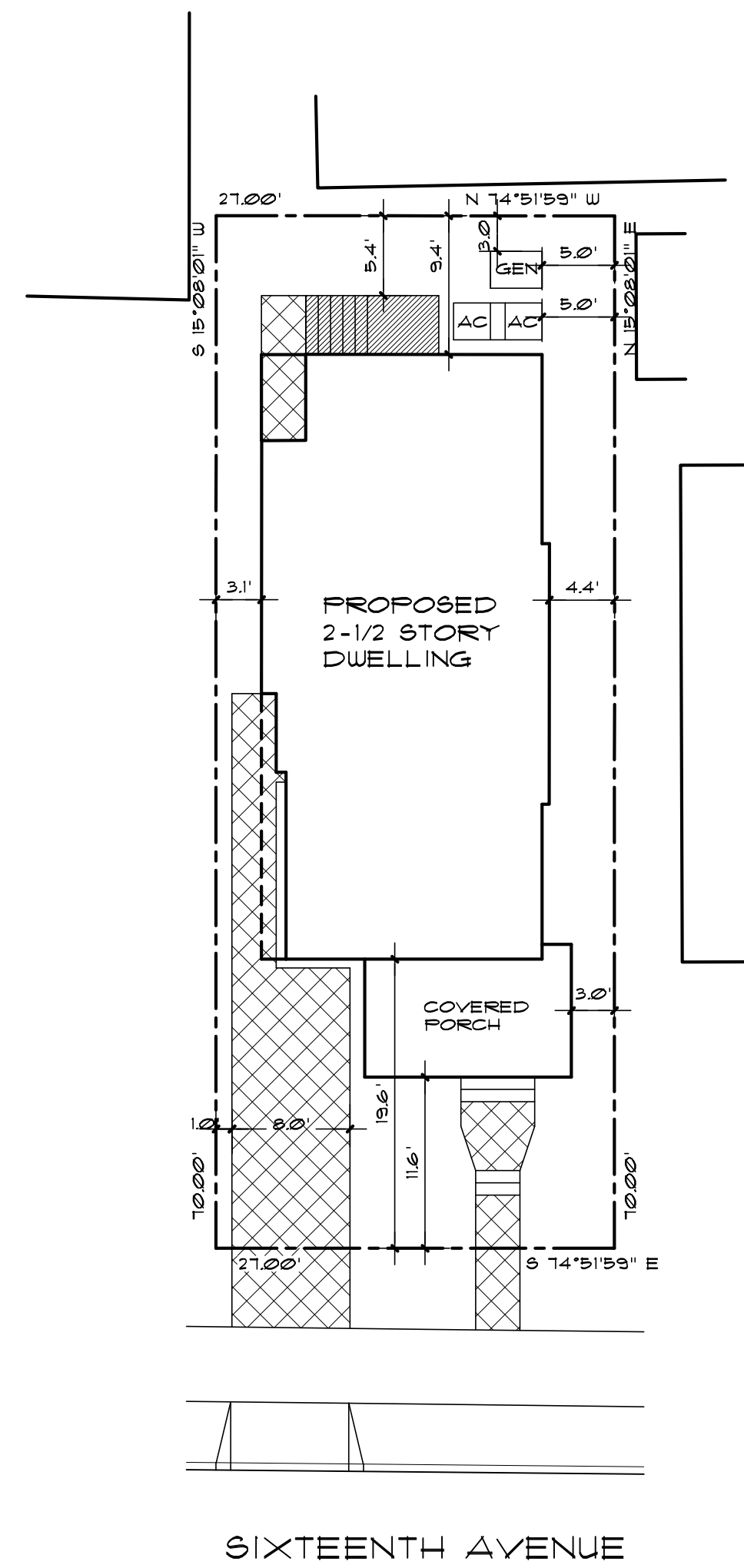
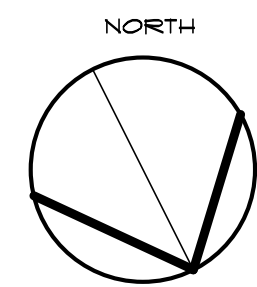


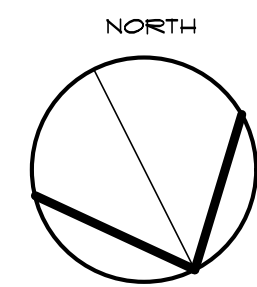
**EXISTING SITE PLAN**

ALL THE INFORMATION ON THIS SITE PLAN IS BASED ON THE SURVEY (DATED 08-17-20) PREPARED BY JUSTIN J. HEDGES - INSITE SURVEYING, LLC - 1055 ROUTE 34, SUITE 1A - WALL, NJ 07719 - 732-931-1100. SCALE: 1" = 10'-0"



**PROPOSED SITE PLAN**

ALL THE INFORMATION ON THIS SITE PLAN IS BASED ON THE SURVEY (DATED 08-17-20) PREPARED BY JUSTIN J. HEDGES - INSITE SURVEYING, LLC - 1055 ROUTE 34, SUITE 1A - WALL, NJ 07719 - 732-931-1100. SCALE: 1" = 10'-0"



**SITE DATA: R-40 ZONE**

| LOT DESCRIPTION:     |                                  | INTERIOR LOT, 21 FT WIDE X 10 FT DEEP = 1,890 SF |                             |                             |  |
|----------------------|----------------------------------|--|-----------------------------|-----------------------------|--|
| USE:                 | PRINCIPAL STRUCTURE:             | EXISTING SINGLE FAMILY RES.                      | PROPOSED SINGLE FAMILY RES. | REQUIRED SINGLE FAMILY RES. |  |
| LOT:                 | LOT AREA:                        | 1,890 SF   | 1,890 SF                    | 4,000 SF MIN                |  |
|                      | LOT FRONTAGE:                    | 21.0 FT  | 21.0 FT                     | 40 FT MIN                   |  |
|                      | BUILDING COVERAGE:               | 38.0%  | 47.6%                       | 30% MAX                     |  |
|                      | IMPERVIOUS COVERAGE:             | 54.8%  | 56.2%                       | 55% MAX                     |  |
|                      | FLOOR AREA RATIO:                | 48.2%  | 87.0%                       | 75% MAX                     |  |
|                      | ONSITE PARKING:                  | 0 SPACES   | 0 SPACES (1 ACTUAL)         | 3 SPACES MIN                |  |
| PRINCIPAL STRUCTURE: | FRONT YARD SETBACK, HOUSE:       | 19.7 FT  | 19.6 FT                     | 19.6 FT MIN (AVG)           |  |
|                      | FRONT YARD SETBACK, PORCH:       | 12.0 FT  | 11.6 FT                     | 11.6 FT MIN (AVG)           |  |
|                      | REAR YARD SETBACK:               | 20.5   | 9.4 FT                      | 25 FT MIN                   |  |
|                      | SIDE YARD SETBACK (EAST):        | 4.9 FT   | 3.1 FT                      | 5 FT MIN                    |  |
|                      | SIDE YARD SETBACK (WEST):        | 6.3 FT   | 4.4 FT                      | 5 FT MIN                    |  |
|                      | TOTAL SIDE YARD SETBACKS:        | 10.9 FT  | 7.5 FT                      | 10 FT MIN                   |  |
|                      | BUILDING HEIGHT:                 | 25.0 FT  | 34.4 FT                     | 35 FT MAX                   |  |
|                      | NO. OF STORIES:                  | 2 STORY  | 2-1/2 STORIES               | 2-1/2 STORIES MAX           |  |
| ACCESSORY STRUCTURE: | SIDE YARD SETBACK:               | 2.8 FT   | NA                          | 3.0 FT MIN                  |  |
|                      | REAR SETBACK:                    | 3.8 FT   | NA                          | 3.0 FT MIN                  |  |
|                      | BUILDING HEIGHT:                 | 8 FT   | NA                          | 15 FT MAX                   |  |
|                      | NO. OF STORIES:                  | 1 STORY  | NA                          | 1 STORY                     |  |
|                      | DISTANCE TO PRINCIPAL STRUCTURE: | 0 FT   | NA                          | 10 FT MIN                   |  |
| MISCELLANEOUS:       | MECHANICAL EQUIPMENT LOCATION:   | 6.2 FT   | 5 FT                        | 5 FT MIN                    |  |

EXISTING NONCONFORMANCE  VARIANCE REQUEST



**KEY MAP:**

ALL THE INFORMATION ON THIS KEY PLAN IS BASED ON THE GIS MONMOUTH COUNTY PARCEL VIEWER, ON LINE (DATE 12-10-20)



**APPROVAL:**

\_\_\_\_\_  
SIGNATURE ZONING BOARD OF ADJUSTMENT CHAIRPERSON DATE \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE ZONING BOARD OF ADJUSTMENT SECRETARY DATE \_\_\_\_\_

**APPLICATION DATA:**

OWNER/APPLICANT:  
RAYMOND & MARYANN WALTERS  
121 SIXTEENTH AVENUE  
BELMAR, NJ 07719  
(201) 563-2145

ADDRESS OF PROPERTY:  
121 SIXTEENTH AVENUE  
BELMAR, NJ 07719  
BLOCK: 160, LOT: 11

**ZONING DATA: R-40 ZONE**

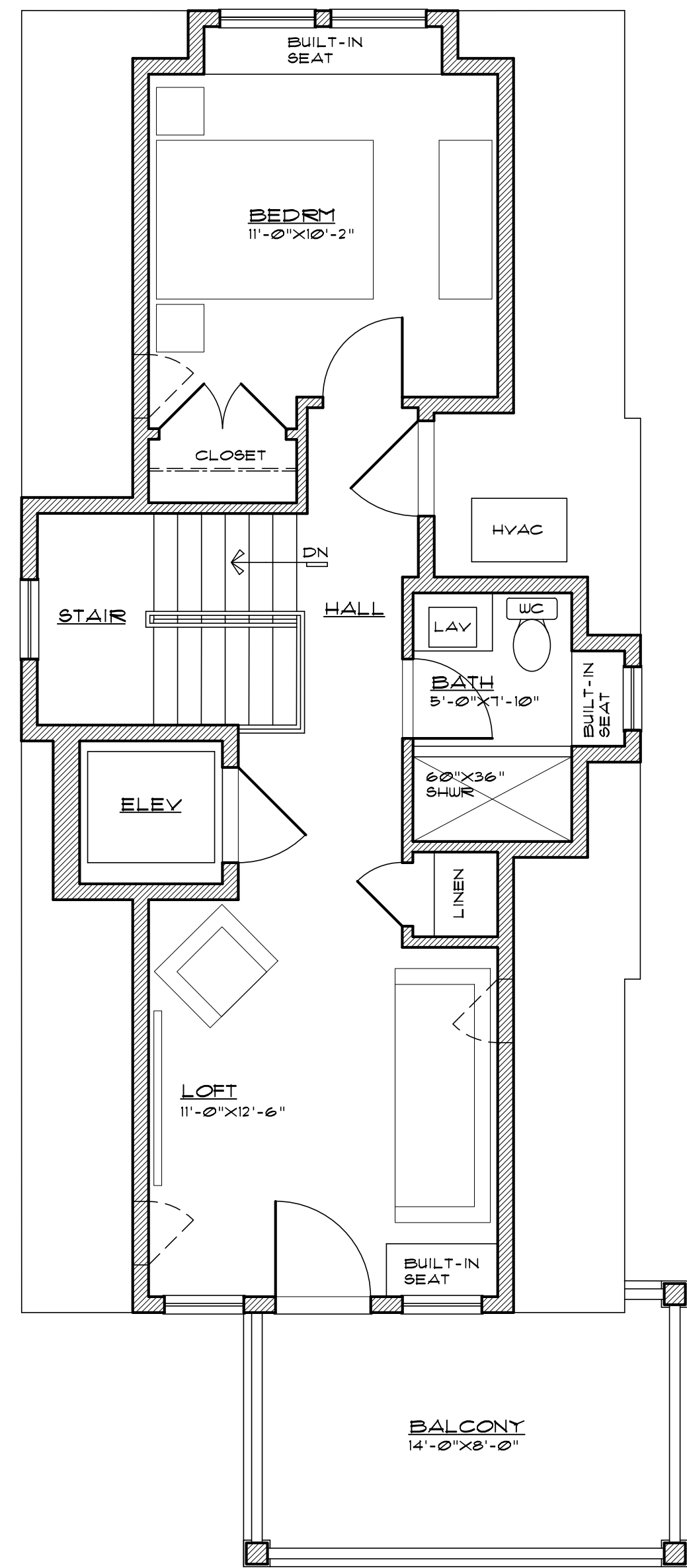
|                               |                   |
|-------------------------------|-------------------|
| SITE AREA:                    | 1,890 SF          |
| EXISTING BUILDING COVERAGE:   |                   |
| DWELLING:                     | 482.8 SF          |
| COVERED FRONT PORCH:          | 124.3 SF          |
| EXTERIOR SHOWER:              | 26.8 SF           |
| SHED:                         | 84.6 SF           |
| FRONT WALK 4 STEPS:           | 8.3 SF            |
| REAR DECK:                    | 43.2 SF           |
| REAR PATIO:                   | 170.4 SF          |
| MECHANICALS:                  | 6.2 SF            |
| TOTAL:                        | 1183.5 SF = 38.0% |
| PROPOSED BUILDING COVERAGE:   |                   |
| DWELLING:                     | 787 SF            |
| COVERED FRONT PORCH:          | 114 SF            |
| TOTAL:                        | 901 SF = 47.6%    |
| EXISTING IMPERVIOUS COVERAGE: |                   |
| DWELLING:                     | 482.8 SF          |
| COVERED FRONT PORCH:          | 124.3 SF          |
| EXTERIOR SHOWER:              | 26.8 SF           |
| SHED:                         | 84.6 SF           |
| FRONT WALK 4 STEPS:           | 8.3 SF            |
| REAR DECK:                    | 43.2 SF           |
| REAR PATIO:                   | 170.4 SF          |
| MECHANICALS:                  | 6.2 SF            |
| TOTAL:                        | 1021.4 SF = 54.0% |
| PROPOSED IMPERVIOUS COVERAGE: |                   |
| DWELLING:                     | 787 SF            |
| COVERED FRONT PORCH:          | 114 SF            |
| FRONT STEPS 4 WALK:           | (44 X 5) 22 SF    |
| DRIVEWAY 4 WALK:              | (188 X 5) 94 SF   |
| REAR LANDING STEPS 4 WALK:    | (48 X 5) 24 SF    |
| MECHANICAL UNITS:             | 23 SF             |
| TOTAL:                        | 1066.4 SF = 56.2% |
| EXISTING FLOOR AREA RATIO:    |                   |
| FIRST FLOOR:                  | 455.5 SF          |
| SECOND FLOOR:                 | 455.5 SF          |
| TOTAL:                        | 911.0 SF = 48.2%  |
| PROPOSED FLOOR AREA RATIO:    |                   |
| FIRST FLOOR:                  | 636 SF            |
| SECOND FLOOR:                 | 637 SF            |
| HALF STORY:                   | 372 SF            |
| TOTAL:                        | 1645 SF = 87.0%   |
| EXISTING GROSS LIVABLE AREA:  |                   |
| FIRST FLOOR:                  | 482.7 SF          |
| SECOND FLOOR:                 | 482.7 SF          |
| TOTAL:                        | 965.4 SF          |
| PROPOSED GROSS LIVABLE AREA:  |                   |
| FIRST FLOOR:                  | 744 SF            |
| SECOND FLOOR:                 | 783 SF            |
| HALF STORY:                   | 535 SF            |
| TOTAL:                        | 2062 SF           |

WALTERS RESIDENCE  
121 SIXTEENTH AVENUE - BELMAR, NJ

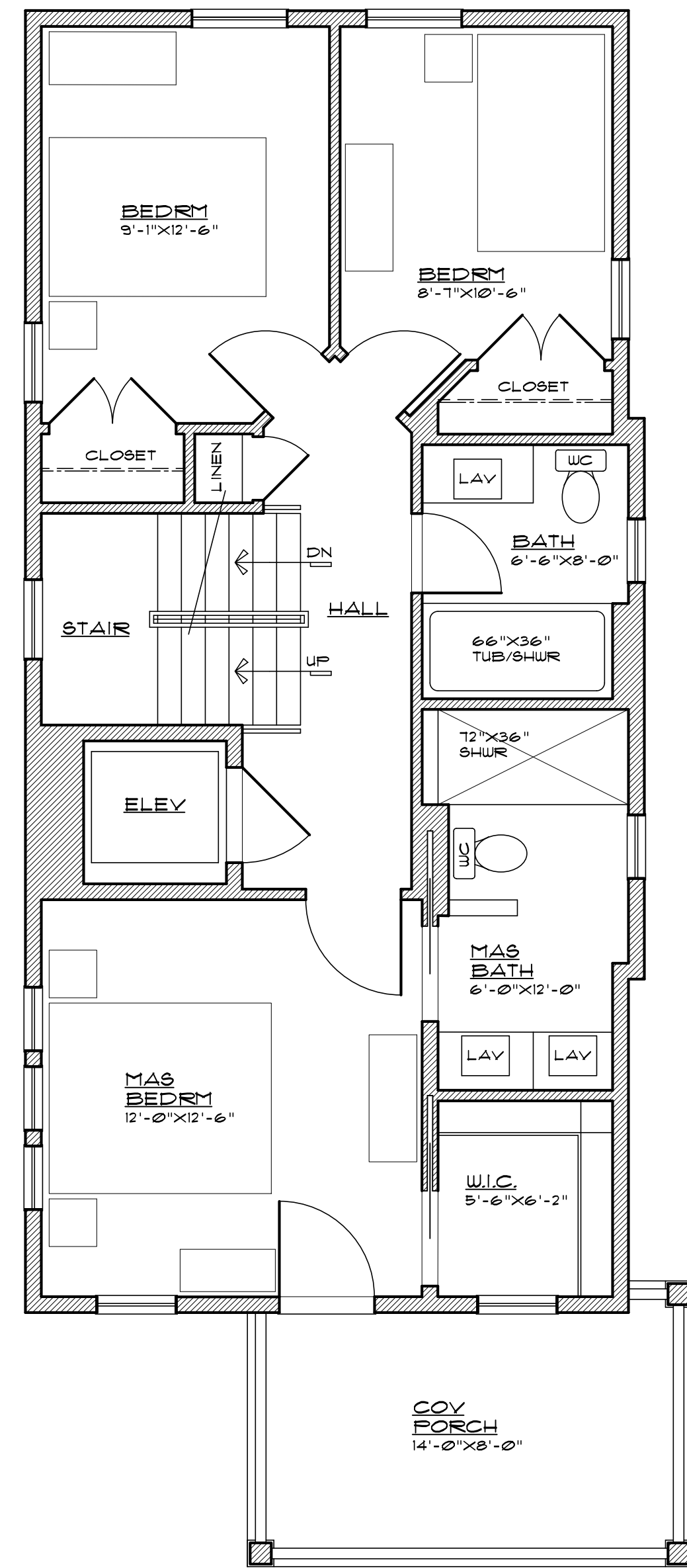
EXISTING SITE PLAN  
PROPOSED SITE PLAN  
SITE & ZONING DATA

M. B. HEARN ARCHITECTURE, LLC  
1007B MAIN STREET - BELMAR, NJ - 07719  
(732) 556 - 9055 FAX: (732) 556-5012

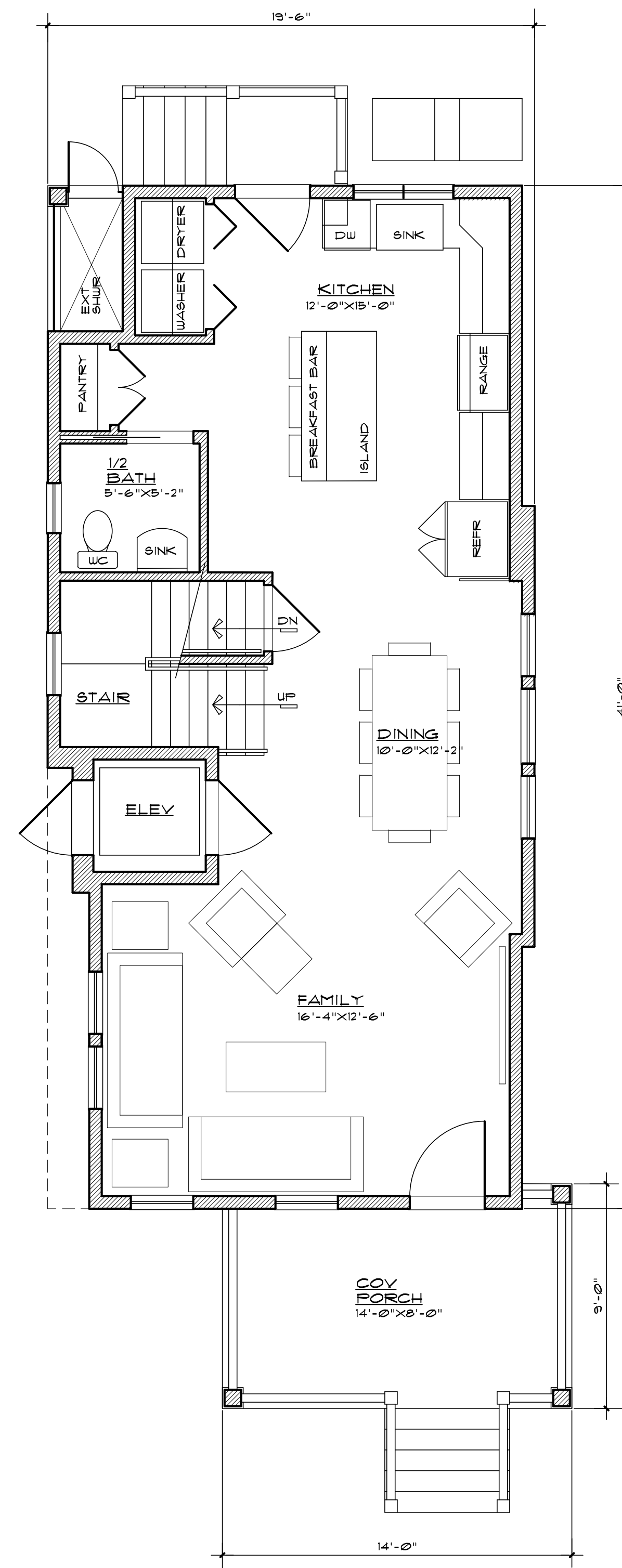
**WALTERS RESIDENCE**



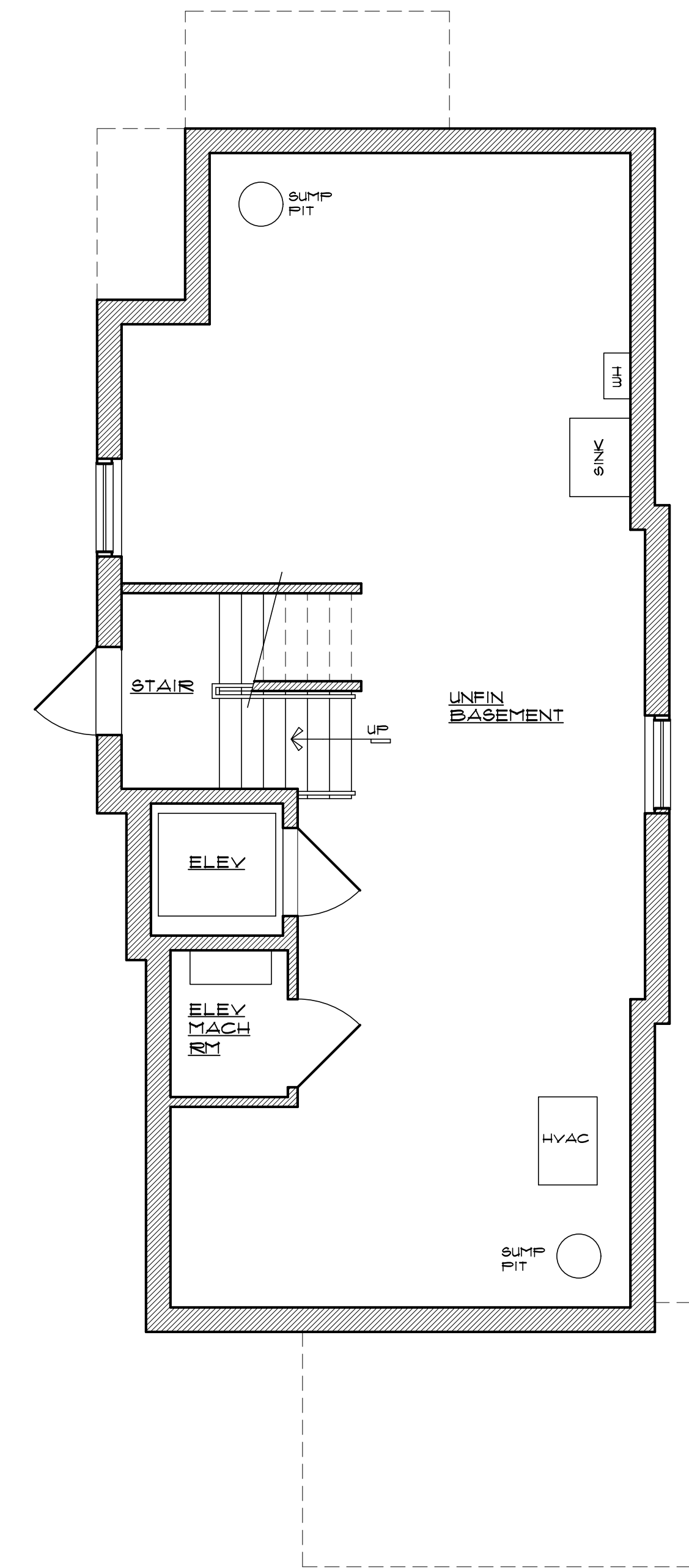
**HALF STORY PLAN**  
SCALE: 1/4" = 1'-0"



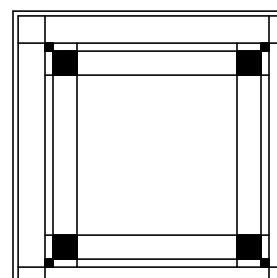
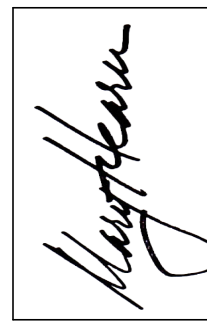
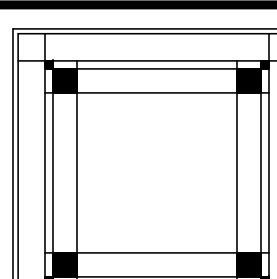
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

|  |                                    |
|--|------------------------------------|
|    |                                    |
| <b>WALTERS RESIDENCE</b><br><b>NEW HOUSE</b><br>121 SIXTEENTH AVENUE - BELMAR, NJ  |                                    |
| FLOOR PLANS  | Date: 01-09-21<br>Sheet No: 2 OF 3 |
| Drawn By: MEB<br>Approved:   | Scale: NOTED                       |
| <br><small>M. B. HEARN, AIA<br/>         REGISTERED ARCHITECT<br/>         C. E. 1509</small> |                                    |
| <b>M. B. HEARN ARCHITECTURE, LLC</b><br>1007B MAIN STREET - BELMAR, NJ - 07719<br>(732) 556 - 9055 FAX: (732) 556-5012   |                                    |
|   |                                    |
| Cont. No. <b>200804</b>  |                                    |



EAST SIDE ELEVATION

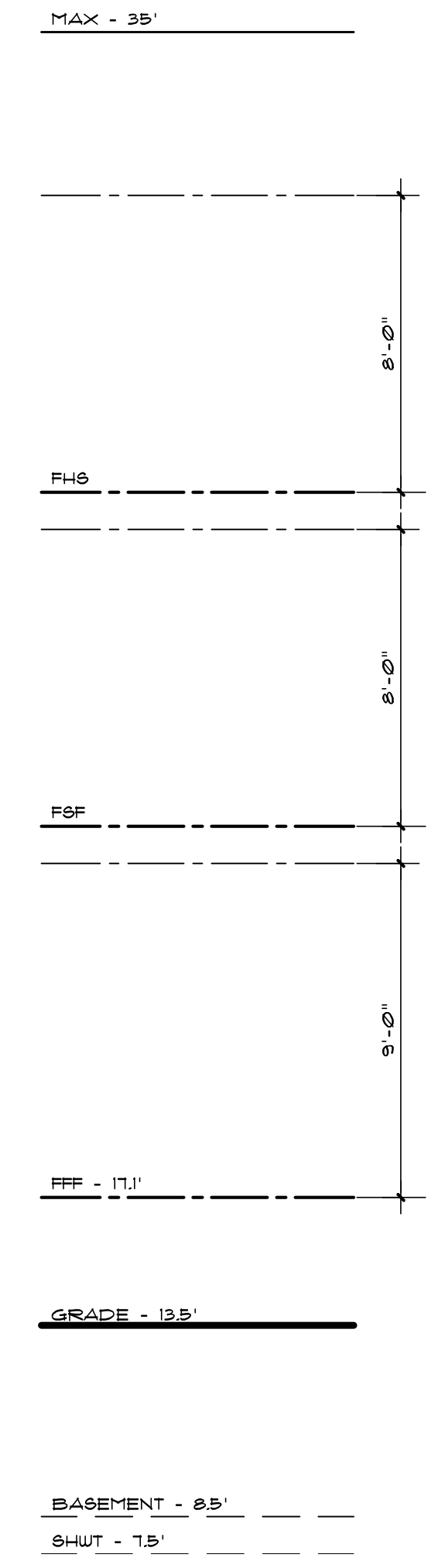
SCALE: 1/4" = 1'-0"



NORTH ELEVATION

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

34'-5"  
BUILDING HEIGHT



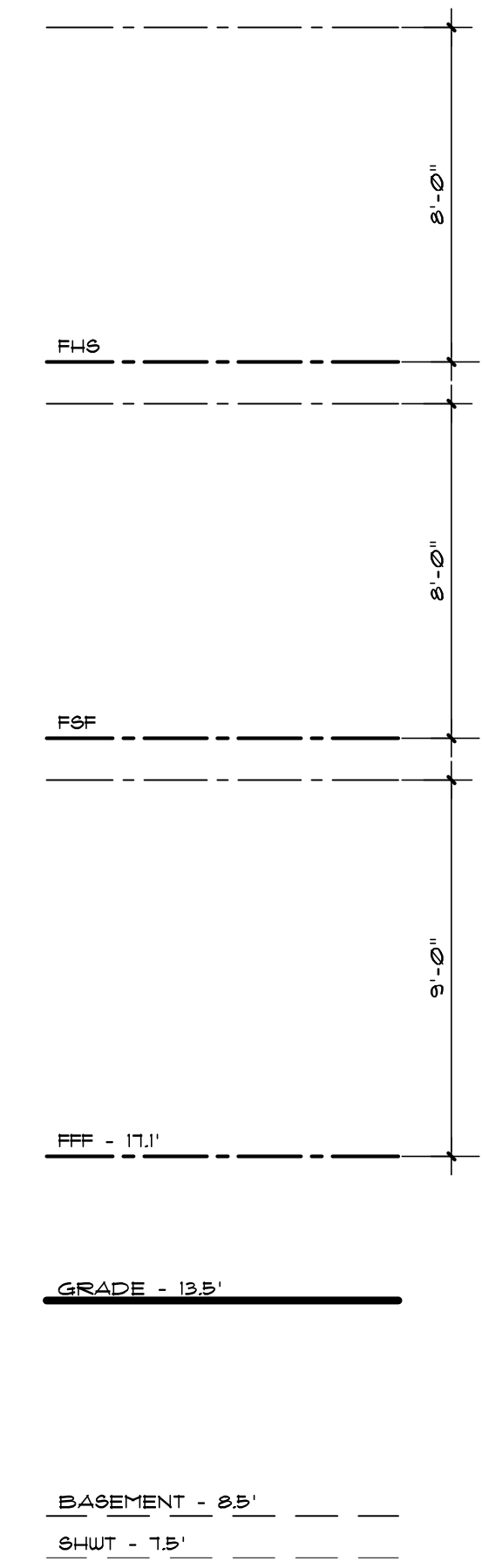
WEST SIDE ELEVATION

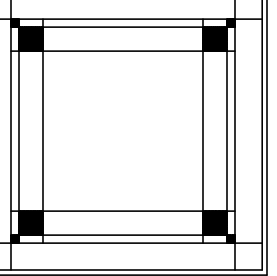
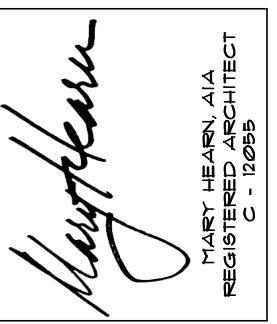
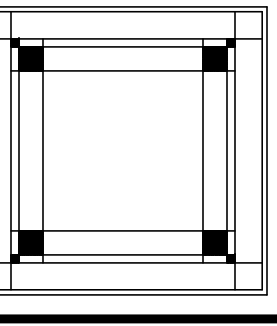
SCALE: 1/4" = 1'-0"



NORTH ELEVATION

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



|  |                     |
|--|---------------------|
|                                    |                     |
| <b>WALTERS RESIDENCE</b><br><b>NEW HOUSE</b><br><b>121 SIXTEENTH AVENUE - BELMAR, NJ</b>                             |                     |
| Date: 01-05-21   | Sheet No:<br>3 OF 3 |
| Scale: NOTED   | Approved:           |
| Drawn By: AM   | ELEVATIONS          |
|                                 |                     |
| <b>M. B. HEARN ARCHITECTURE, LLC</b><br>1007B MAIN STREET - BELMAR, NJ - 07719<br>(732) 556-9055 FAX: (732) 556-5012 |                     |
|                                 |                     |
| Cont. No.<br><b>200804</b>   |                     |