S.F. 52.83%

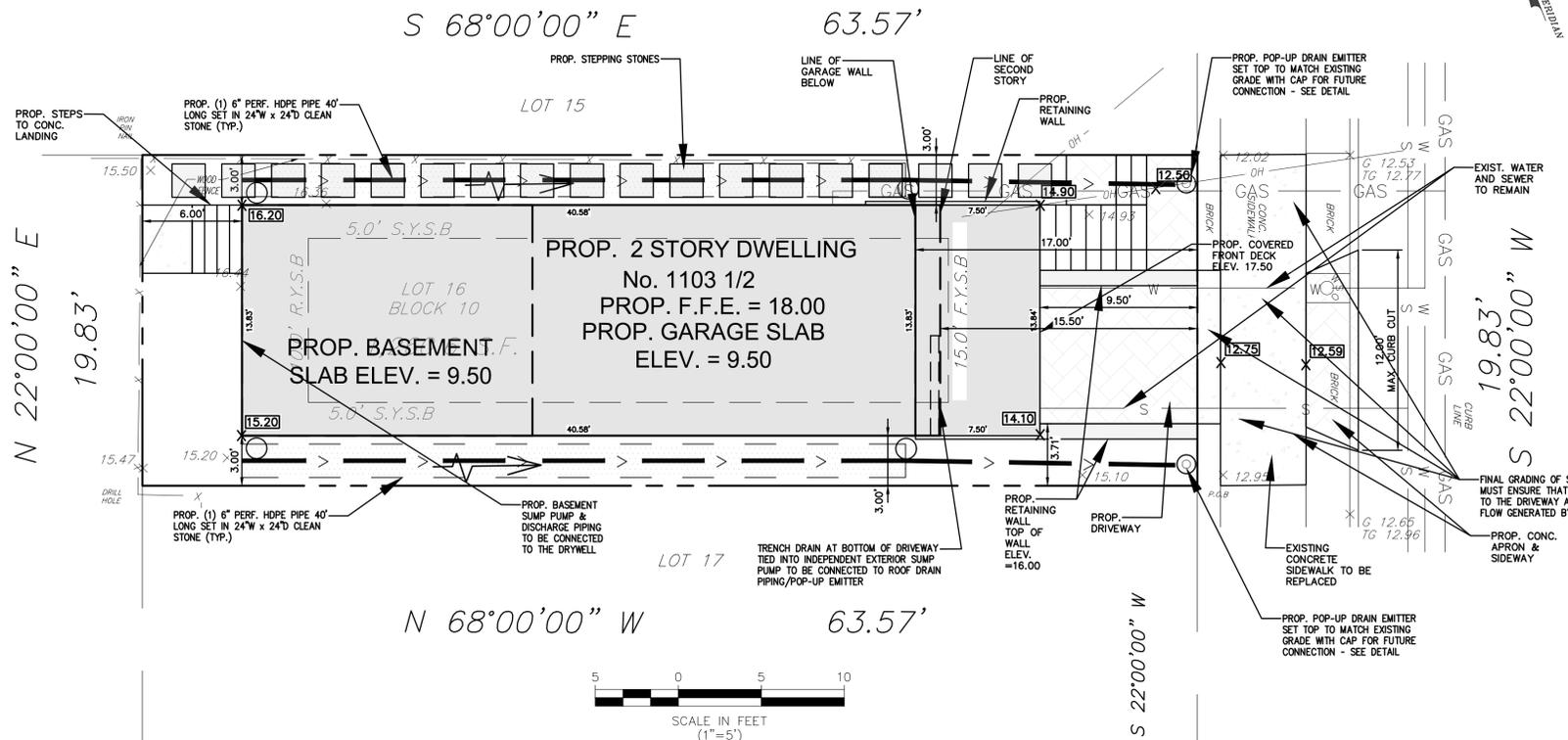
PROP. IMPERVIOUS COVERAGE	
PROP. BUILDING COVERAGE	666 S.F.
PROP. DRIVEWAY	109 S.F.
PROP. FRONT STEPS	40 S.F.
PROP. REAR STEPS AND CONC. PAD	22 S.F.
PROP. STEPPING STONES	72 S.F.
PROP. TOTAL IMPERVIOUS COVERAGE	909 S.F. 72.11%

Tulmark, LLC
 Geotechnical & Environmental Services
 1733 293 5030

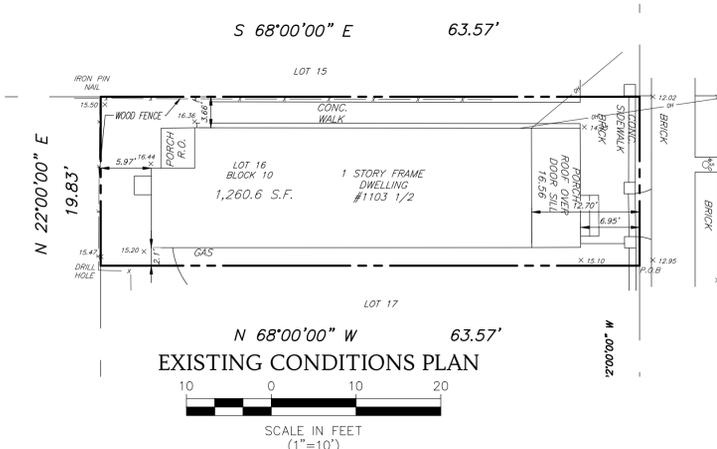
Moss Architecture, LLC
 1103 & 1103 1/2 Beach Ave.
 Bradley Beach, NJ
 May 14, 2024

Soil Boring Log Table:
 B-1 100 inches 97 inches 93 inches 100 inches 8/14/2024

Professional Geologist
 John C. Tully



BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY PAUL K. LYNCH DATED 2/17/2022.
 SITE INFORMATION TAKEN FROM ARCHITECTURAL PREPARED BY MOSS ARCHITECTURE LLC. DATED 7/5/2022, LAST REV. 1/27/2025.



1.	2/4/2025	REVISED PER UPDATED ARCHITECTURAL PLANS
REV. NO.	DATE	DESCRIPTION

VARIANCE PLAN

**1103 1/2 BEACH AVENUE
 BLOCK 10 - LOT 16
 FOR MICHAEL J. LATERZA**

BOROUGH OF BRADLEY BEACH
 MONMOUTH COUNTY, NEW JERSEY

KBA ENGINEERING SERVICES LLC
 Engineering | Planning

2517 Route 35, Bldg E, Ste 203
 Manasquan, NJ 08736
 P: (732) 722-8555 | F: (732) 722-8557
 kbaengineers.com
 Plans@kbaengineers.com
 Certificate of Authority No.: 24GA28220500

DRN	CHK
CEA	JJK
PROJECT NO. 2024-203	
SCALE AS SHOWN	
DATE 7/17/2024	
SHEET 1 OF 1	

JOSEPH J. KOCIUBA, P.E., P.P.
 P.E. License No.: GE45850