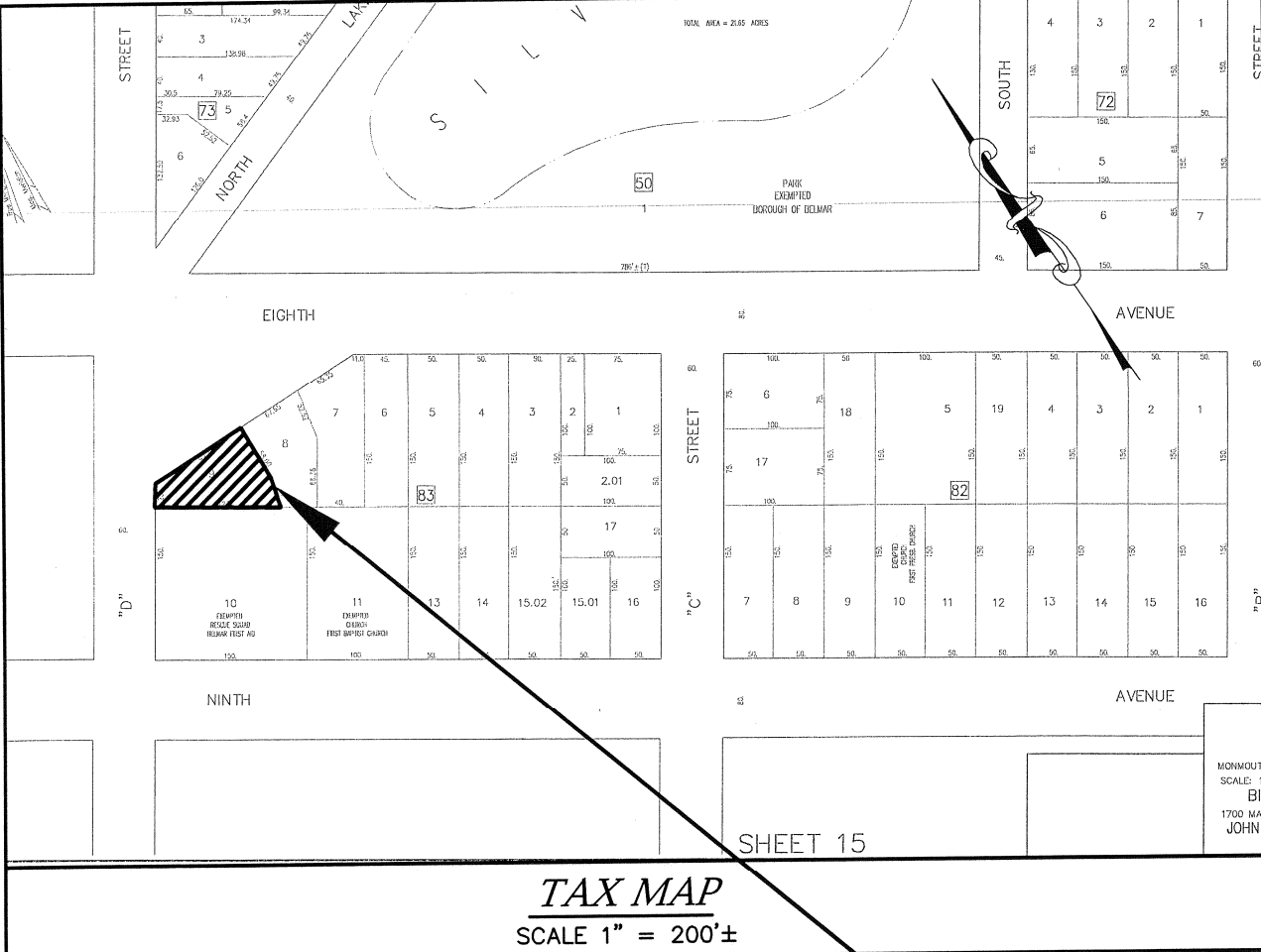
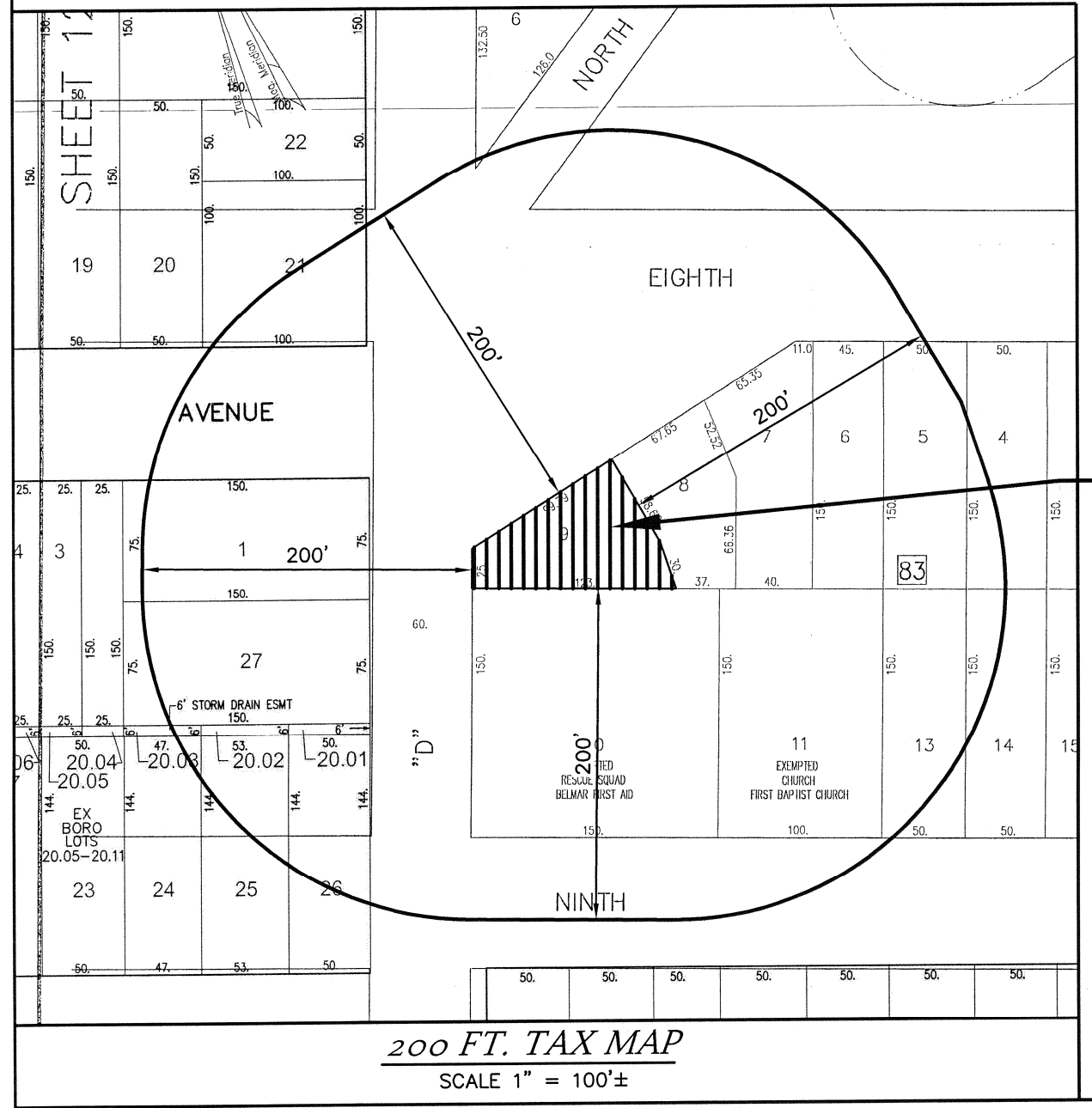
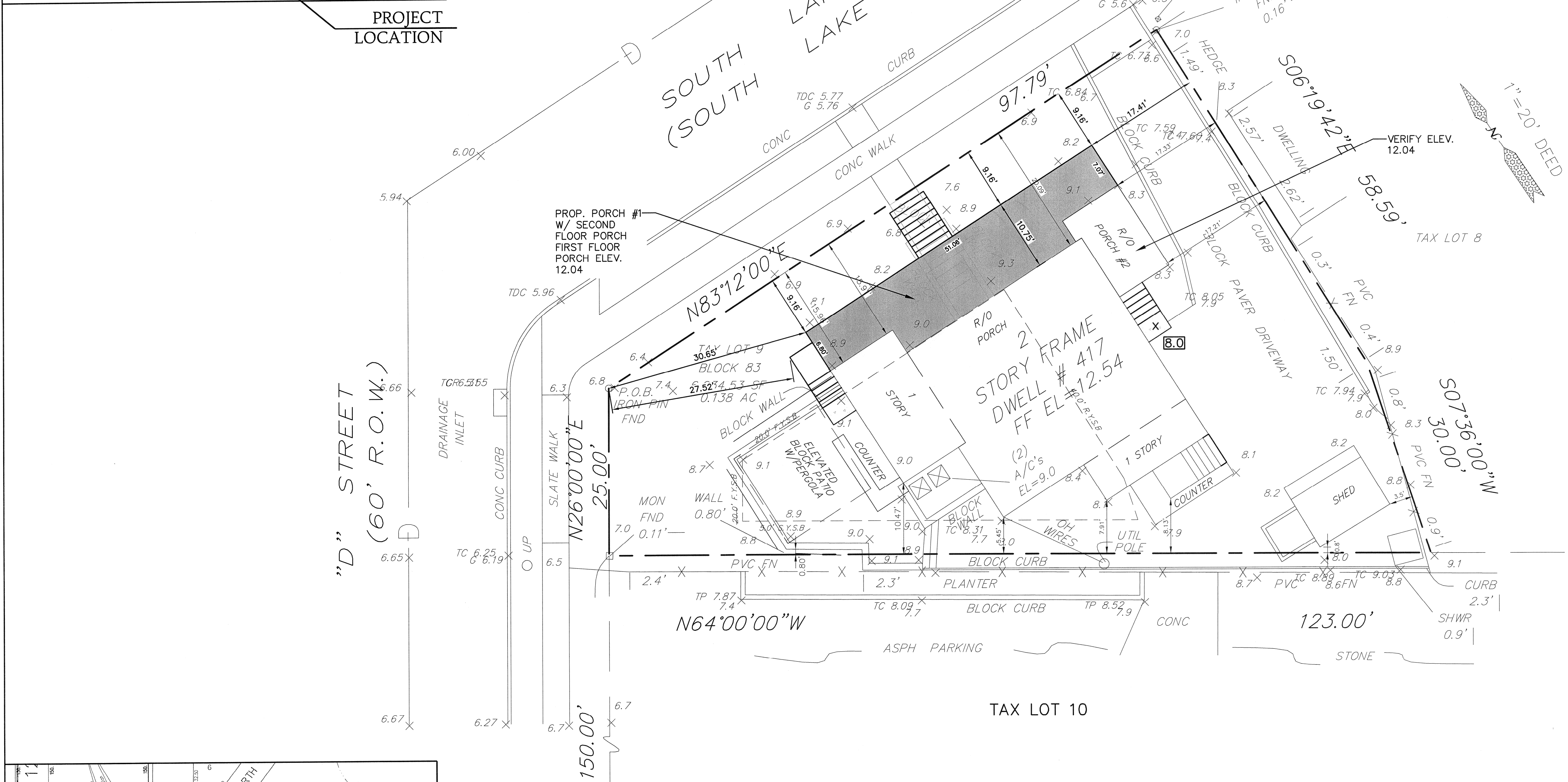




PROJECT LOCATION



PROJECT LOCATION

GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 83 LOT 9 AS SHOWN ON TAX MAP OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF BELMAR, MONMOUTH COUNTY, NEW JERSEY.
PROPERTY IS LOCATED IN THE R-75 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.138± ACRES (6,034.53 S.F.)

OWNER/APPLICANT: JOHN O'CONNOR
417 SOUTH LAKE DRIVE
BELMAR, NJ 07719
APPLICANT PROPOSES TO CONSTRUCT AN PORCH ADDITION.

ZONE R-75			
DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	9,000 S.F.	6,034.53 S.F.	6,034.53 S.F.
MIN. LOT FRONTAGE	60 FT.	37.89 FT. ¹	37.89 FT. ¹
FRONT YARD SETBACK (SOUTH LAKE AVE.)	20 FT.	*15.91 FT.	**9.16 FT.
FRONT YARD SETBACK (PORCH) (SOUTH LAKE AVE.)	12 FT. (10.85 FT. AVERAGE SETBACK)	15.91 FT.	10.85 FT. (AVERAGE SEBACK)
FRONT YARD SETBACK ('D' STREET)	20 FT.	33.32 FT.	33.32 FT.
FRONT YARD SETBACK (PORCH) ('D' STREET)	12 FT.	N/A	30.65 FT.
SIDE YARD SETBACK	5 FT.	5.45 FT.	5.45 FT.
REAR YARD SETBACK	40 FT.	*17.21 FT.	**17.21 FT.
MAX. BUILDING COVERAGE	30 % (1,810.35 S.F.)	24.91 % (1,503 S.F.)	**32.35 % (1,952 S.F.)
MAX. LOT COVERAGE	55 % (3,318.99 S.F.)	*56.54 % (3,412 S.F.)	**64.10 % (3,868 S.F.)
MAX. BLDG. HEIGHT	35 FT. (2.5 STY)	< 35 FT.	< 35 FT.
ACCESSORY SIDE YARD SETBACK	3 FT.	*0.8 FT. (SHED)	*0.8 FT. (SHED)
ACCESSORY REAR YARD SETBACK	3 FT.	3.5 FT. (SHED)	3.5 FT. (SHED)
MAX. ACCESSORY BLDG. HEIGHT	18 FT. (1 STY)	< 18 FT.(SHED)	< 18 FT.(SHED)
MAX. CURB CUT	12 FT.	10.0 FT.	10.0 FT.
F.A.R	65% (3,922.44 S.F.)	< 65.0 %	< 65.0 %
PARKING REQUIRED	2 SPACES	2 SPACES	2 SPACES

* - INDICATES EX. NON-CONFORMITY
** - INDICATES VARIANCE REQUIRED

1. THE MINIMUM DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT THE STREET LINE SHALL NOT BE LESS THAN 60% OF THE REQUIRED MINIMUM LOT FRONTAGE.

PLAN NOTES

- EXIST. PUBLIC SEWER AND WATER SERVICES TO BE REUTILIZE.
- ELEVATIONS BASED ON 1988 N.A.V.D.
- PROPERTY IS LOCATED IN ZONE 'AE' - ELEV. 10.0 PER FEMA PRELIMINARY FIRM MAPS. THE DWELLING AND GARAGE ARE OUTSIDE OF THE FLOOD AREA.
- NO ROOF LEADERS ARE DESIGNED TO DRAIN TOWARD ADJACENT PROPERTIES.

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY
PREPARED BY WILLIAM FIORE, INC. DATED 1/23/2020, REV. 11/04/2020.

EXIST. BUILDING COVERAGE		
EXIST. DWELLING	1,243	S.F.
EXIST. COVERED PORCH #1	21	S.F.
EXIST. COVERED PORCH #2	128	S.F.
EXIST. COVERED REAR PORCH	9	S.F.
EXIST. SHED	102	S.F.
EXIST. TOTAL BUILDING COVERAGE	1,503	S.F. 24.91%

EXIST. IMPERVIOUS COVERAGE		
EXIST. BUILDING COVERAGE	1,503	S.F.
EXIST. FRONT STEPS	95	S.F.
EXIST. FRONT WALKWAY	29	S.F.
EXIST. DRIVEWAY	1,192	S.F.
EXIST. ELEVATED BLOCK PATIO	410	S.F.
EXIST. SIDE YARD COUNTER	48	S.F.
EXIST. SIDE YARD PORCH AND STEPS	50	S.F.
EXIST. SHED CONC. AREAS	73	S.F.
EXIST. A/C PADS	12	S.F.
EXIST. TOTAL IMPERVIOUS COVERAGE	3,412	S.F. 56.54%

PROP. BUILDING COVERAGE		
EXIST. DWELLING	1,243	S.F.
PROP. COVERED PORCH #1	470	S.F.
EXIST. COVERED PORCH #2	128	S.F.
EXIST. COVERED REAR PORCH	9	S.F.
EXIST. SHED	102	S.F.
PROP. TOTAL BUILDING COVERAGE	1,952	S.F. 32.35%

PROP. IMPERVIOUS COVERAGE		
EXIST. BUILDING COVERAGE	1,952	S.F.
PROP. FRONT STEPS (SOUTH LAKE)	55	S.F.
EXIST. DRIVEWAY	1,192	S.F.
EXIST. ELEVATED BLOCK PATIO	410	S.F.
EXIST. SIDE YARD COUNTER	48	S.F.
EXIST. SIDE YARD PORCH AND STEPS	50	S.F.
EXIST. SHED CONC. AREAS	73	S.F.
EXIST. A/C PADS	12	S.F.
PROP. FRONT STEPS & CONC. PAD ('D' STREET)	48	S.F.
PROP. REAR STEPS & CONC. PAD	29	S.F.
PROP. TOTAL IMPERVIOUS COVERAGE	3,868	S.F. 64.10%

1. 3/16/2021 REVISED PER CLIENT TO ADD SECOND STORY PORCH	
REV. NO.	DATE DESCRIPTION
VARIANCE PLAN	
417 SOUTH LAKE DRIVE	
BLOCK 83 - LOT 9	
FOR JOHN O'CONNOR	
BOROUGH OF BELMAR	
MONMOUTH COUNTY, NEW JERSEY	
2517 Route 35, Bldg E, Ste 203 Manasquan, NJ 08736 P: (732) 722-8555 F: (732) 722-8557 KBAengineering.com Plans@KBAengineers.com Certificate of Authority No.: 24GA0202000	
DRN GEC	CHK JKK
PROJECT NO. 2020-114	
SCALE AS SHOWN	
DATE 10/11/2020	
SHEET 1 OF 1	



O'CONNOR RESIDENCE
417 SOUTH LAKE DRIVE / BELMAR NJ



O'CONNOR RESIDENCE
417 SOUTH LAKE DRIVE / BELMAR NJ