

GRASSO DESIGN GROUP

231 Highway 71 (Parker Ave)
Manasquan, New Jersey 08736

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Client: SHAW, CHRISTOPHER Date: 05/10/2021
 Address: 15 BUTTONWOOD DRIVE Block: 72
 Township: FAIR HAVEN Lot: 15

Zone: R-10-B	Required	Existing	Proposed	Comments
Min. Lot Area	10,000 SF	9,278 SF	N/C	
Min. Lot Width	100 FT	96 FT	N/C	IRR
Min. Lot Depth	100 FT	87 FT	N/C	IRR
Principle Structure				
Front Yard Setback	25.0 FT	29.9 FT	25.4 FT	
Side Yard Setback	10.0 FT	9.9 FT	9.9 FT	NO CHANGE
Side Yard Setback	10.0 FT	23.0 FT	23.0 FT	
Combined Side	25.0 FT	32.9 FT	32.9 FT	
Rear Yard Setback	30.0 FT	26.1 FT	26.1 FT	VARIANCE
Building Height	32.0 FT	21.6 FT	≈21.6 FT	2-1/2 STORY MAX
Base Flood Elevation	X			
ABFE / SHWT	-			
Finished Floor Elevation				
Accessory Structure				
Side Yard Setback	10.0 FT	-	-	5 FT SHED
Rear Yard Setback	10.0 FT	-	-	5 FT SHED
Dist. To Principle	5.0 FT	-	-	
Height	15.0 FT		0.0 FT	10 FT SHED
Max. Area	1,299 SF			100 SF SHED
Lot Requirements				
Lot Coverage	45%	40.5%	+0.61%	41.1%
Impervious Area	4,175 SF	3760 SF	+57 SF	3816 SF
Building Coverage	35%	18.9%	+0.61%	19.6%
Footprint Area	3,247 SF	1758 SF	+57 SF	1815 SF
Floor Area Ratio	0.28		0.26630739	3220 SF MAX
Notes:				

1ST Fur 1646 SF 1646 SF
 GARAGE 429 SF 429 SF
 2ND Fur 592 SF 1344 SF
 TOTAL 1809 SF 2581 SF