



ZONING REQUIREMENTS - 319 Tenth Ave. - R75 Zone

	Required	Existing	Proposed	
Mın. Lot Sıze	9,000 sf	7,500 sf	7,500 sf *	
Mın. Frontage	60 ft.	50 ft.	50 ft. *	
Mın. Front Yard - I Oth Ave.	20 ft.	21 ft.	22 ft.	
Mın. Front Yard - C St.	.48 ft. (a)	13.74 ft.	14 ft.	
Mın. Sıde Yard	5 ft.	6.01 ft.	5 ft.	
Mın. Rear Yard	40 ft.	78 ft.	81 ft.	
Max. Building Hgt.	35 ft2-1/2 sty	34 ft2-1/2 sty	33 ft. 2-1/2 sty	
Max. Floor Area Ratio	55%	42%	42.7%	
Max. Lot Coverage (Imp.)	50%	44%	46.9%	
Max. Building Coverage 25% 33.3% 34.8% * Note: House = 16.6%, Porch = 6.1%, Garage = 12%				
Off Street Parking	3	3	3	

(a) average setback of existing houses on C Street = 11.48 ft. See setback survey from George Anderson, Land Surveyor

*Items requiring Variance

Ι.	PLOT PLAI	N	-0 - 9	
REVISIONS				
Walter J. Hessberger AIA C-4264 96 SANDY POINT DR. BRICK TWP. NJ 08723 I-908-227-8908				
New Residence For ROBERT TRUESDALE 319 IOTH AVE. BELMAR NJ, 07719 BLOCK: 102 LOT: 8				
PLOT PLAN & KEY MAP				
PAGI I of		DATE: -0 -	19	