

**ZONING DATA:**

SITE AREA: 3,000 SF	
EXISTING BUILDING COVERAGE:	PROPOSED BUILDING COVERAGE:
DWELLING: 945 SF	DWELLING: 1024 SF
GARAGE: 234 SF	GARAGE: 234 SF
EXTERIOR SHOWER: 12 SF	EXTERIOR SHOWER: 22 SF
TOTAL: 1,191 SF = 39.7%	TOTAL: 1280 SF = 42.6%
EXISTING IMPERVIOUS COVERAGE:	PROPOSED IMPERVIOUS COVERAGE:
DWELLING: 945 SF	DWELLING: 1024 SF
GARAGE: 234 SF	GARAGE: 234 SF
EXTERIOR SHOWER: 12 SF	EXTERIOR SHOWER: 22 SF
FRONT WALK 4 STEPS: 43 SF	FRONT WALK 4 STEPS: (30 SF X 50%) 15 SF
DRIVEWAY: 268 SF	DRIVEWAY: (228 SF X 50%) 114 SF
PATIO: 270 SF	PATIO: (328 SF X 50%) 163 SF
OPEN SLAT PORCH: (116 SF X 50%) 58 SF	OPEN SLAT PORCH: (138 SF X 50%) 69 SF
SIDE WALK 4 STEPS: 40 SF	MECHANICALS: 6 SF
REAR LANDING 4 STEPS: 21 SF	TOTAL: 1,641 SF = 54.7%
MECHANICALS: 6 SF	
TOTAL: 1,303 SF = 43.4%	
EXISTING FLOOR AREA RATIO:	PROPOSED FLOOR AREA RATIO:
FIRST FLOOR: 605 SF	FIRST FLOOR: 878 SF
SECOND FLOOR: 594 SF	SECOND FLOOR: 879 SF
TOTAL: 1,199 SF = 39.9%	TOTAL: 1,557 SF = 51.9%
EXISTING GROSS LIVABLE AREA:	PROPOSED GROSS LIVABLE AREA:
FIRST FLOOR: 641 SF	FIRST FLOOR: 721 SF
SECOND FLOOR: 621 SF	SECOND FLOOR: 921 SF
TOTAL: 1268 SF	TOTAL: 1642 SF

**PROJECT DATA: R-15 ZONE**

LOT DESCRIPTION: INTERIOR LOT: 60 FT WIDE X 50 FT DEEP = 3,000 SF				
USE:	PRINCIPAL STRUCTURE:	EXISTING SINGLE FAMILY RES.	PROPOSED SINGLE FAMILY RES.	REQUIRED SINGLE FAMILY RES.
LOT:	LOT AREA: 3,000 SF	3,000 SF	3,000 SF	7,500 SF MIN
	LOT FRONTAGE: 60.0 FT	60.0 FT	60.0 FT	50 FT MIN
	BUILDING COVERAGE: 39.7%	42.6%	42.6%	30% MAX
	IMPERVIOUS COVERAGE: 63.4%	54.9%	54.9%	55% MAX
	FLOOR AREA RATIO: 39.9%	51.9%	51.9%	78% MAX
	ON-SITE PARKING: 2 SPACES	2 SPACES	2 SPACES	2 SPACES MIN
PRINCIPAL STRUCTURE:	FRONT YARD SETBACK, HOUSE: 6.0 FT	6.0 FT	6.0 FT	8.4 FT MIN (AVG)
	REAR YARD SETBACK: 0.3 FT	0.3 FT	0.3 FT	4.0 FT MIN
	SIDE YARD SETBACK (NORTH): 2.6 FT	2.6 FT	2.6 FT	5 FT MIN
	SIDE YARD SETBACK (SOUTH): 33.2 FT	28.5 FT	28.5 FT	5 FT MIN
	TOTAL SIDE YARD SETBACKS: 35.8 FT	31.1 FT	31.1 FT	15 FT MIN
	BUILDING HEIGHT: 12.2 FT	12.2 FT	12.2 FT	35 FT MAX
	NO. OF STORIES: 2 STORY	2 STORY	2 STORY	2-1/2 STORIES MAX
ACCESSORY STRUCTURE:	SIDE YARD SETBACK: 2.0 FT	2.0 FT	2.0 FT	3.0 FT MIN
	REAR SETBACK: 1.5 FT	1.5 FT	1.5 FT	3.0 FT MIN
	BUILDING HEIGHT: 12.0 FT	12.0 FT	12.0 FT	18 FT MAX
	NO. OF STORIES: 1 STORY	1 STORY	1 STORY	1 STORY
	DISTANCE TO PRINCIPAL STRUCTURE: 18.3 FT	14.4 FT	14.4 FT	10 FT MIN
MISCELLANEOUS:	AC DISTANCE TO PROPERTY LINE: 0.9 FT	0.9 FT	0.9 FT	5 FT MIN

EXISTING NONCONFORMANCE     VARIANCE REQUEST

**APPROVAL:**

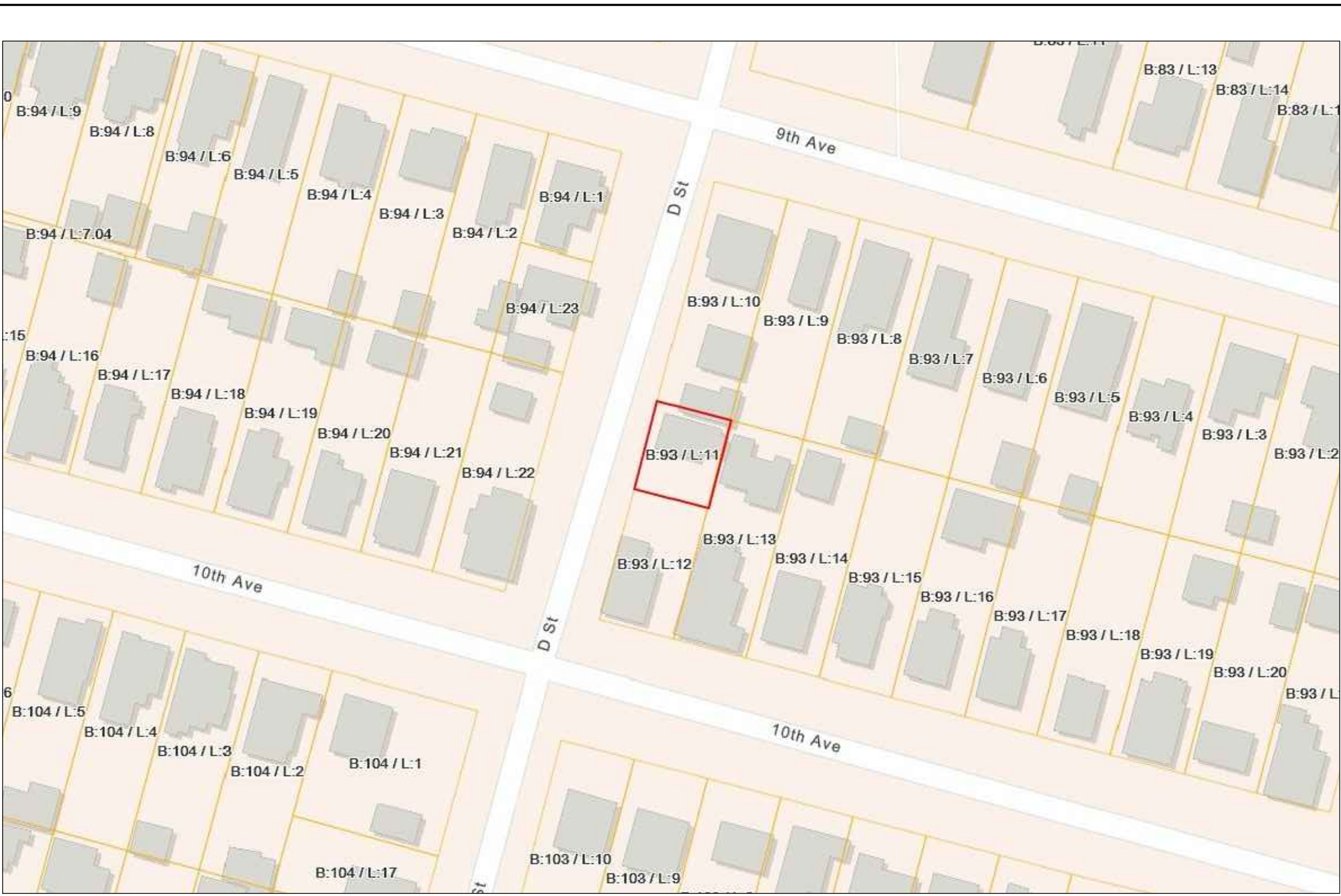
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 ZONING BOARD OF ADJUSTMENT CHAIRPERSON

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

**APPLICATION DATA:**

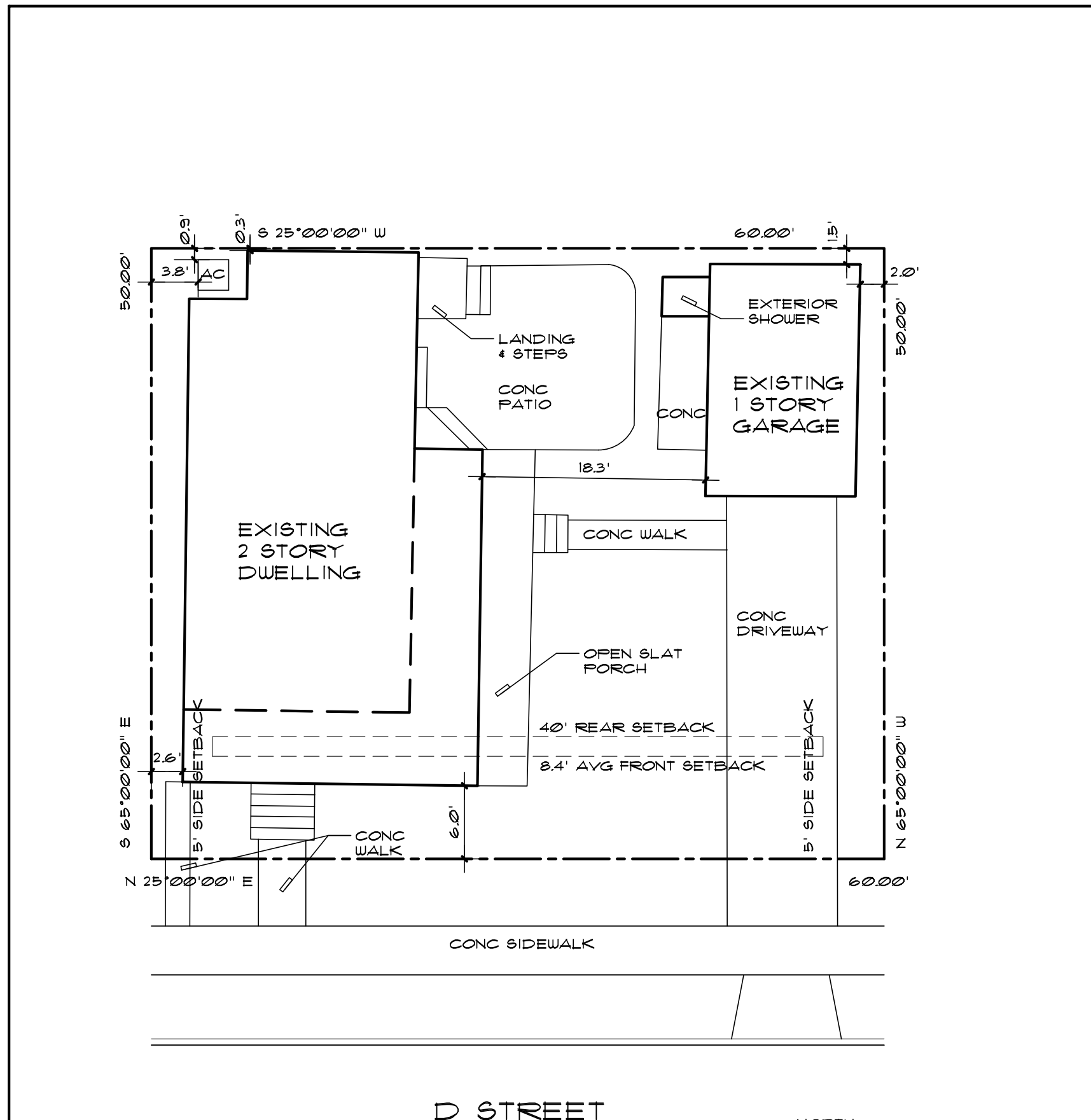
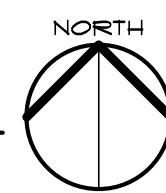
OWNER/APPLICANT: CHRISTOPHER BINIEK  
 902 D STREET  
 BELMAR, NJ 07119  
 609-468-4131  
 chris.biniek@gmail.com

ADDRESS OF PROPERTY: 902 D STREET  
 BELMAR, NJ 07119  
 BLOCK: 93, LOT: 11



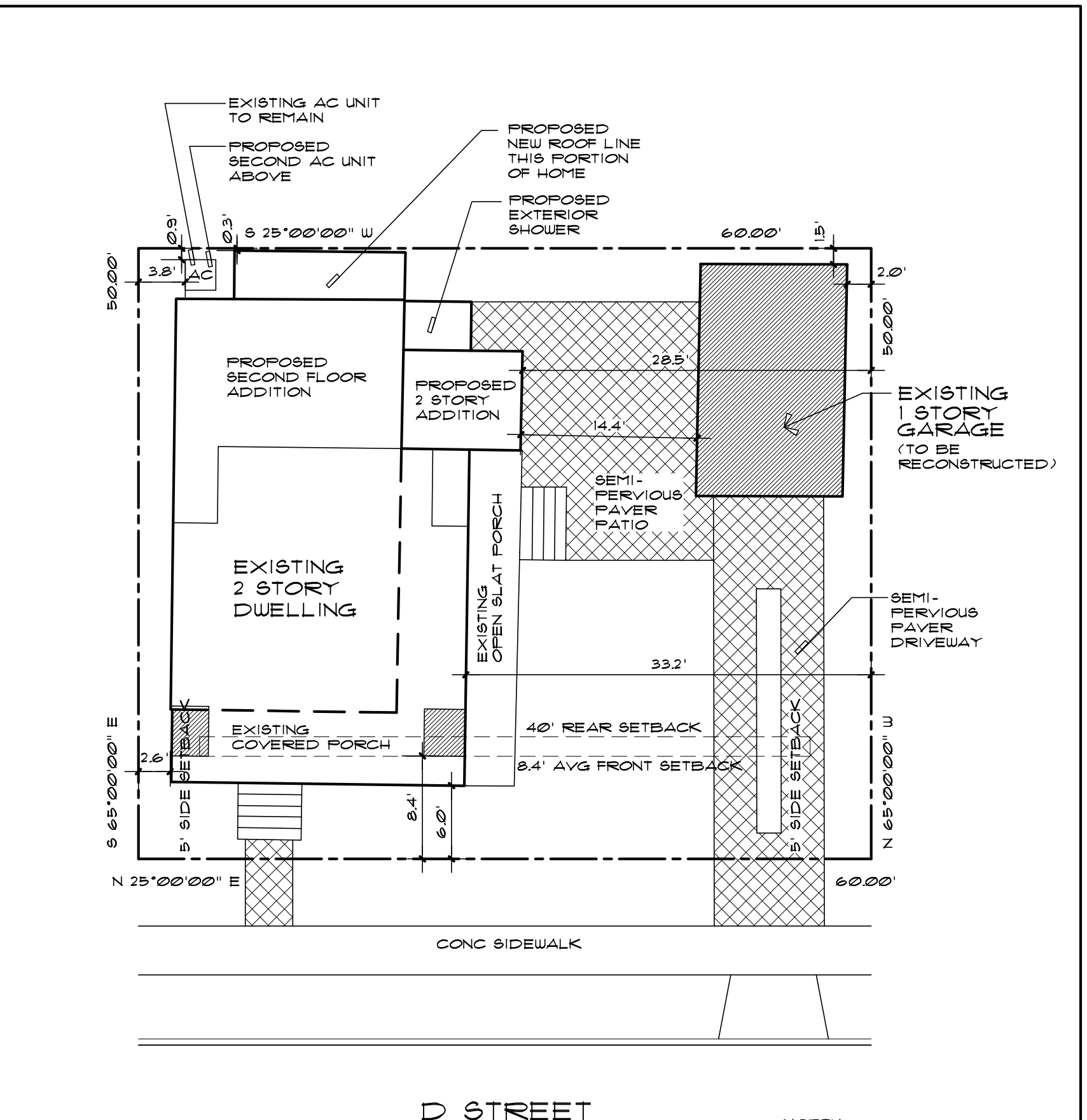
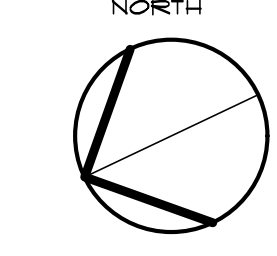
**KEY MAP:**

ALL THE INFORMATION ON THIS KEY PLAN IS BASED ON THE GIS MONMOUTH COUNTY PARCEL VIEWER, ON LINE (DATE 04-22-21)



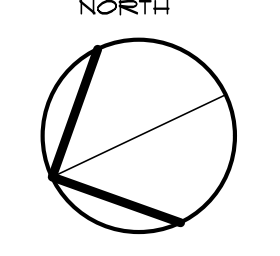
**EXISTING SITE PLAN**

ALL THE INFORMATION ON THIS SITE PLAN IS BASED ON SURVEY (DATED 10-26-20) PREPARED BY:  
 CHARLES BURMONT, P.E. & P.L.S., L.I.C. NO. 35885  
 321 MAIN STREET, 2ND FLOOR - ALLENHURST, NJ 07111  
 (732) 662-0606

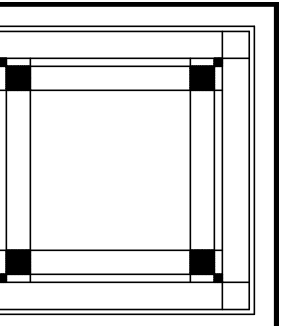
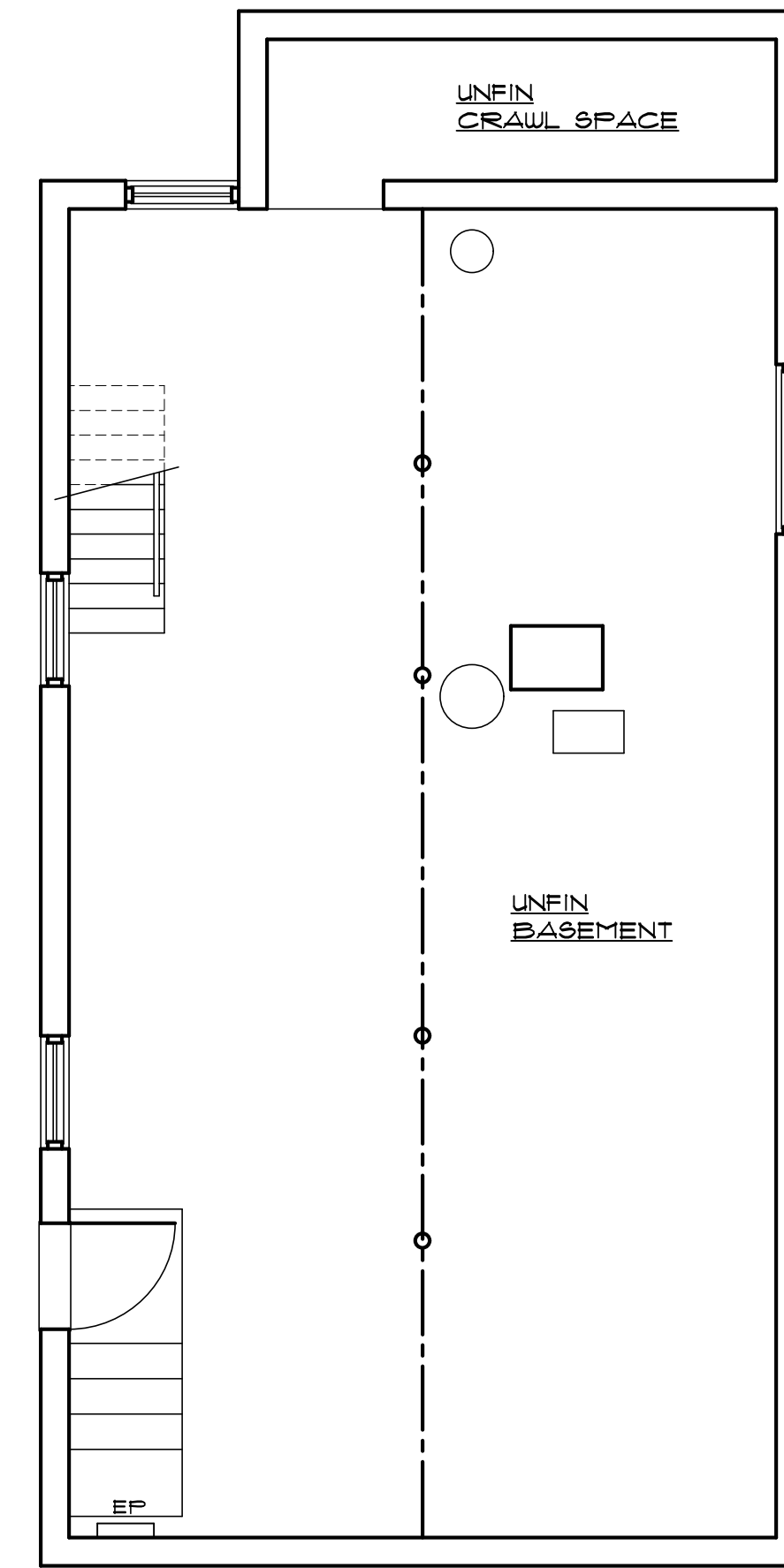
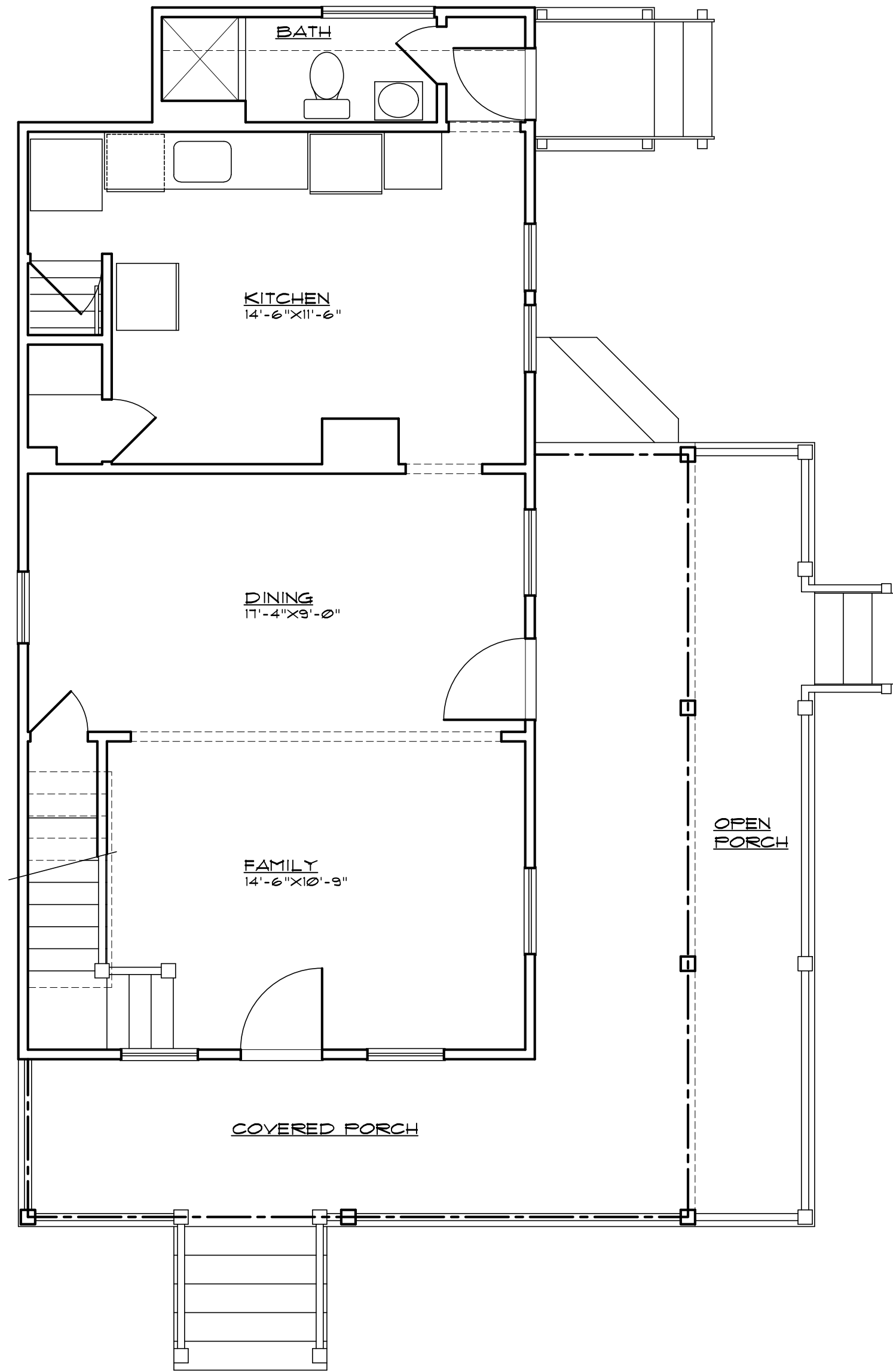
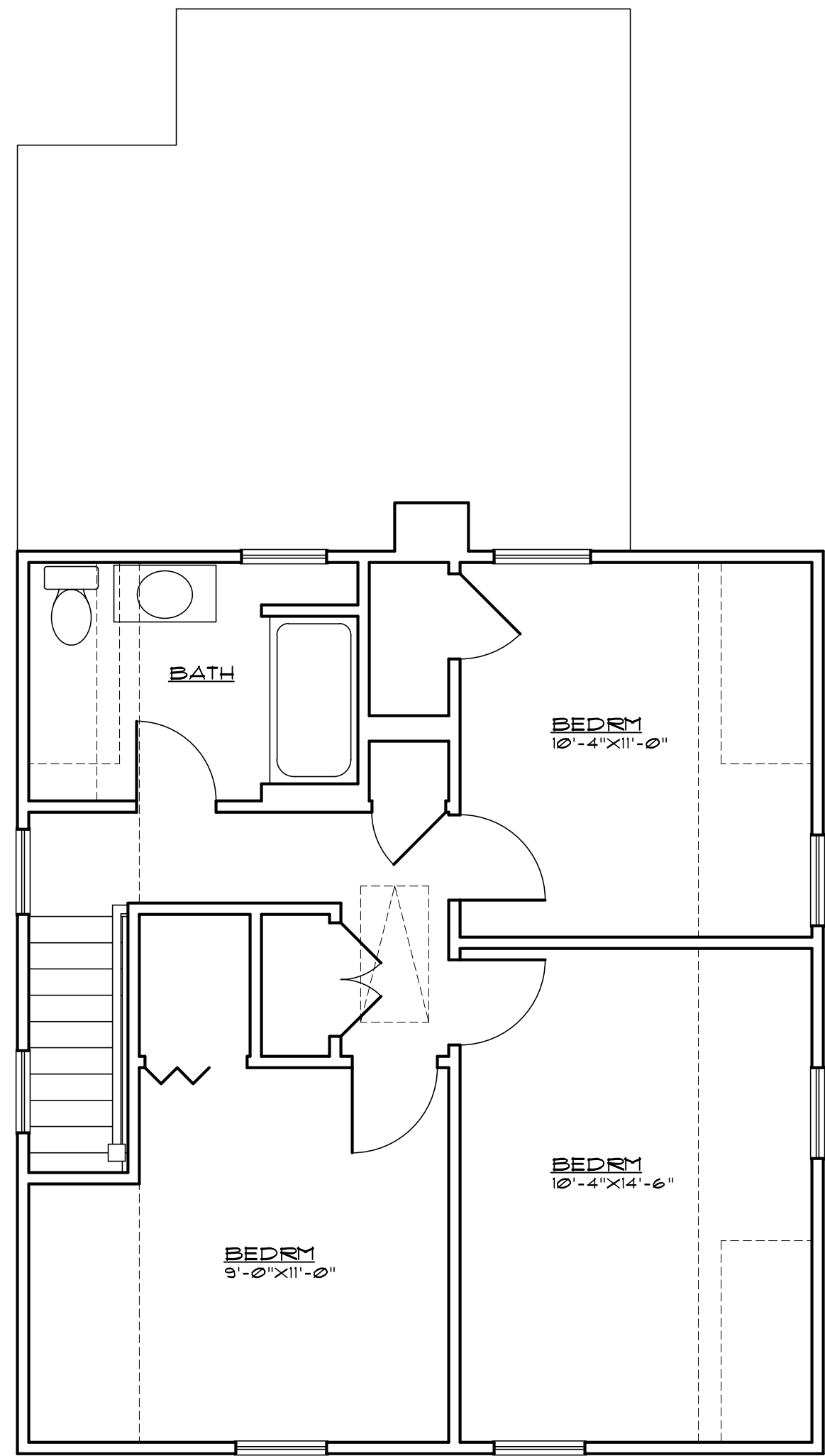


**PROPOSED SITE PLAN**

ALL THE INFORMATION ON THIS SITE PLAN IS BASED ON SURVEY (DATED 10-26-20) PREPARED BY:  
 CHARLES BURMONT, P.E. & P.L.S., L.I.C. NO. 35885  
 321 MAIN STREET, 2ND FLOOR - ALLENHURST, NJ 07111  
 (732) 662-0606



BINIEK RESIDENCE ADDITION & ALTERATIONS  
 902 D STREET - BELMAR, NJ  
 Scale: 04-26-21  
 Date: 04-26-21  
 Approved: [Signature] NOTED  
 Drawn By: AMT  
 Scale: [Signature]  
 M. B. HEARN ARCHITECTURE, LLC  
 1007B MAIN STREET BELMAR, NEW JERSEY 07119  
 (732) 556-9055 FAX: (732) 556-9012  
 COMM. NO. 210201



BINIEK RESIDENCE  
ADDITION & ALTERATIONS  
902 D STREET - BELMAR, NJ

EXISTING FLOOR PLANS

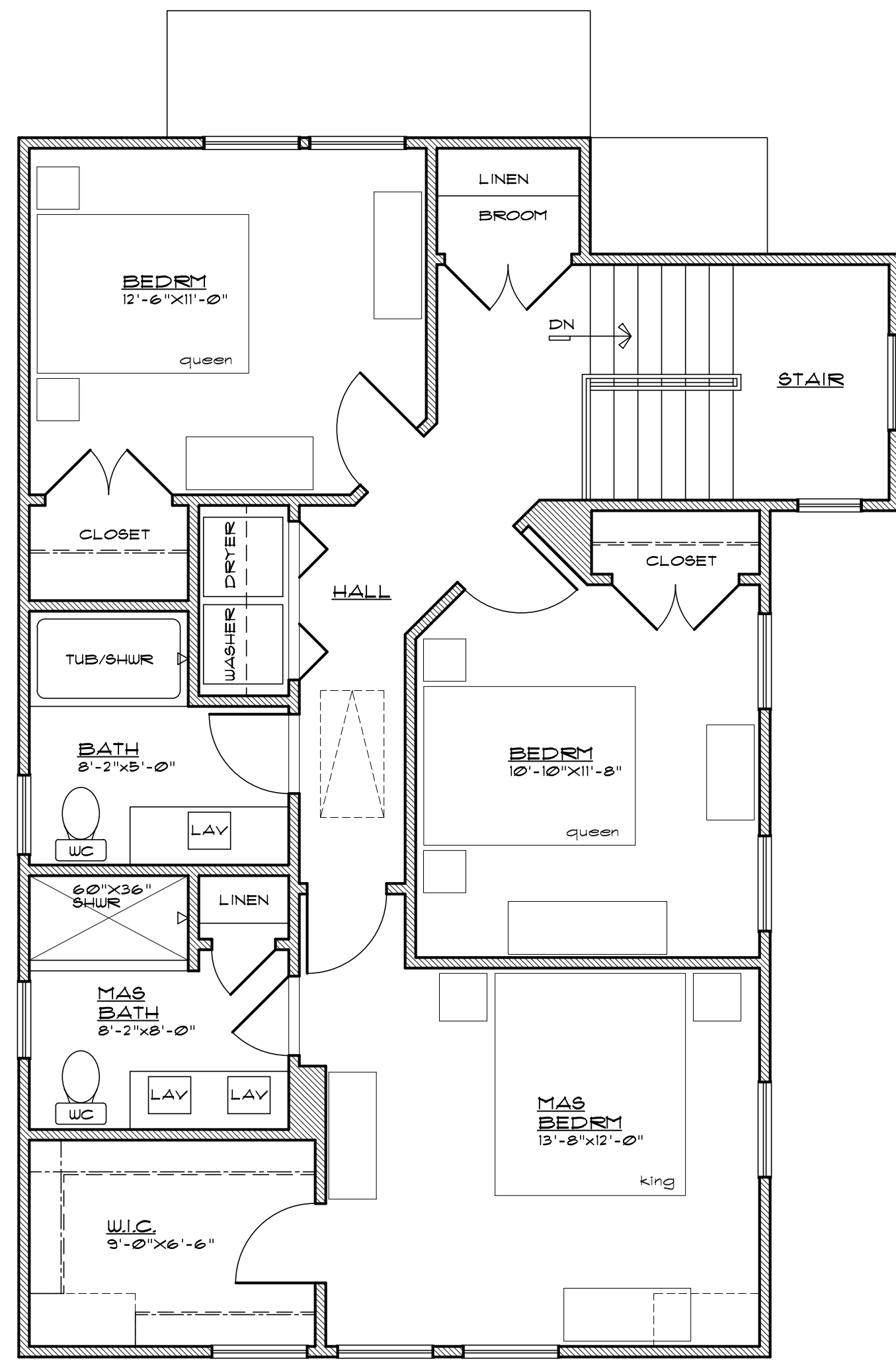
*M. B. Hearn*  
M.B. HEARN, AIA  
REGISTERED ARCHITECT  
E. 12009

M. B. HEARN ARCHITECTURE, LLC

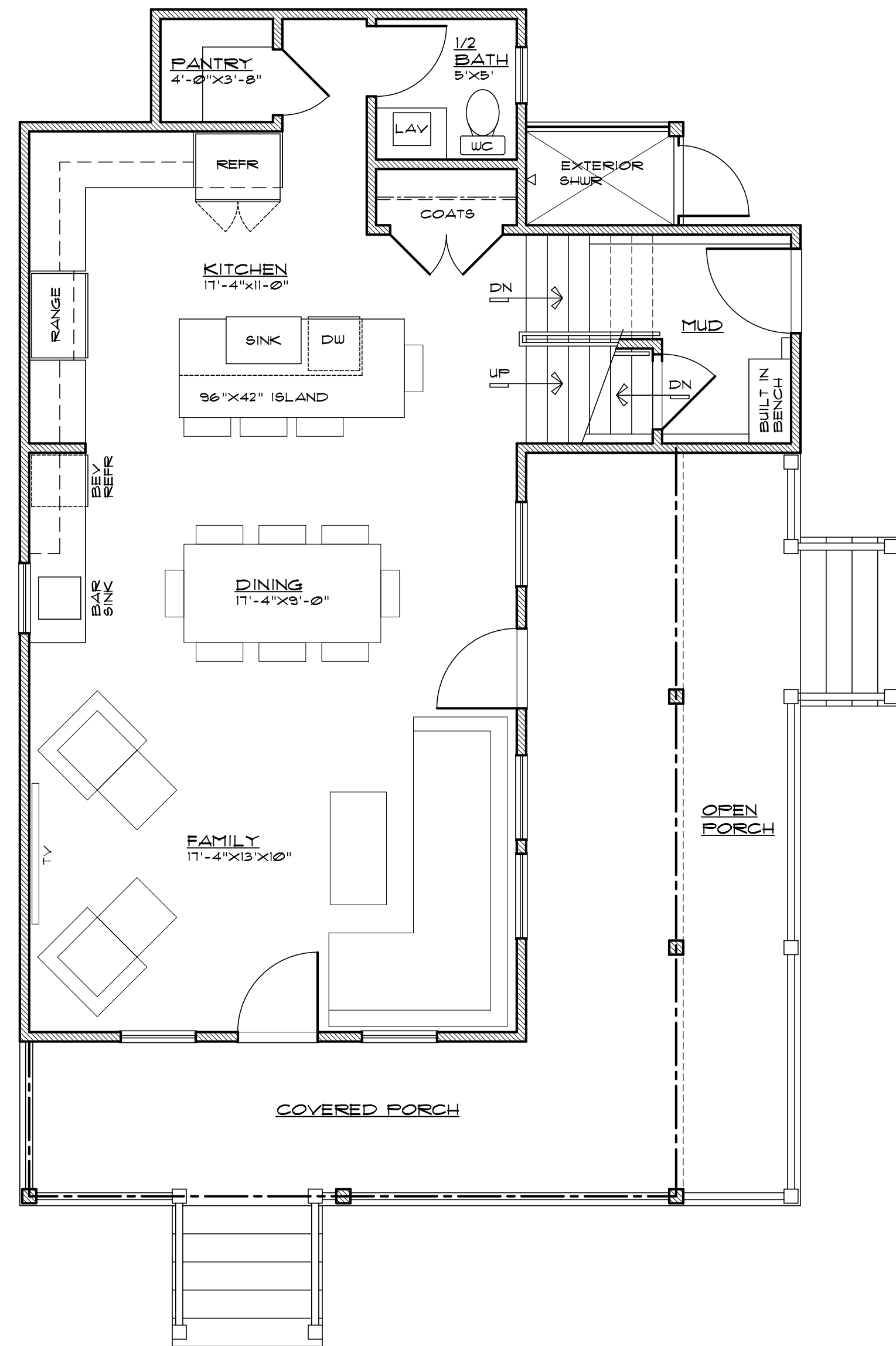
1007B MAIN STREET BELMAR, NEW JERSEY 07719  
(732) 556-9055 FAX: (732) 556-9012

Comm. No.  
210201

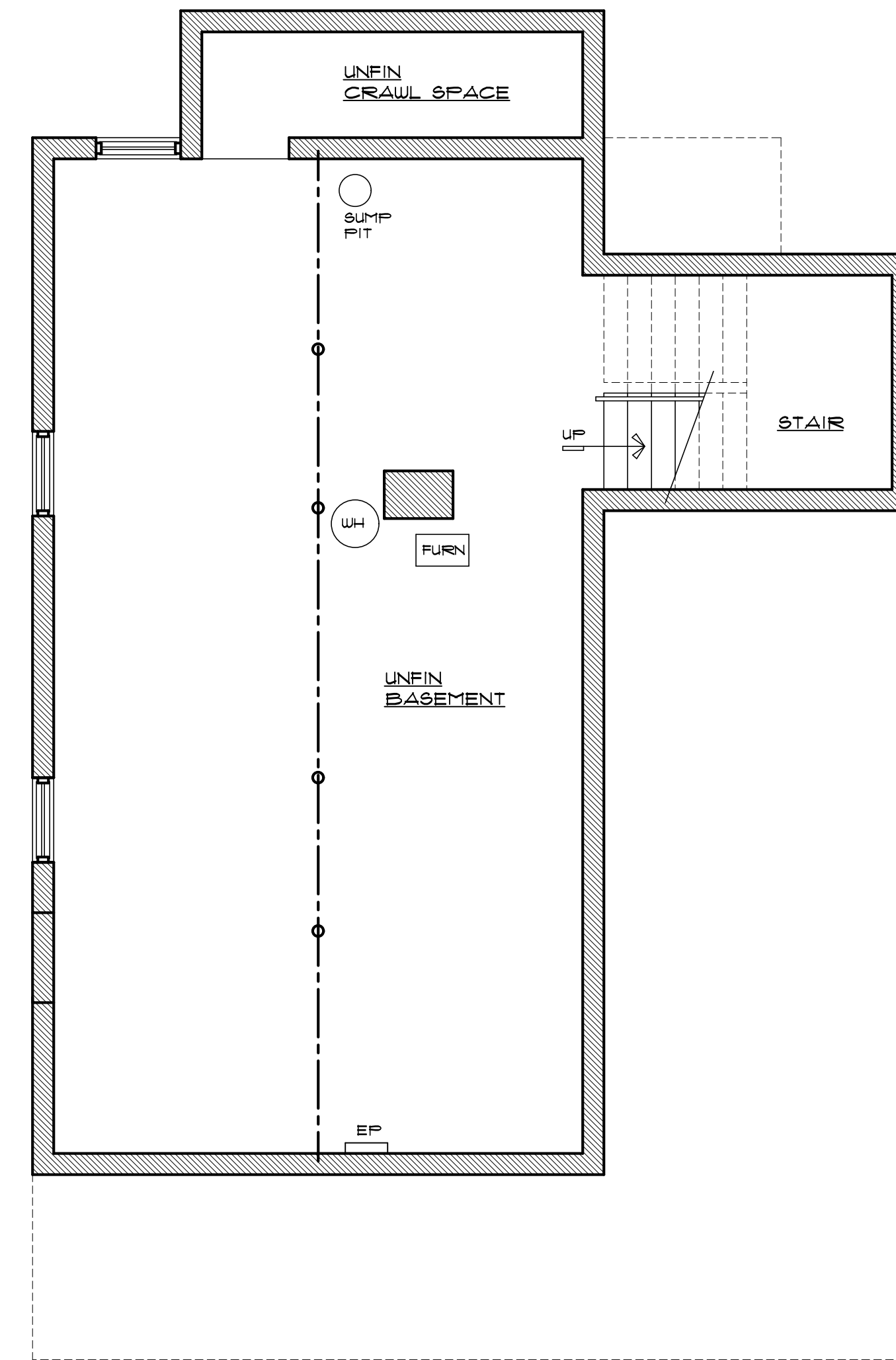
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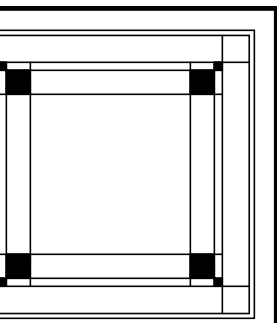
PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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



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

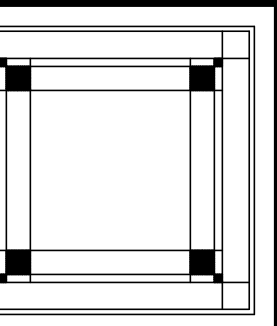


BINIEK RESIDENCE  
 ADDITION & ALTERATIONS  
 902 D STREET - BELMAR, NJ

PROPOSED FLOOR PLANS  
 Date: 04-26-21  
 Scale: NOTED  
 Approved: AHT  
 Drawn By: AHT

M. B. HEARN, AIA  
 REGISTERED ARCHITECT  
 E 12020

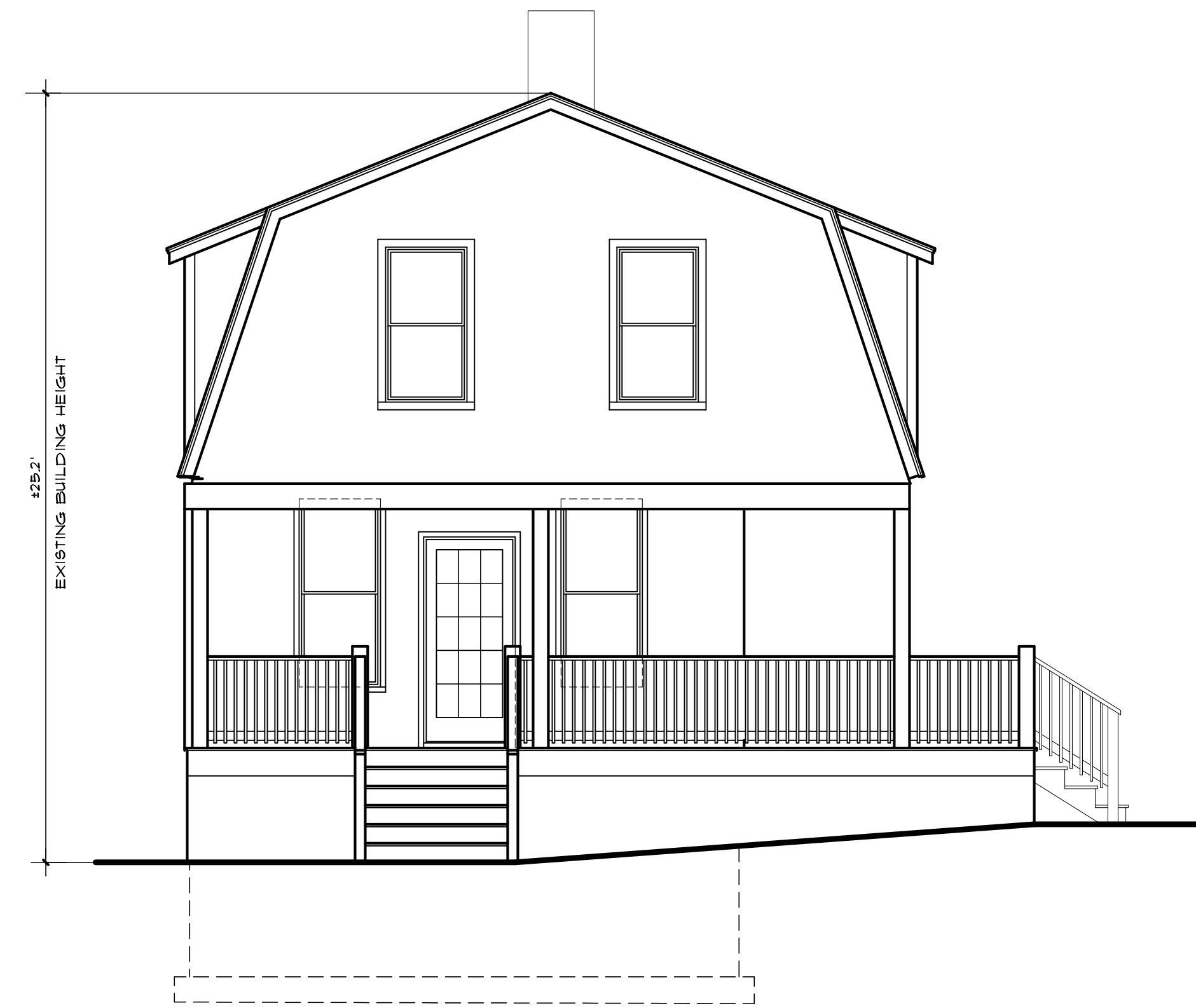
M. B. HEARN ARCHITECTURE, LLC  
 1007B MAIN STREET BELMAR, NEW JERSEY 07719  
 (732) 556-9055 FAX: (732) 556-9012





EXISTING SOUTH (SIDE) ELEVATION

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



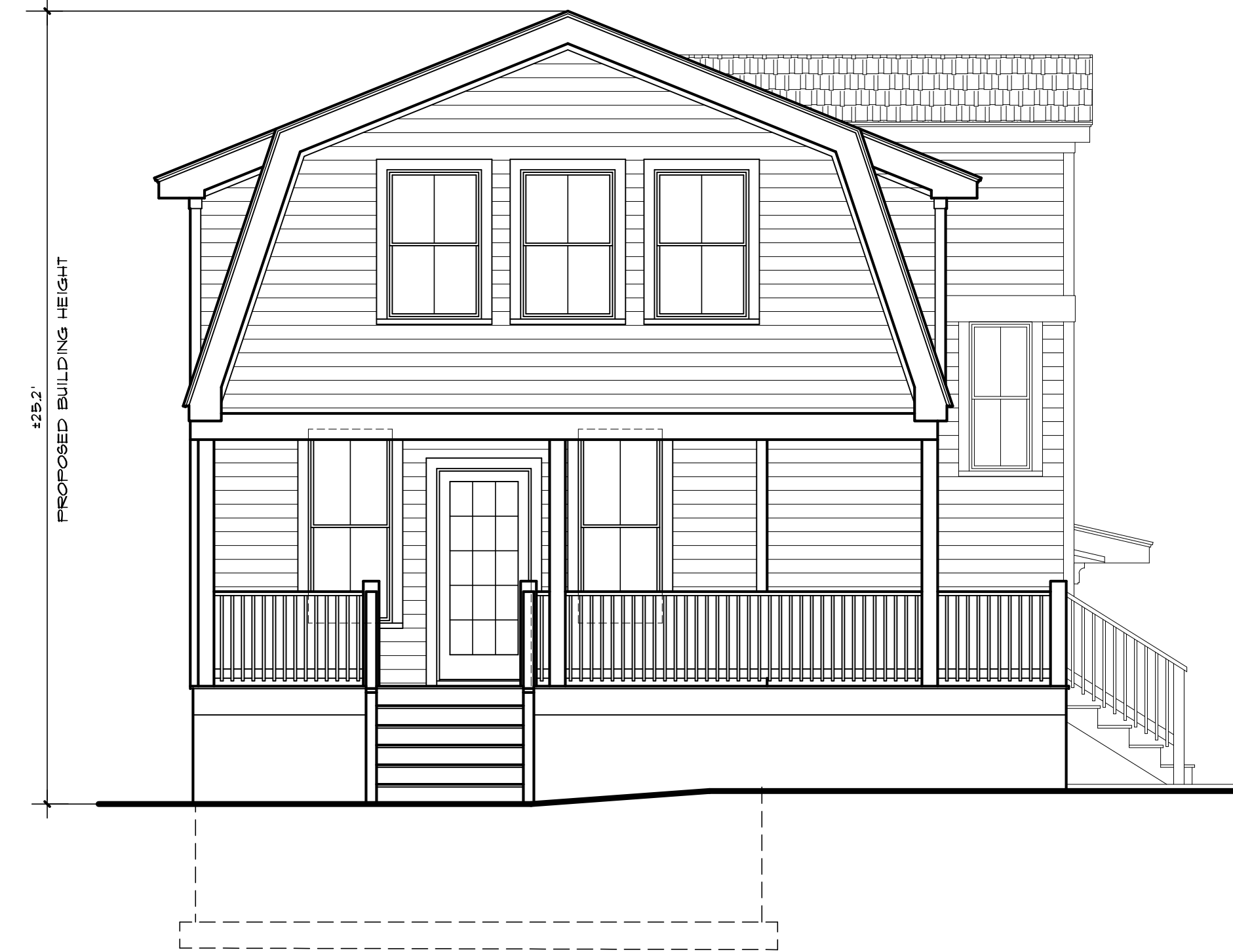
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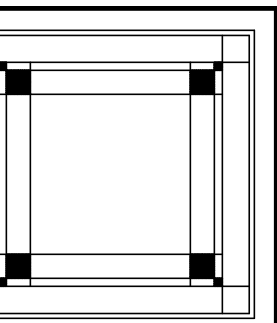
PROPOSED SOUTH (SIDE) ELEVATION

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



PROPOSED WEST (FRONT) ELEVATION

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



BINIEK RESIDENCE  
ADDITION & ALTERATIONS  
902 D STREET - BELMAR, NJ

NOTED

Scale

Approved

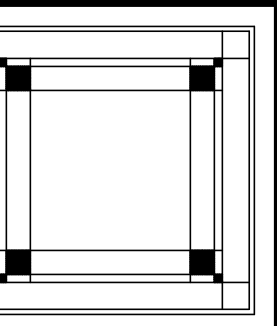
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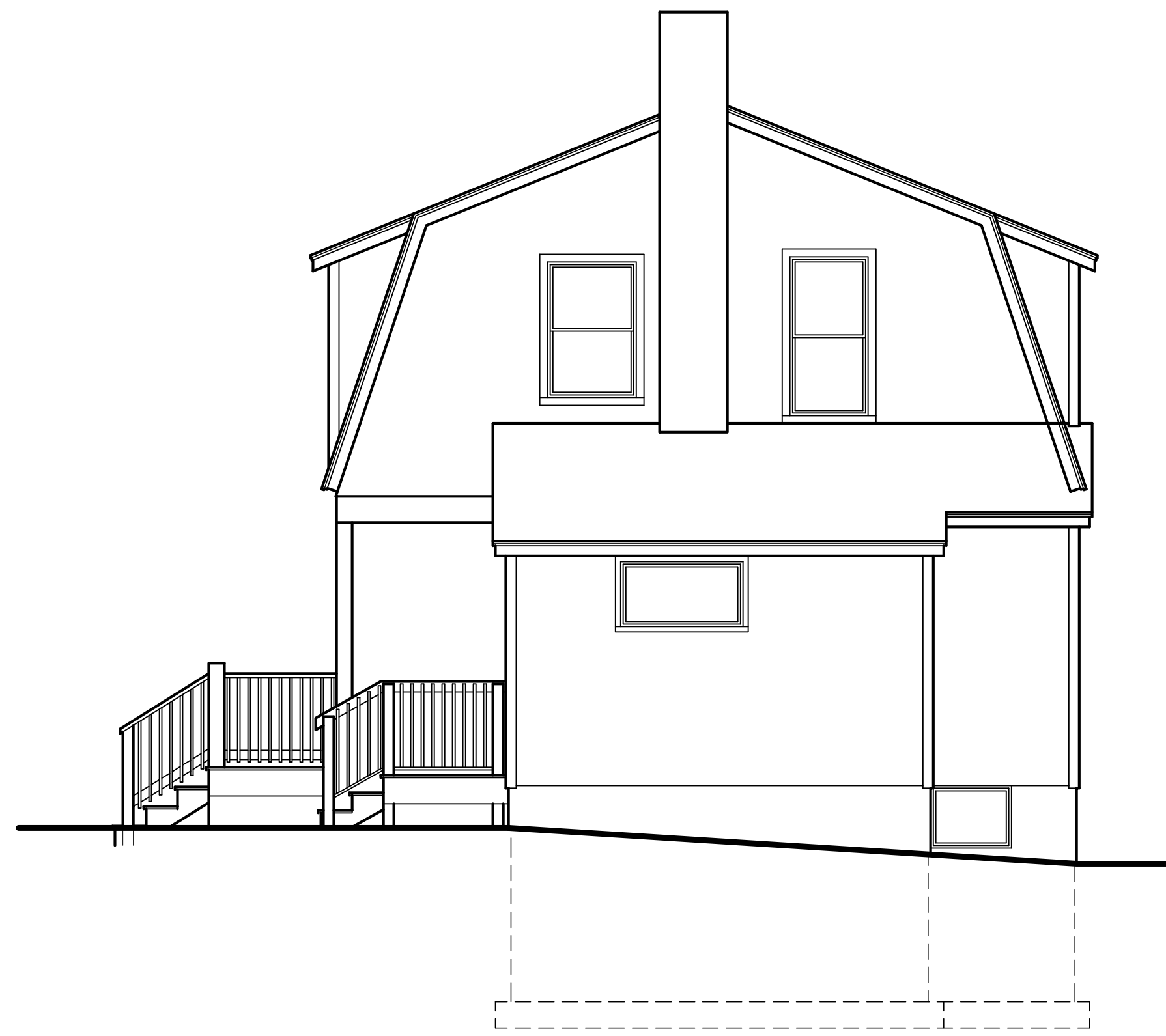
*M. B. Hearn*  
M.B. HEARN, AIA  
REGISTERED ARCHITECT  
E 12029

M. B. HEARN ARCHITECTURE, LLC

1007B MAIN STREET BELMAR, NEW JERSEY 07719  
(732) 556-9055 FAX: (732) 556-9012

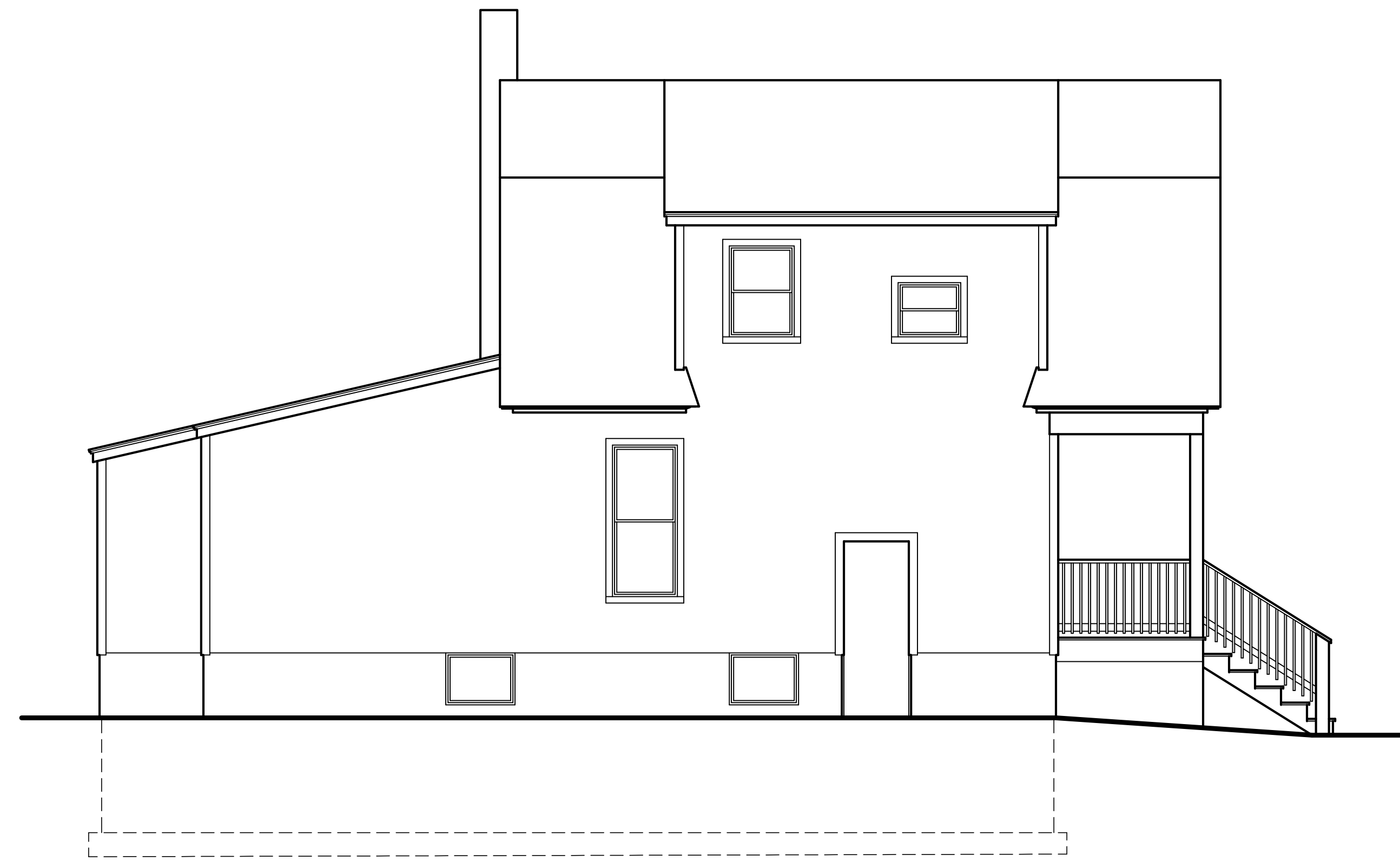
Comm. No.  
210201





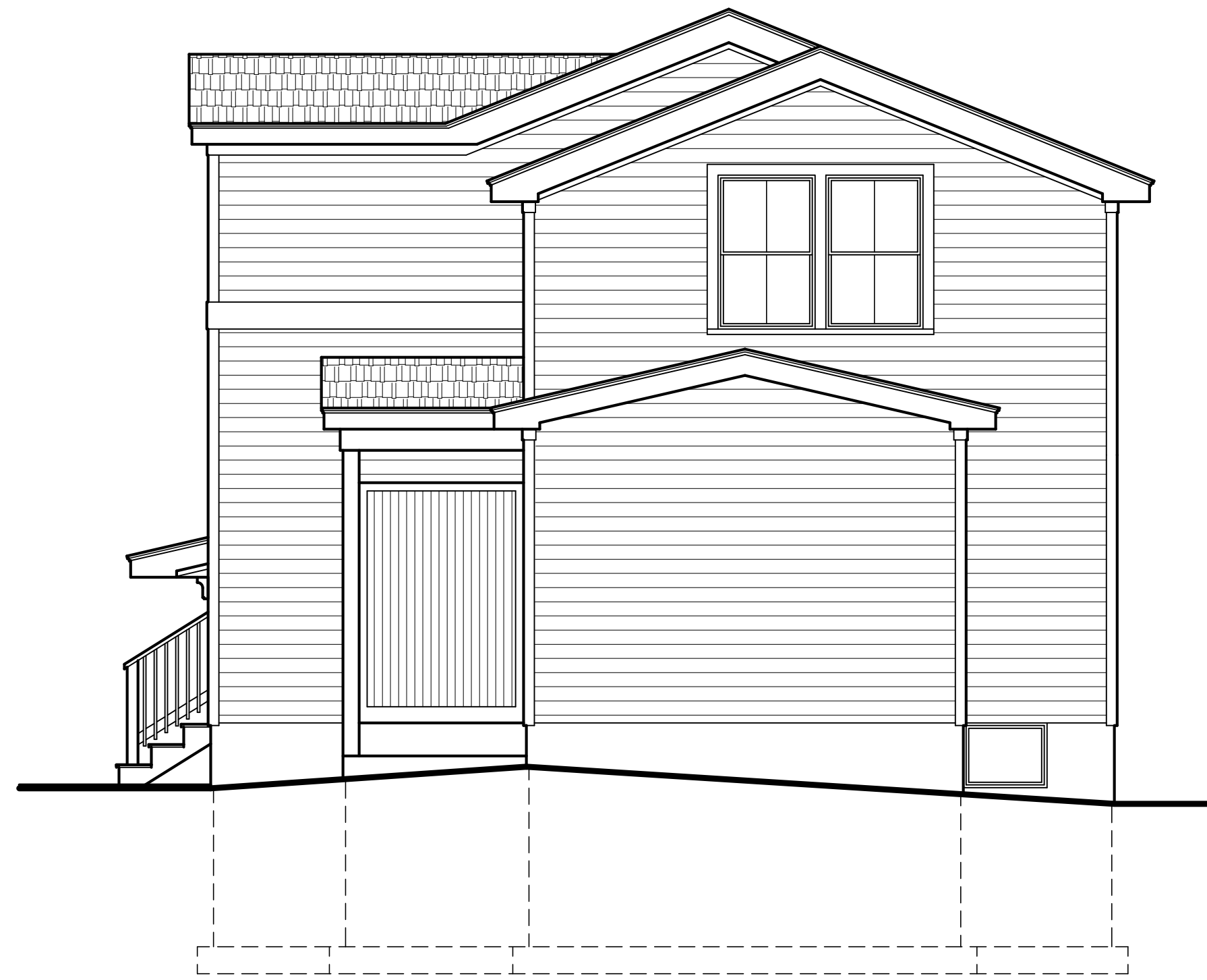
EXISTING EAST (REAR) ELEVATION

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



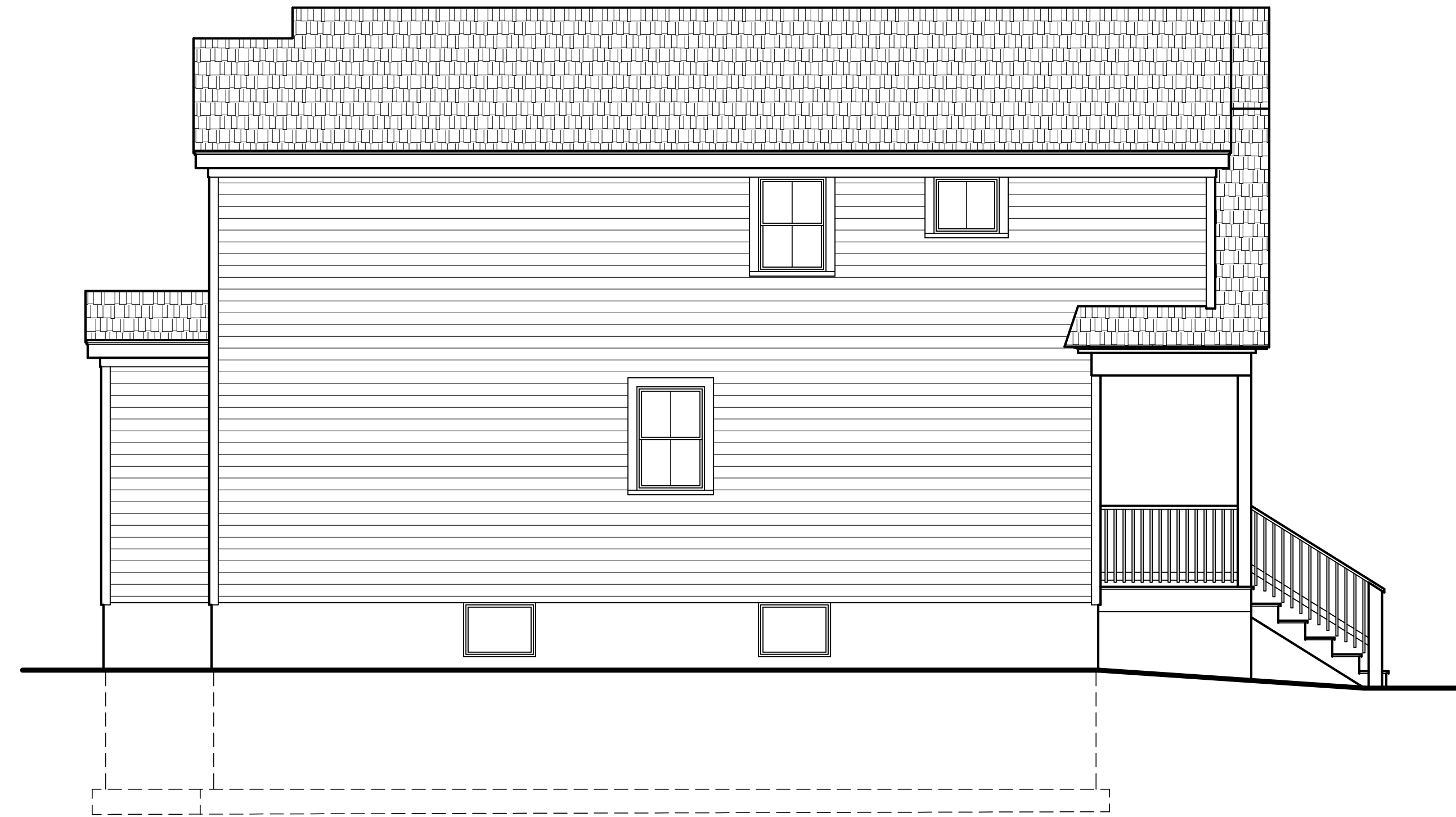
EXISTING NORTH (SIDE) ELEVATION

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



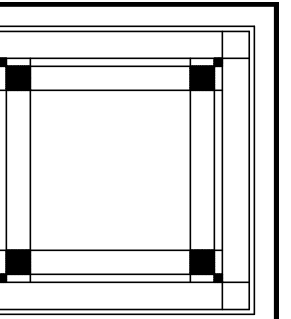
PROPOSED EAST (REAR) ELEVATION

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



PROPOSED NORTH (SIDE) ELEVATION

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



BINIEK RESIDENCE  
ADDITION & ALTERATIONS  
902 D STREET - BELMAR, NJ

Drawn By: AMT  
Approved: [Signature]  
Scale: NOTED  
Date: 04-26-21  
Sheet No.: 5 OF 5

ELEVATIONS

*M. B. Hearn*  
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