Left Side Elevation 1/8" = 1'-0"

Rear Elevation 1/8" = 1'-0"

Front Elevation

1/4" = 1'-0"

Right Side Elevation 1/8" = 1'-0"

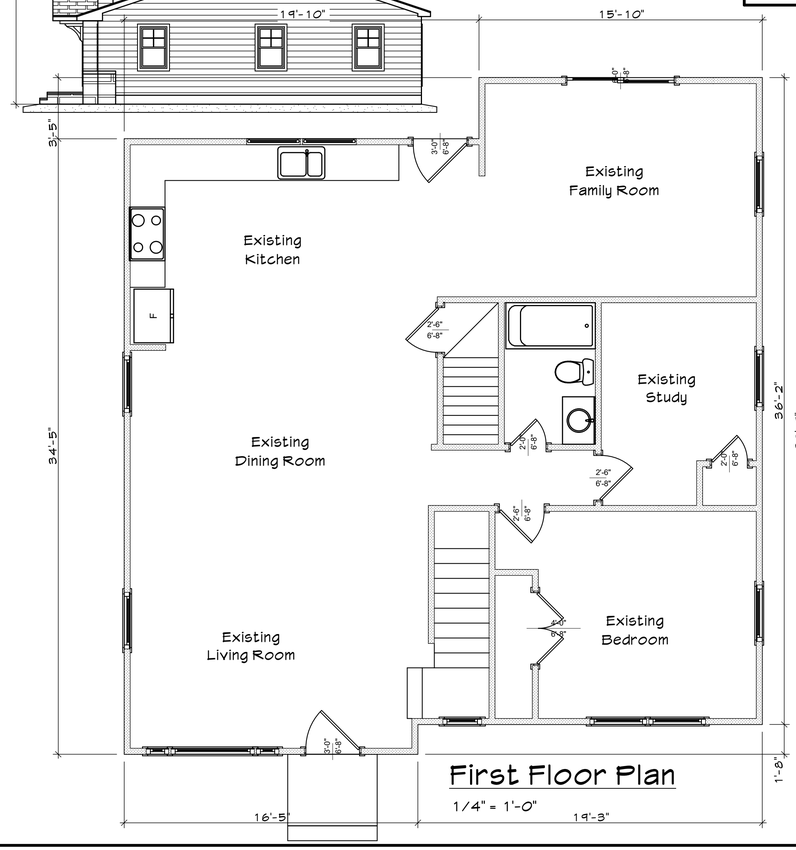
FAR Calculation

Existing 1st Floor	1,259 SF Area
Existing 2nd Floor	853 SF Area
Total	2112 SF Area
Proposed 1st Floor	1,259 SF Area
Proposed 2nd Floor	1,097 SF Area
Total	2,356 SF Area

Lot / Bldg Coverage

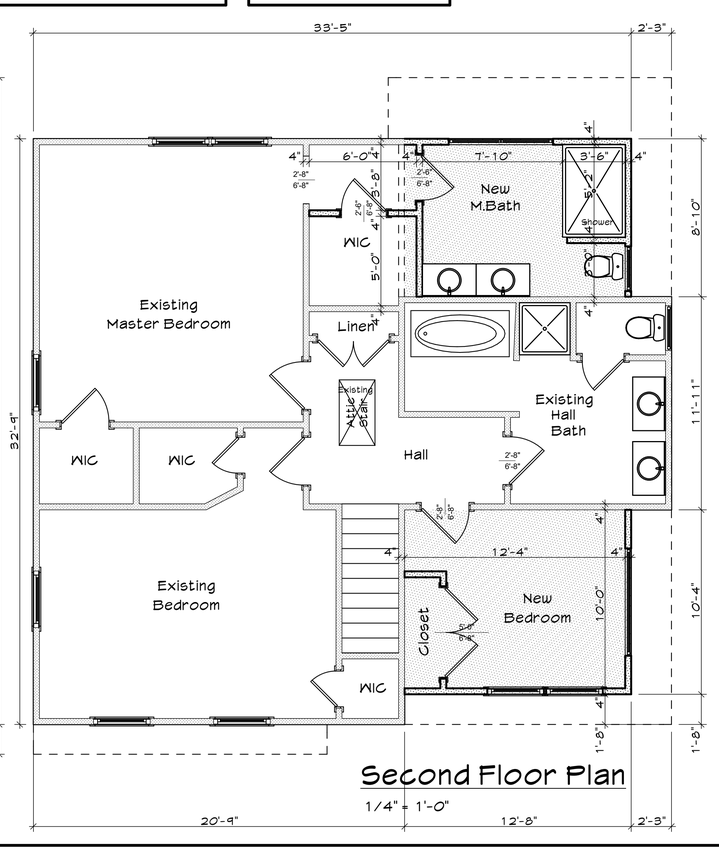
Existing Lot and building coverage are unaltered

No new additions impact Lot or building coverage



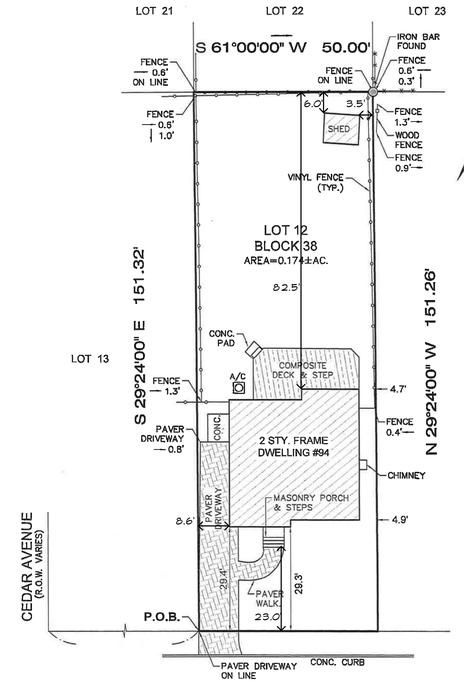
First Floor Plan

1/4" = 1'-0"



Second Floor Plan

1/4" = 1'-0"



PREPARED FOR: *BRIAN SLAVEN AND PAMELA SLAVEN*

TITLE INSURER: *GREEN LABEL TITLE, LLC (GL-11531)*
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

MORTGAGE HOLDER: *SANTANDER BANK, N.A.,*
its successors and/or assigns, as their interest may appear.

CLOSING ATTORNEY: *HARVEY L. YORK, Esquire*

IMPORTANT NOTES. PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 5/4/19 BY ME OR UNDER MY DIRECT SUPERVISION ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES. WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO RESTABLISH PROPERTY LINES.
- THIS SURVEY SUBJECT CONDITIONS WHICH AN ACCURATE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 5390 PG 520

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN engineering llc

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TOMS RIVER, N.J. 08754
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DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

SURVEY OF PROPERTY

LOT 12 **BLOCK 38**

BOROUGH OF FAIR HAVEN

COUNTY OF MONMOUTH **NEW JERSEY**

Scale:	Drawn By:	Date:	JOB #.	CAD File #	Sheet #
1"=20'	JCS	5/4/2019	19-03642	19-03642JCS	1 OF 1

Zoning Schedule

Zone: R-5	Required	Existing	Proposed
Lot Area	5,000 SF	7,564 SF	7,564 SF
Lot Width	50'	50'	50'
Lot Depth	100'	151.29'	151.29'
Front Set Back	25'	29.3'	29.3'
Rear Set Back	30'	78'	78'
Side SB / Total	7' / 16'	4.7' / 13.3' (Pre-existing Conditions)	7.0' new Constrct. / 13.3'(existing)
Max Lot Cov.	50%	31.1%	31.1%
Max Hab. Fl Area	2,200 SF	2,112 SF	2,356 SF** (Variance)
Max HFA Ratio	0.4	0.28	0.31
Max Bldg Cov	35%	17.2%	17.2%
Height	30'	27'-9"	27'-9"
Acc Bld SB Sides	NA	NA	NA
Acc Bldg Rear SB	NA	NA	NA

Revision 1: 3.23.20 - As directed
Revision 1: 3.18.20 - As directed

KAM

KEITH MAZUREK A.I.A. ARCHITECT
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Red Bank, NJ 07701
732-741-0023 / Fax 732-741-0167

Alt. / Addit.
44 Jackson St.
Fair Haven, NJ

Keith S. Mazurek
NJ Lic. AI 19492
FL Lic AR 98571

Variance Application

COMM.: 19-35
DATE: 2.15.20
SHEET NO. 1