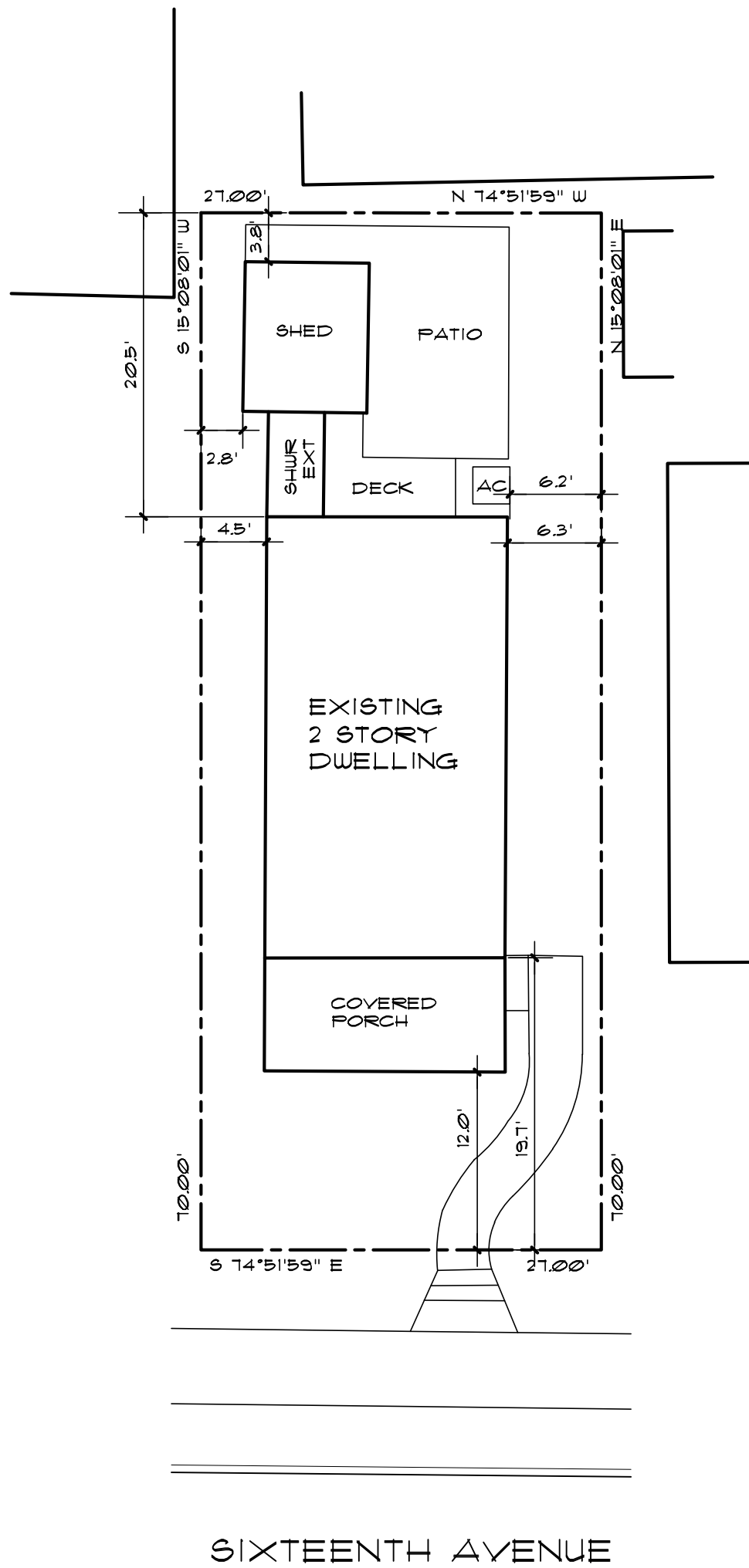
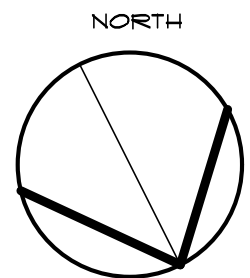


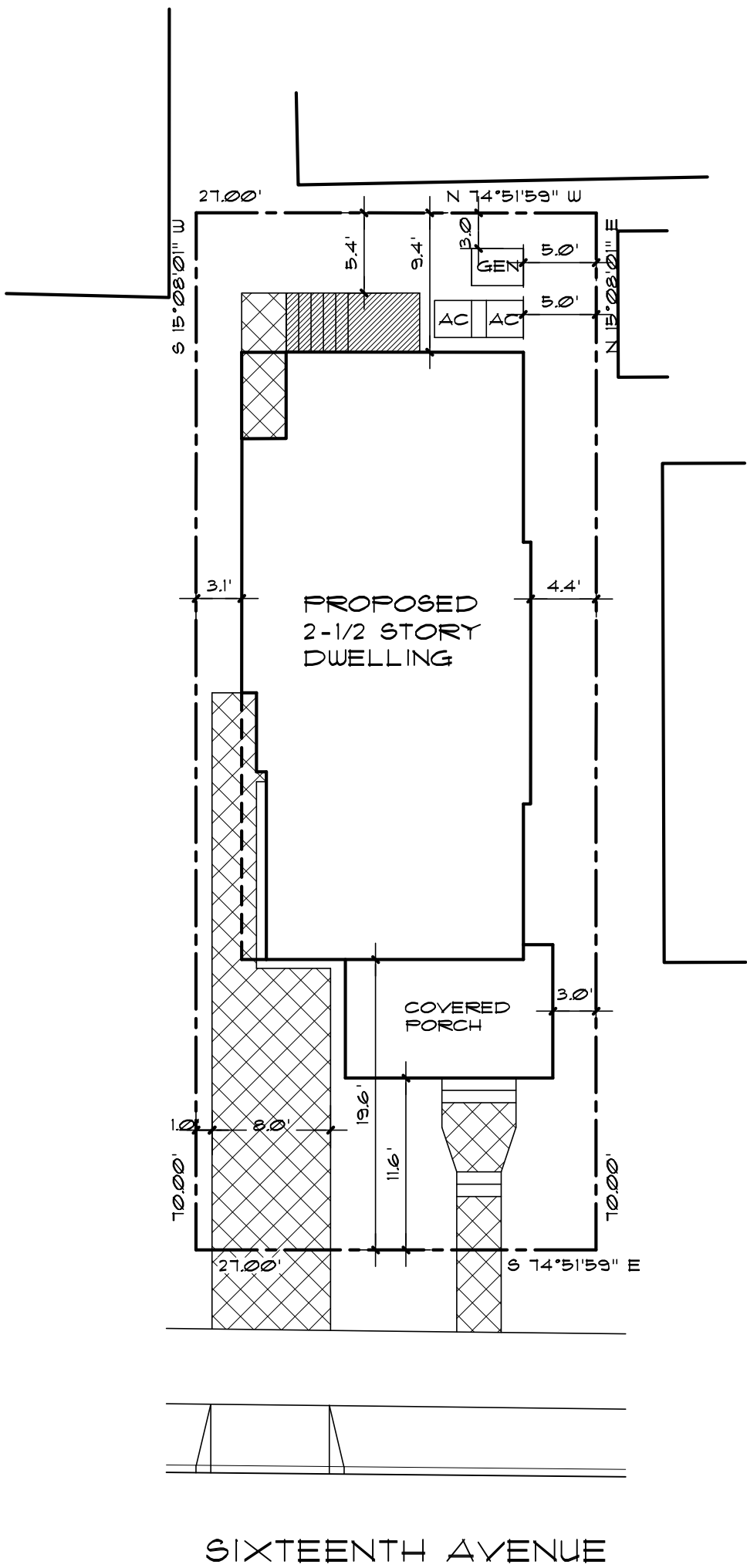


EXISTING SITE PLAN

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.

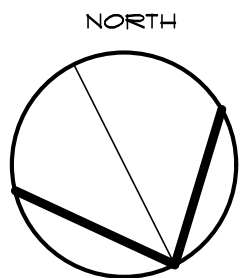


SCALE: 1" = 10'-0"



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"

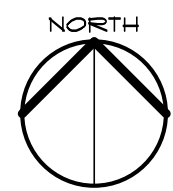
SITE DATA: R-40 ZONE

LOT DESCRIPTION: INTERIOR LOT: 27 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:	27.0 FT	27.0 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%	81.0%	18 % 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):	4.5 FT	3.1 FT	5 FT MIN
	SIDE YARD SETBACK (WEST):	6.3 FT	4.4 FT	5 FT MIN
	TOTAL SIDE YARD SETBACKS:	10.8 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	18 FT MAX
	NO. OF STORIES:	1 STORY	NA	1 STORY
MISCELLANEOUS:	DISTANCE TO PRINCIPAL STRUCTURE:	0 FT	NA	10 FT MIN
	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	DATE
ZONING BOARD OF ADJUSTMENT CHAIRPERSON	
SIGNATURE	DATE
ZONING BOARD OF ADJUSTMENT SECRETARY	

APPLICATION DATA:

OWNER/APPLICANT:
RAYMOND & MARTYANN 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
TOTAL:	718.5 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 & STEPS:	8.3 SF
REAR DECK:	43.2 SF
REAR PATIO:	170.4 SF
MECHANICALS:	6.2 SF
TOTAL:	1,021.4 SF = 54.0%
PROPOSED IMPERVIOUS COVERAGE:	
DWELLING:	787 SF
COVERED FRONT PORCH:	114 SF
FRONT STEPS & WALK:	(44 X 5) 22 SF
DRIVEWAY & WALK:	(188 X 5) 94 SF
REAR LANDING, STEPS & WALK:	(48 X 5) 24 SF
MECHANICAL UNITS:	23 SF
TOTAL:	1,064.4 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:	1,645 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:	538 SF
TOTAL:	2,065 SF

WALTERS RESIDENCE
121 SIXTEENTH AVENUE - BELMAR, NJ

EXISTING SITE PLAN
PROPOSED SITE PLAN
SITE & ZONING DATA

Drawn By: MBH
Approved: [Signature]
Scale: NOTED
Date: 01-05-21
Sheet No: 1 OF 3

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

200804

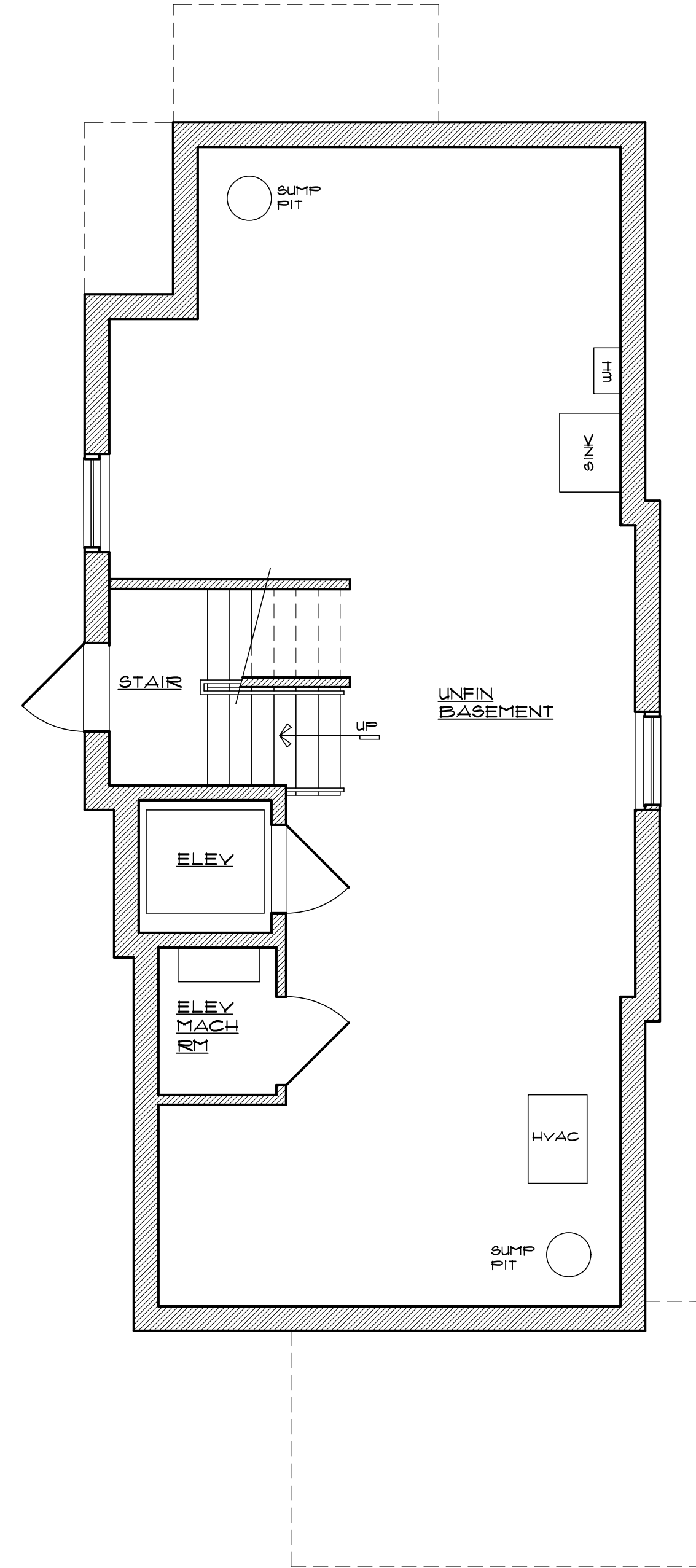
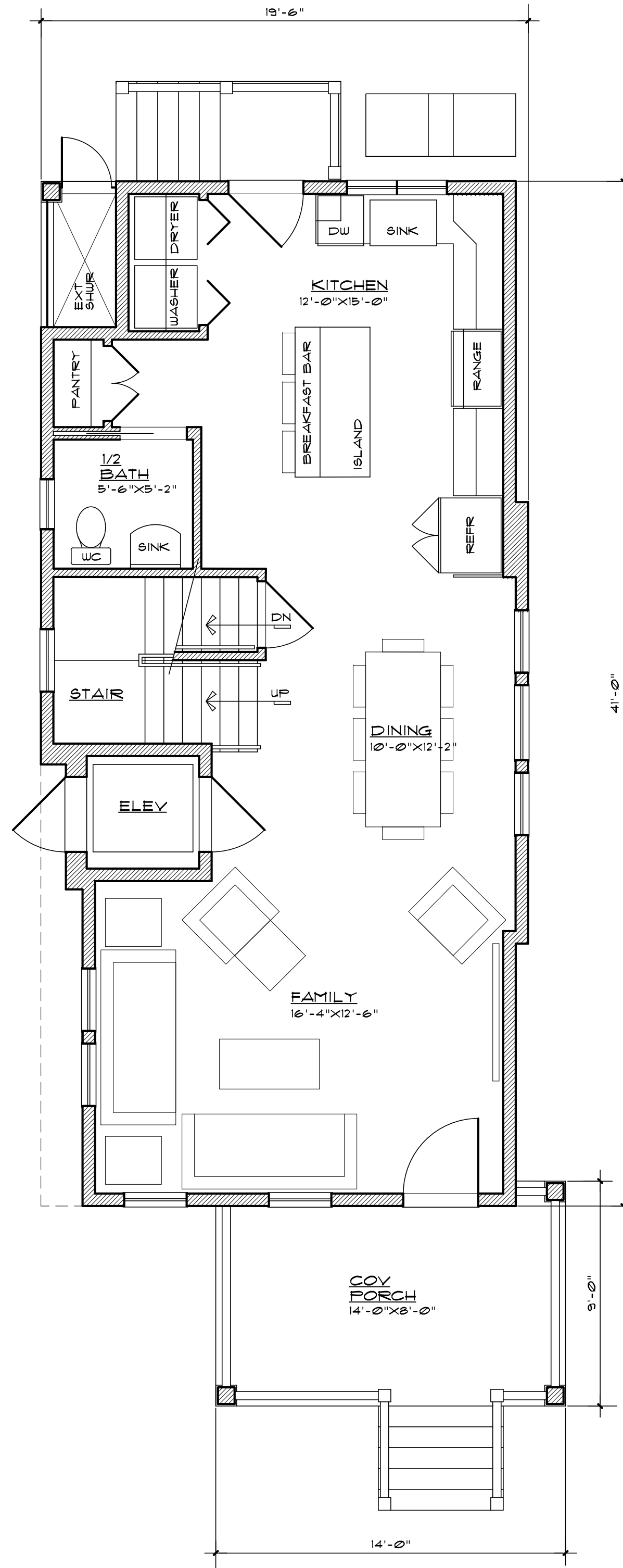
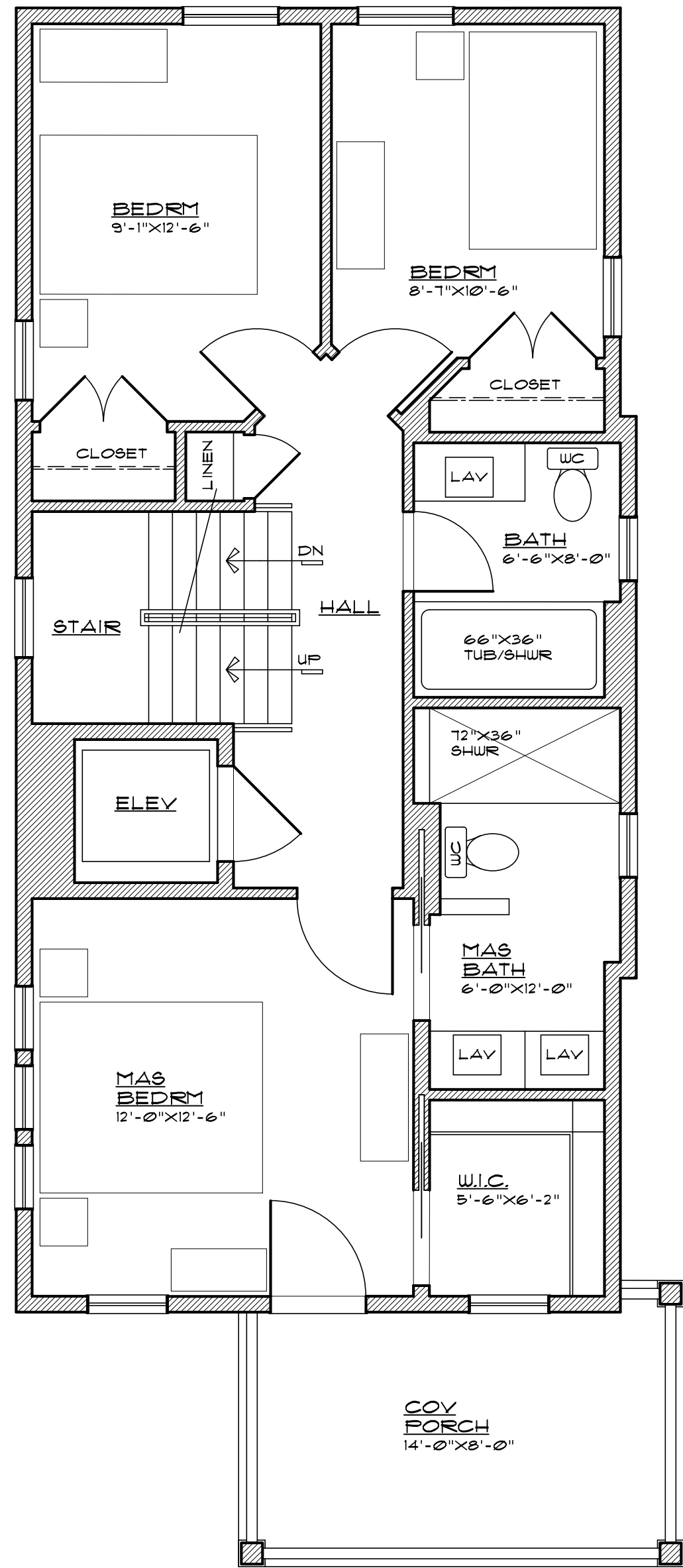
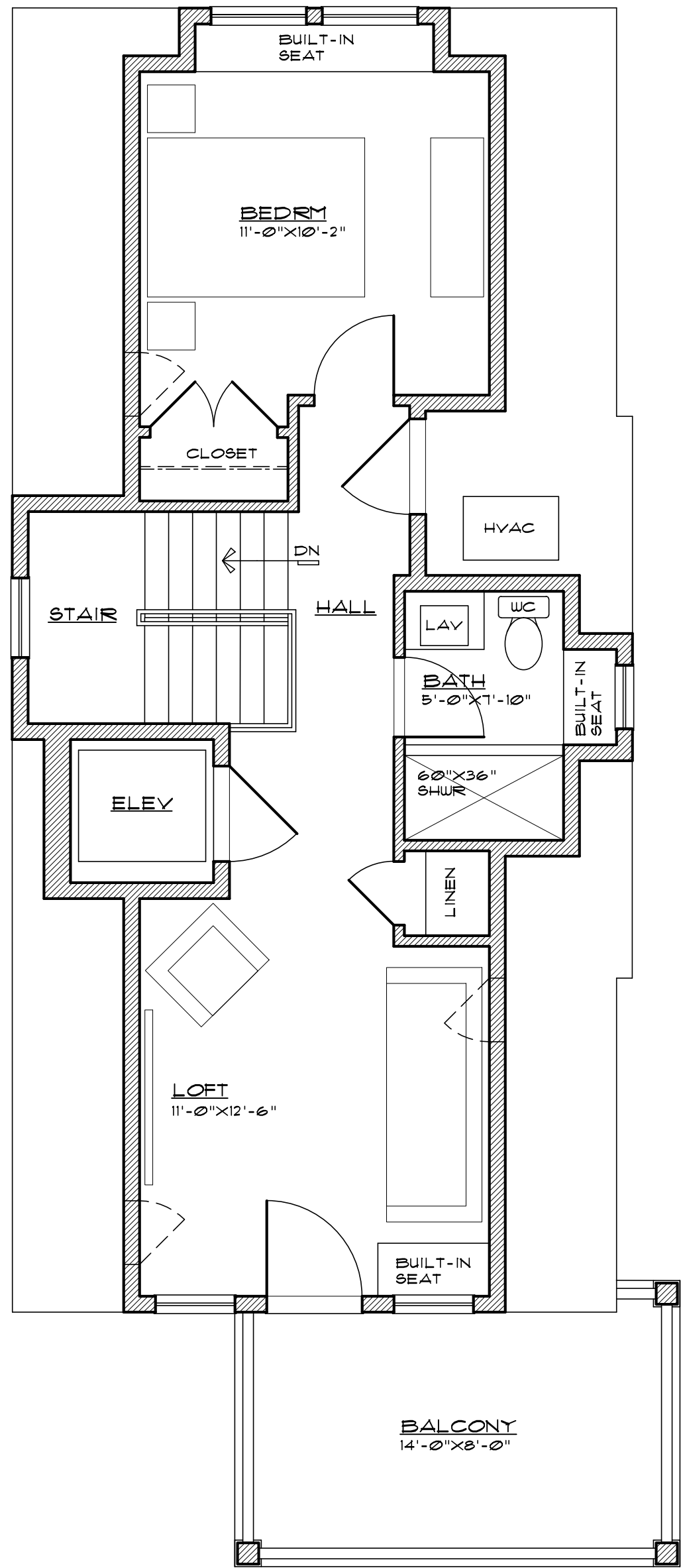
WALTERS RESIDENCE

BLOCK: 160

LOT: 11

121 SIXTEENTH AVENUE

BOROUGH OF BELMAR, NJ



M. B. HEARN ARCHITECTURE, LLC

1007B MAIN STREET - BELMAR, NJ - 07719
(732) 556 - 9055 FAX: (732) 556-5012

M. B. Hearn
MARTIN HEARN, AIA
REGISTERED ARCHITECT
C - 15099

FLOOR PLANS

WALTERS RESIDENCE
NEW HOUSE
121 SIXTEENTH AVENUE - BELMAR, NJ

Drawn By MBH Approved Scale NOTED Date 01-05-21 Sheet No. 2 OF 3

Comm. No.

200804



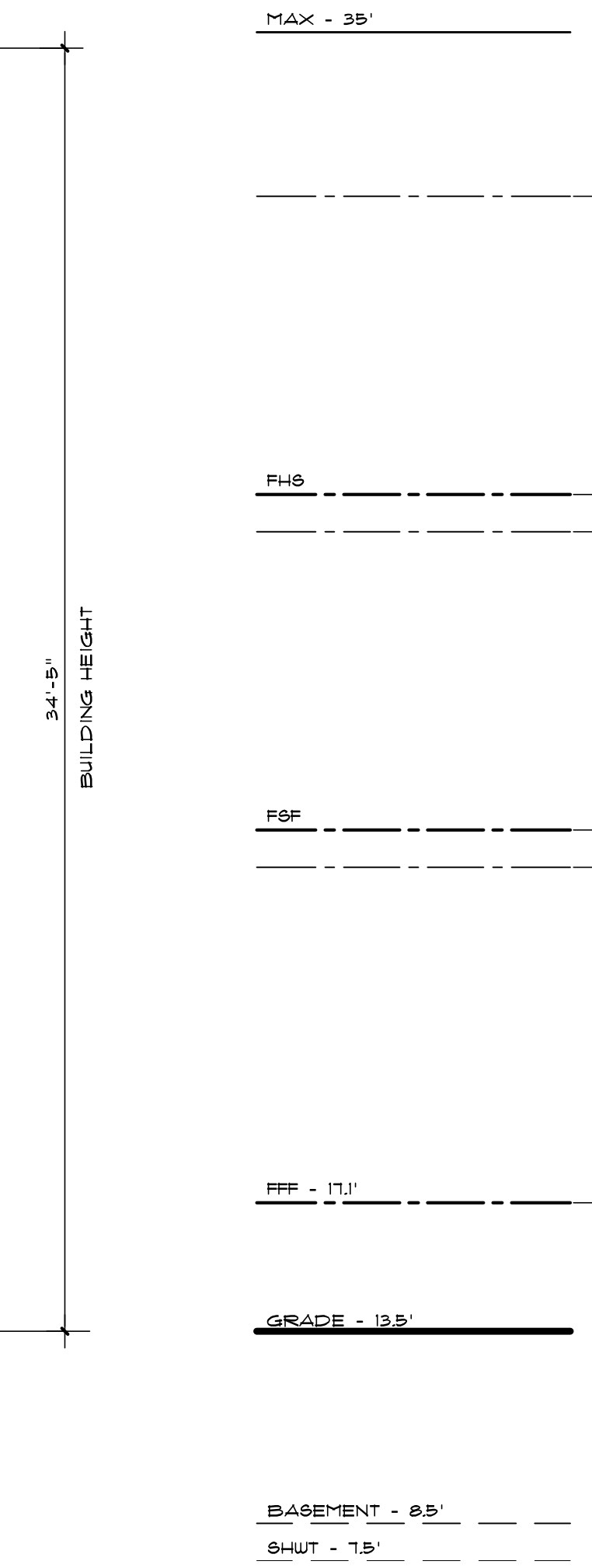
EAST SIDE ELEVATION

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



NORTH ELEVATION

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



WEST SIDE ELEVATION

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



NORTH ELEVATION

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



ELEVATIONS		WALTERS RESIDENCE NEW HOUSE 121 SIXTEENTH AVENUE - BELMAR, NJ		Sheet No. 3 OF 3
Drawn By AM	Approved	Scale NOTED	Date 01-05-21	
M. B. HEARN ARCHITECTURE, LLC		1007B MAIN STREET - BELMAR, NJ - 07719 (732) 556 - 9055 FAX: (732) 556-5012		
THOMAS HEARN, AIA REGISTERED ARCHITECT C - 10099				
Comm. No. 200804				