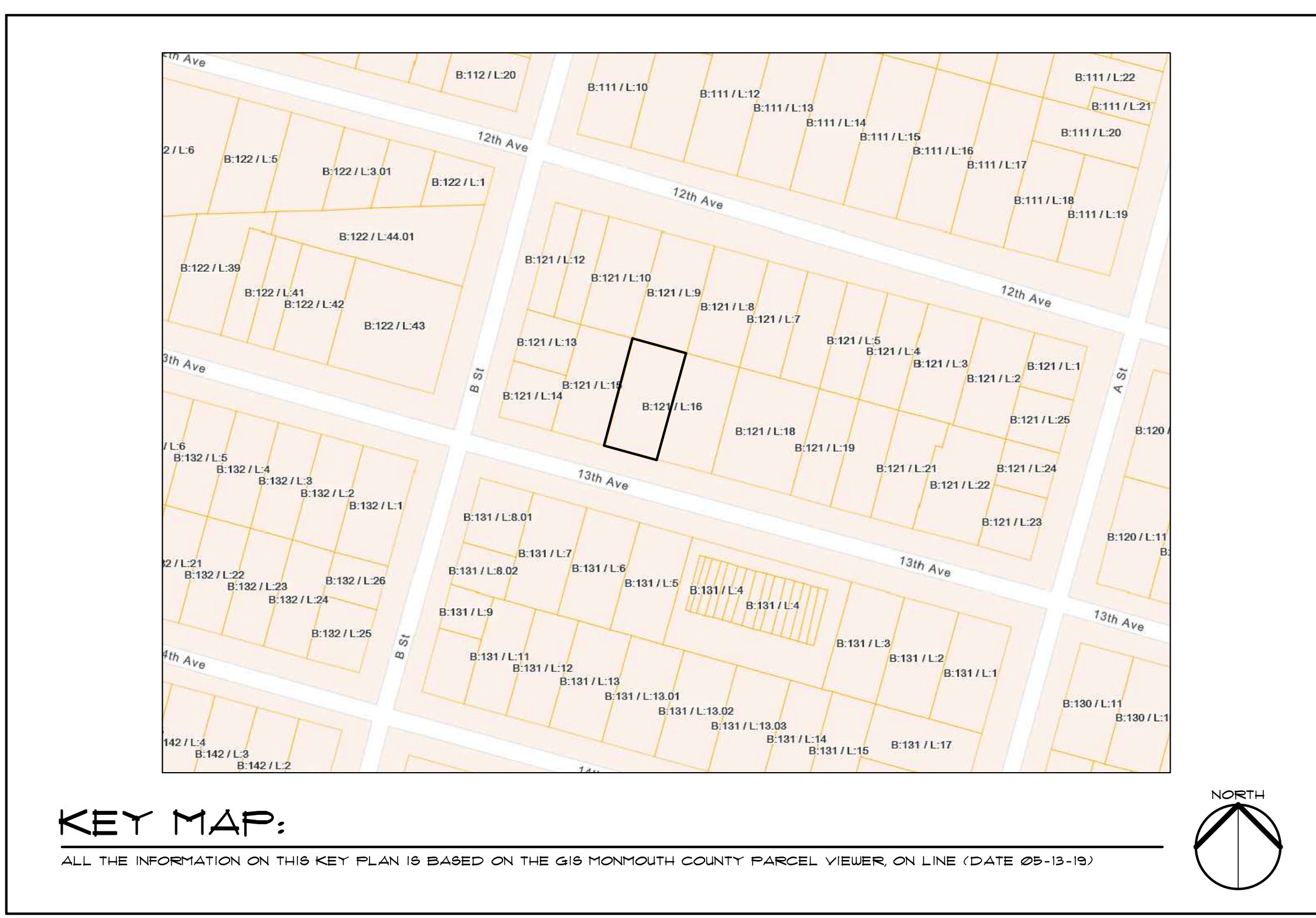


SITE DATA: R-50 ZONE

LOT DESCRIPTION: INTERIOR LOT, 50.0 FT WIDE X 100.0 FT DEEP = 5,000 SF

USE:	PRINCIPAL STRUCTURE:	ACCESSORY STRUCTURE:	EXISTING	PROPOSED	REQUIRED
			SINGLE FAMILY RES.	SINGLE FAMILY RES.	SINGLE FAMILY RES.
			NA	1 STORY GARAGE	1 STORY GARAGE
LOT:	LOT AREA:	LOT FRONTAGE:	5,000 SF	5,000 SF	5,000 SF MIN
	BUILDING COVERAGE:		30.5%	36.4%	30% MAX
	IMPERVIOUS COVERAGE:		38.4%	51.3%	55% MAX
	FLOOR AREA RATIO:		31%	65.5%	75% MAX
	ONSITE PARKING:		3 SPACES	4 SPACES	2 SPACES MIN
PRINCIPAL STRUCTURE:	FRONT YARD SETBACK, HOUSE:		16.2 FT	13.6 FT	20 FT MIN
	FRONT YARD SETBACK, PORCH:		5.1 FT	8.4 FT	12 FT MIN
	REAR YARD SETBACK:		38.4 FT	37.0 FT	35 FT MIN
	SIDE YARD SETBACK (EAST):		3.8 FT	3.8 FT	5 FT MIN
	SIDE YARD SETBACK (WEST):		17.0 FT	17.0 FT	5 FT MIN
	TOTAL SIDE YARD SETBACKS:		20.8 FT	20.8 FT	15 FT MIN
	BUILDING HEIGHT:		123.6 FT	34.8 FT	35 FT MAX
	NO. OF STORIES:		2 STORY	2-1/2 STORIES	2-1/2 STORIES MAX
ACCESSORY STRUCTURE:	SIDE YARD SETBACK:		NA	3.0 FT	3.0 FT MIN
	REAR SETBACK:		NA	3.0 FT	3.0 FT MIN
	BUILDING HEIGHT:		NA	18 FT	18 FT MAX
	NO. OF STORIES:		NA	1 STORY	1 STORY
	DISTANCE TO PRINCIPAL STRUCTURE:		NA	14.2 FT	10 FT MIN
MISCELLANEOUS:	MECHANICAL EQUIPMENT LOCATION:		NA	5.5 FT	5 FT MIN

EXISTING NONCONFORMANCE
 VARIANCE REQUEST



APPROVAL:

 SIGNATURE ZONING BOARD OF ADJUSTMENT CHAIRPERSON DATE _____

 SIGNATURE ZONING BOARD OF ADJUSTMENT SECRETARY DATE _____

APPLICATION DATA:

OWNER/APPLICANT:
 MICHELLE FONTANEZ
 214 THIRTEENTH AVENUE
 BELMAR, NJ 07719
 (908) 216-3872

ADDRESS OF PROPERTY:
 214 THIRTEENTH AVENUE
 BELMAR, NJ 07719
 BLOCK: 121, LOT: 16.01

ZONING DATA: R-50 ZONE

SITE AREA: 5,000 SF

EXISTING BUILDING COVERAGE:

DWELLING:	1220 SF
COVERED PORCH:	308 SF
TOTAL:	1528 SF = 30.5%

EXISTING IMPERVIOUS COVERAGE:

DWELLING:	1220 SF
COVERED PORCH:	308 SF
FRONT STEPS:	22 SF
CONC DRIVE:	24 SF
WOOD DECK: (262 SF X 50%):	131 SF
REAR STEPS:	14 SF
TOTAL:	1919 SF = 38.4%

EXISTING FLOOR AREA RATIO:

FIRST FLOOR:	1170 SF
SECOND FLOOR:	461 SF
TOTAL:	1631 SF = 32.6%

EXISTING GROSS LIVABLE AREA:

FIRST FLOOR:	1219 SF
SECOND FLOOR:	456 SF
TOTAL:	1715 SF

PROPOSED BUILDING COVERAGE:

DWELLING:	1349 SF
COVERED PORCH:	232 SF
GARAGE:	240 SF
PAVER DRIVEWAY:	308 SF
PAVER PATIO:	255 SF
POOL:	0 SF
POOL COFFING:	39 SF
REAR DECK AND STEPS:	49 SF
FRONT WALK:	21 SF
FRONT WALK:	11 SF
AC UNITS:	19 SF
TOTAL:	2563 SF = 51.3%

PROPOSED FLOOR AREA RATIO:

FIRST FLOOR:	1298 SF
SECOND FLOOR:	1315 SF
HALF STORY:	654 SF
TOTAL:	3217 SF = 65.5%

PROPOSED GROSS LIVABLE AREA:

FIRST FLOOR:	1349 SF
SECOND FLOOR:	1366 SF
HALF STORY:	720 SF
TOTAL:	3435 SF

FONTANEZ RESIDENCE - ADDITION & ALTERATIONS

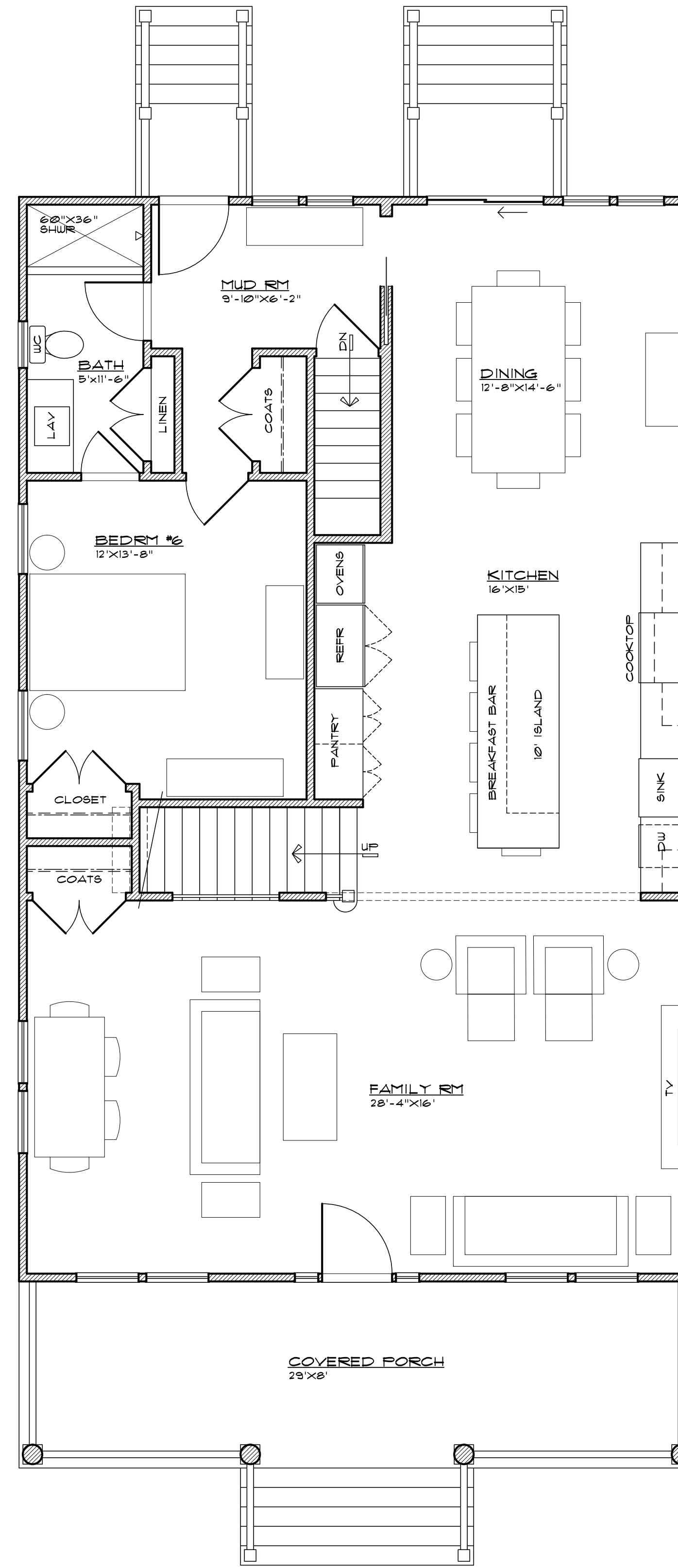
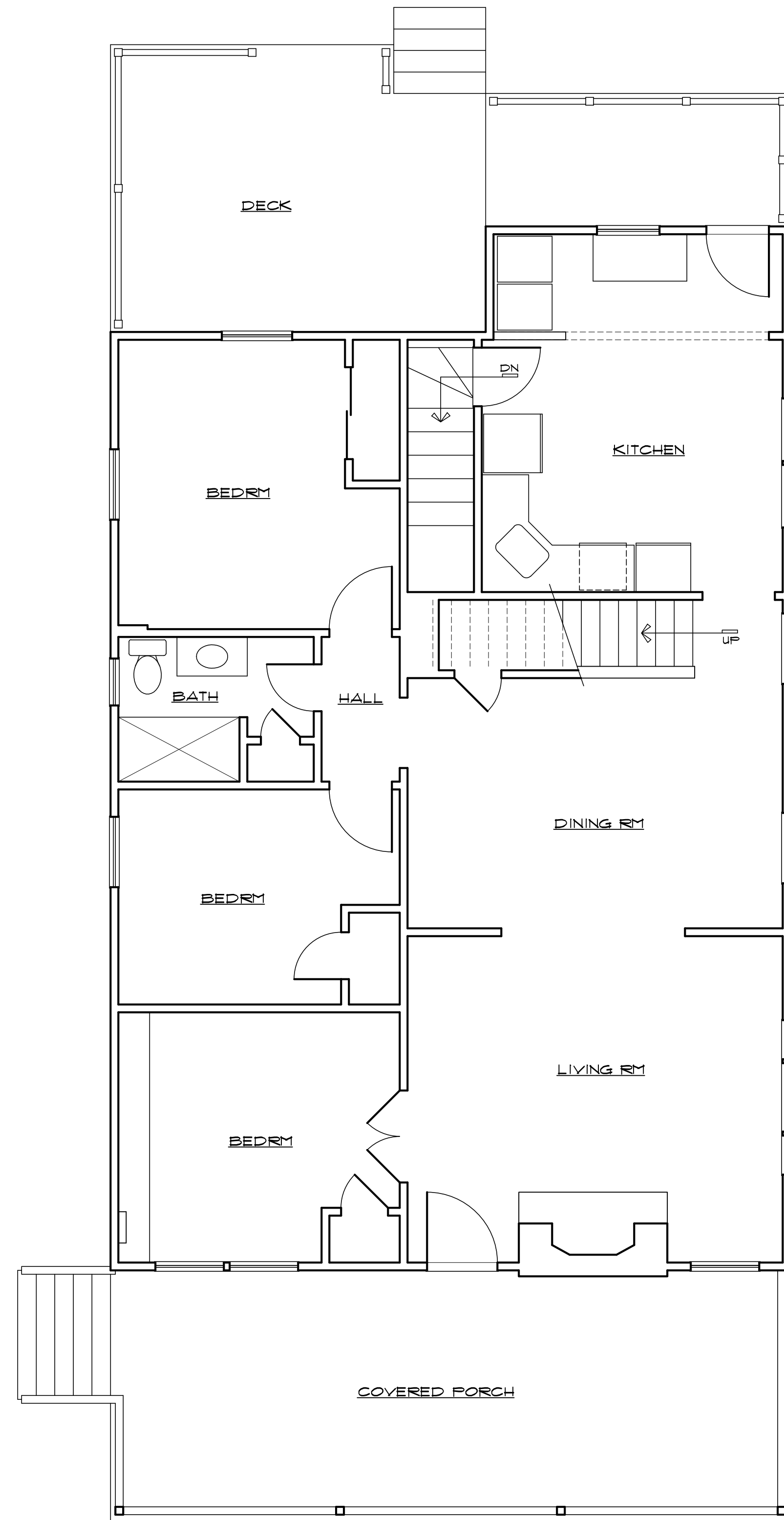
Fontanez Residence Addition & Alterations
 214 Thirteenth Avenue, Belmar, NJ

DATE: 08-15-19 SCALE: NOTED APPROVED: [Signature]

Drawn By: AMT Check: NOTED

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

Sheet No. 1 OF 5
 Comm. No. 180805



EXISTING FIRST FLOOR PLAN

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

PROPOSED FIRST FLOOR PLAN

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

M. B. HEARN ARCHITECTURE, LLC

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

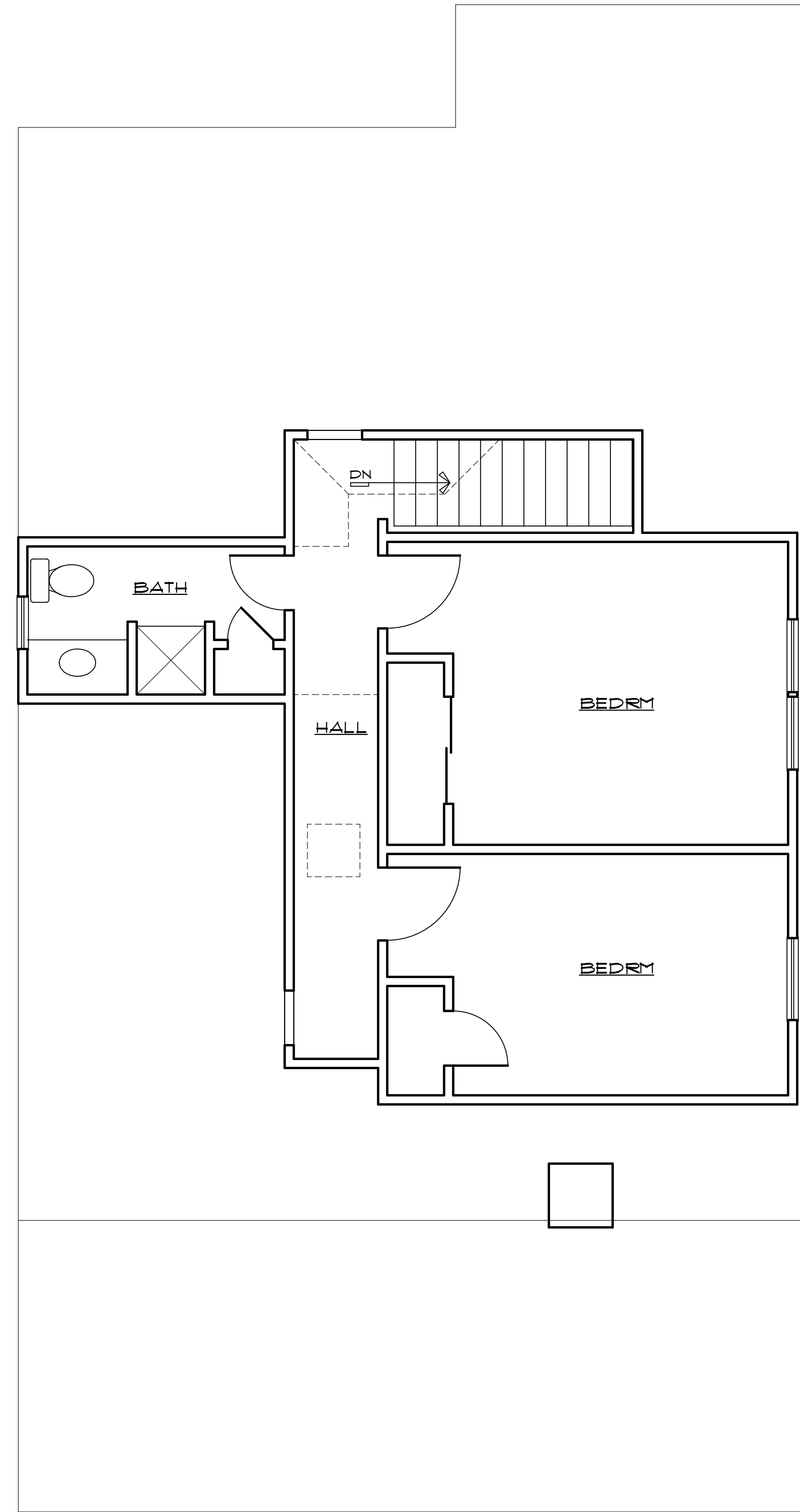
M. B. Hearn
 MARY HEARN, AIA
 REGISTERED ARCHITECT
 C. E. 15098

FIRST FLOOR PLAN

Drawn By: AMT
 Approved: [Signature]
 Scale: NOTED
 Date: 05-15-19
 Sheet No: 2 OF 5

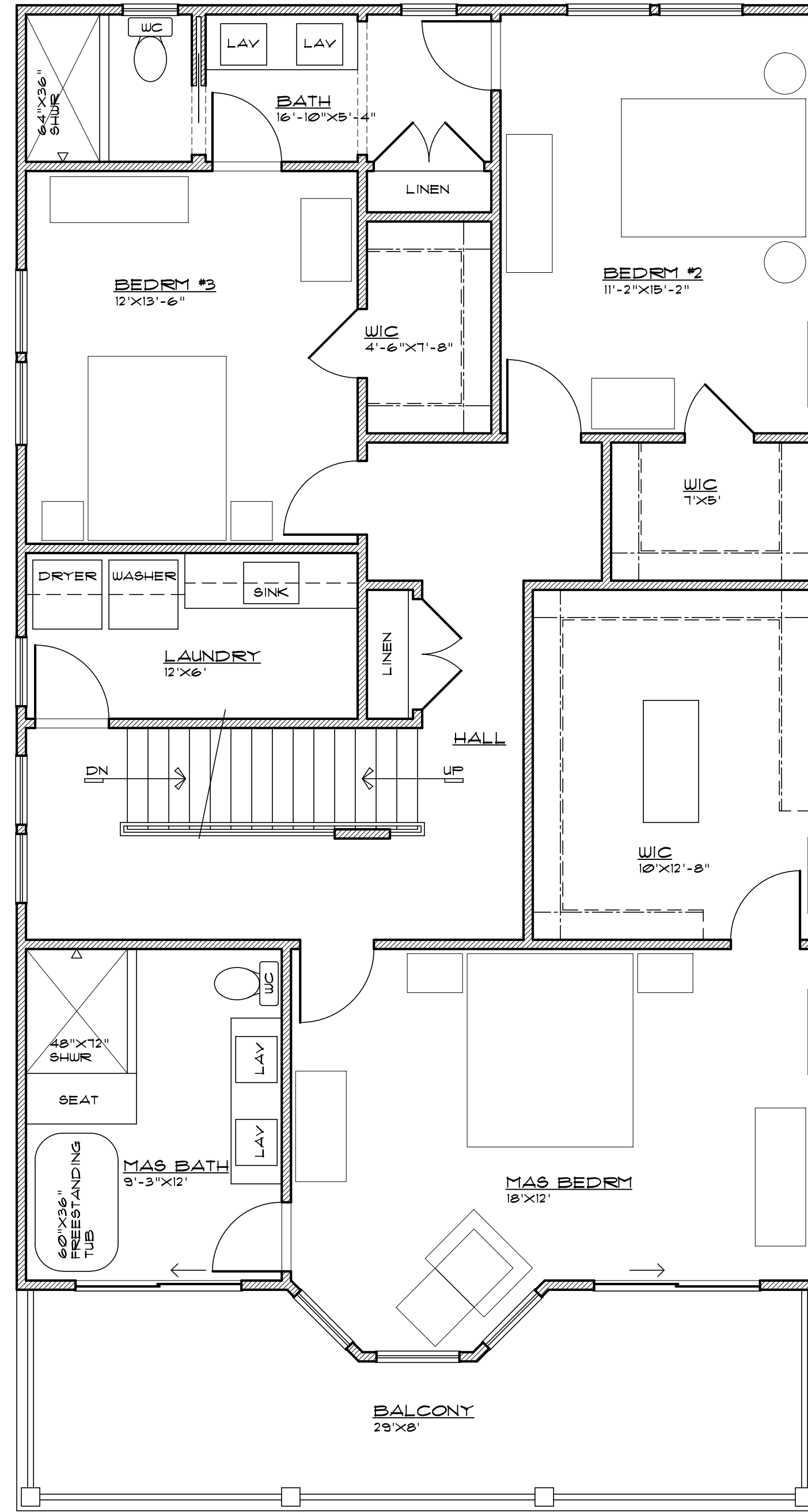
FONTANEZ RESIDENCE
 ADDITION & ALTERATIONS
 214 THIRTEENTH AVENUE, BELMAR, NJ

Comm. No.
 180805



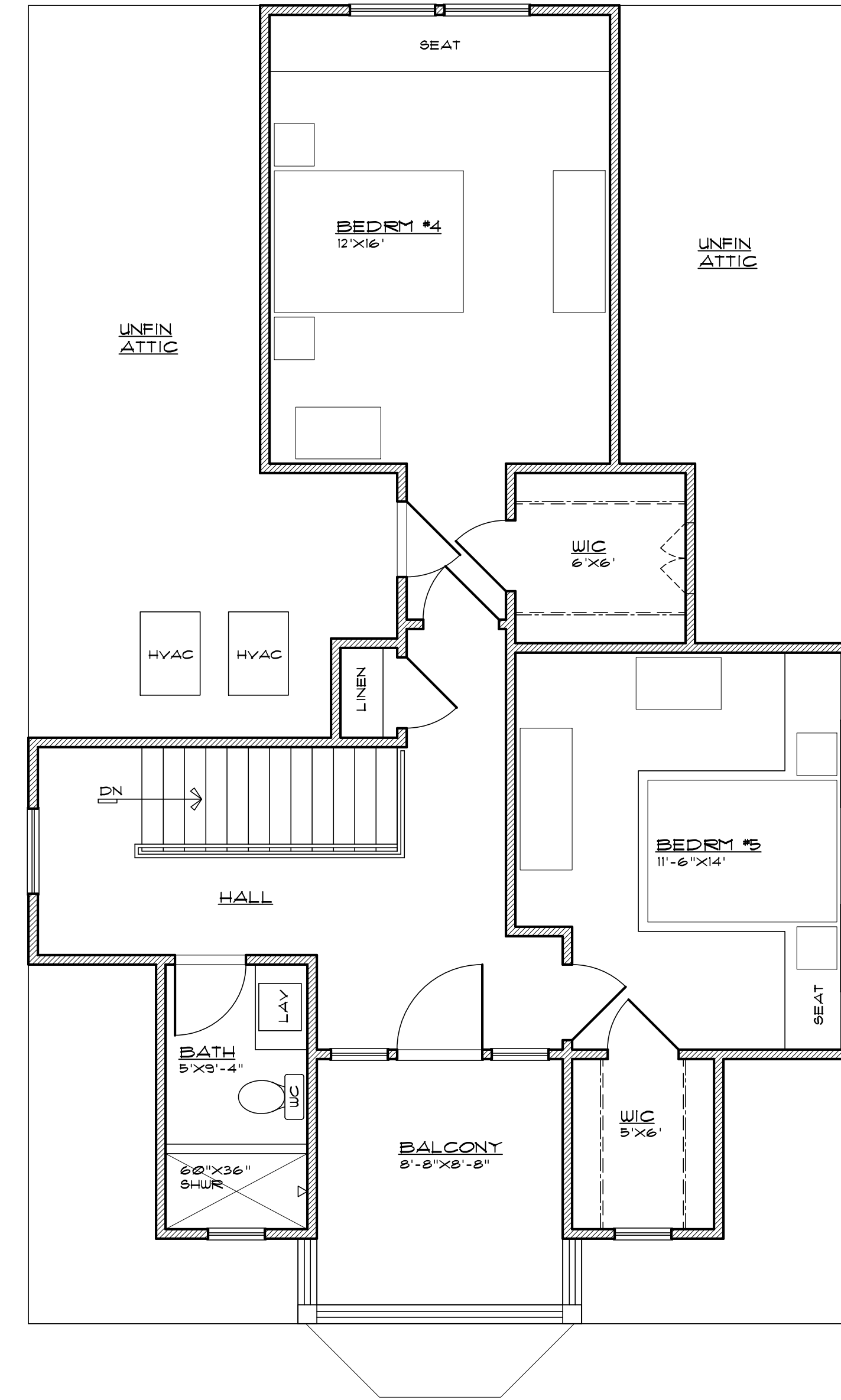
EXISTING SECOND FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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



PROPOSED HALF STORY FLOOR PLAN

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

M. B. HEARN ARCHITECTURE, LLC

1007B MAIN STREET - BELMAR, NJ - 07119
(732) 556-9055 FAX: (732) 556-9012

M. B. Hearn
MARTY HEARN, AIA
REGISTERED ARCHITECT
C. 1999

SECOND FLOOR PLAN
HALF STORY FLOOR PLAN

FONTANEZ RESIDENCE
ADDITION & ALTERATIONS
214 THIRTEENTH AVENUE, BELMAR, NJ

Date: 05-15-19 Sheet No: 3 OF 5

Drawn By: AMT Approved: NOTED Scale: Scale

Comm. No. 180805



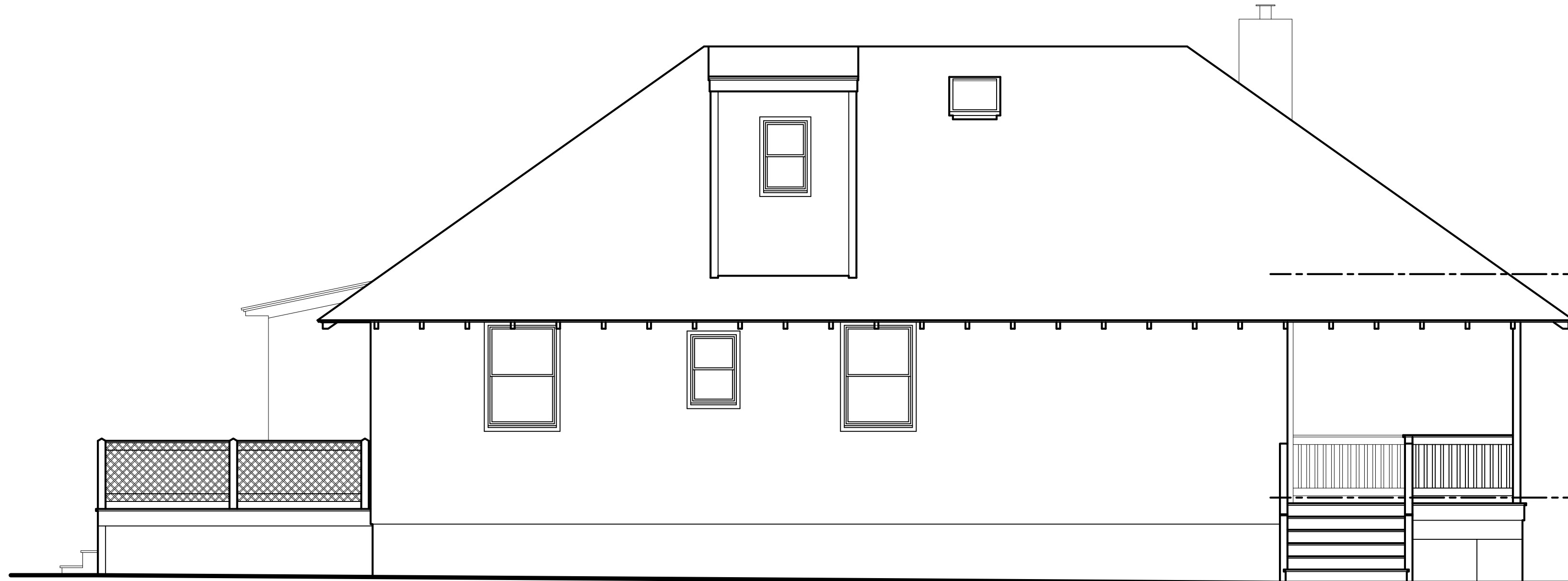
PROPOSED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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



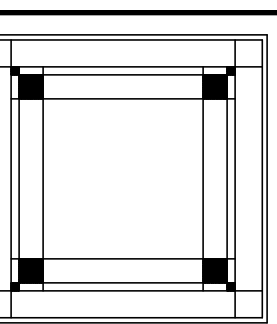
EXISTING WEST ELEVATION

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



EXISTING SOUTH ELEVATION

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



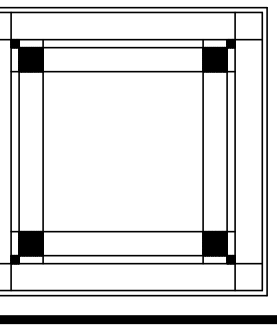
FONTANEZ RESIDENCE
ADDITION & ALTERATIONS
214 THIRTEENTH AVENUE, BELMAR, NJ

ELEVATIONS

Drawn By	AMT	Approved	NOTED	Date	09-15-19	Sheet No.	4 OF 5
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M. B. HEARN
M. B. HEARN, AIA
REGISTERED ARCHITECT
C. 1999

M. B. HEARN ARCHITECTURE, LLC
1007B MAIN STREET - BELMAR, NJ - 07719
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EAST ELEVATION

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



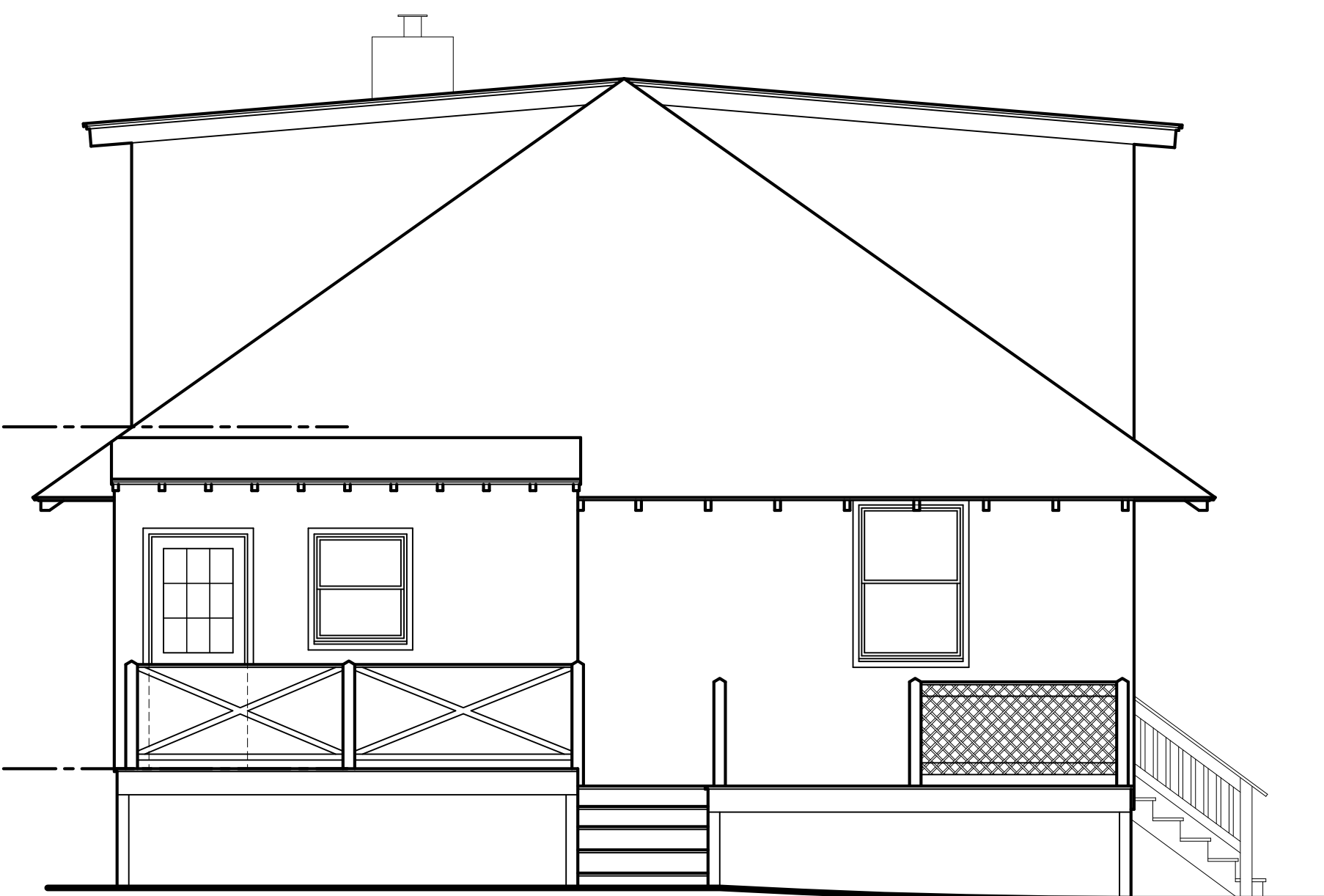
NORTH ELEVATION

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



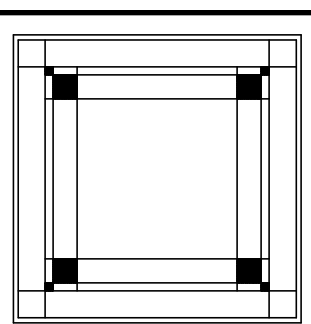
EXISTING EAST ELEVATION

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



EXISTING NORTH ELEVATION

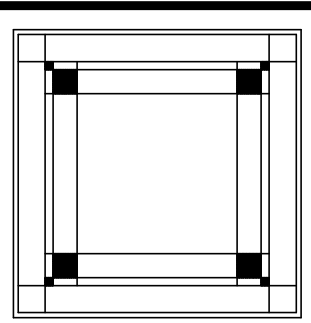
SCALE : 1/4" = 1'-0"



ELEVATIONS		Drawn By	AMT	Approved	NOTED	Date	05-15-19	Sheet No.	B OF 5
FONTANEZ RESIDENCE ADDITION & ALTERATIONS 214 THIRTEENTH AVENUE, BELMAR, NJ									

M. B. HEARN
 M. B. HEARN, AIA
 REGISTERED ARCHITECT
 C. 12009

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



Comm. No.
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