

proposed new dwelling for ZIMMERER RESIDENCE

139 PARK ROAD
FAIR HAVEN, NEW JERSEY
BLOCK 7 ~ LOT 15

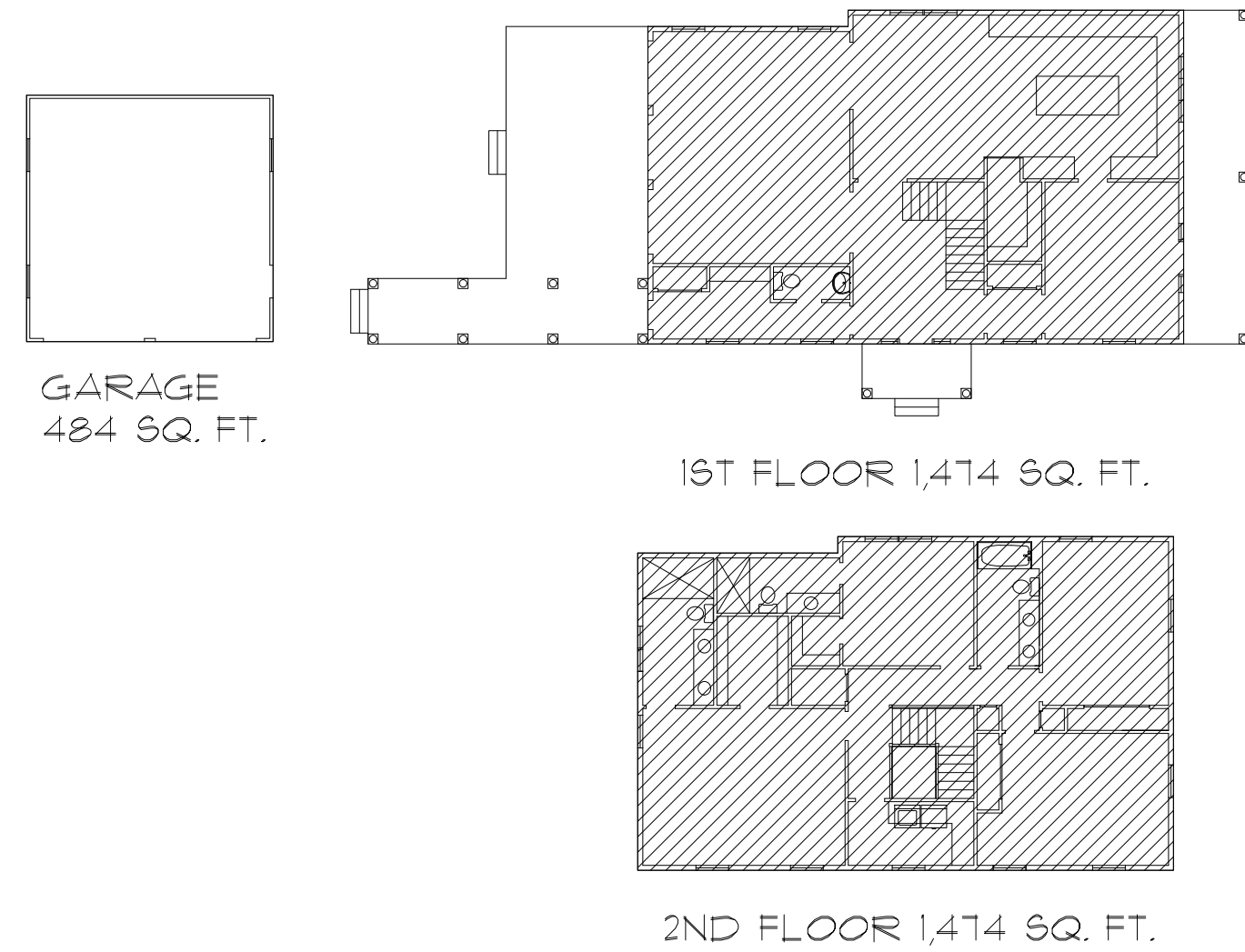
INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY CHARLES V. BELL JR., N.J. P.L.S. LIC. NO. 21561 OF CHARLES V. BELL ASSOCIATES INC., DATED 07/13/17

ALL DISTURBED AREAS SHALL BE RESTORED IN ACCORDANCE WITH FREEHOLD SOIL CONSERVATION DISTRICT EROSION STANDARDS.

TOTAL LOT AREA = 9,569 SQ. FT.
AREA OF DISTURBANCE = 0000 SQ. FT.

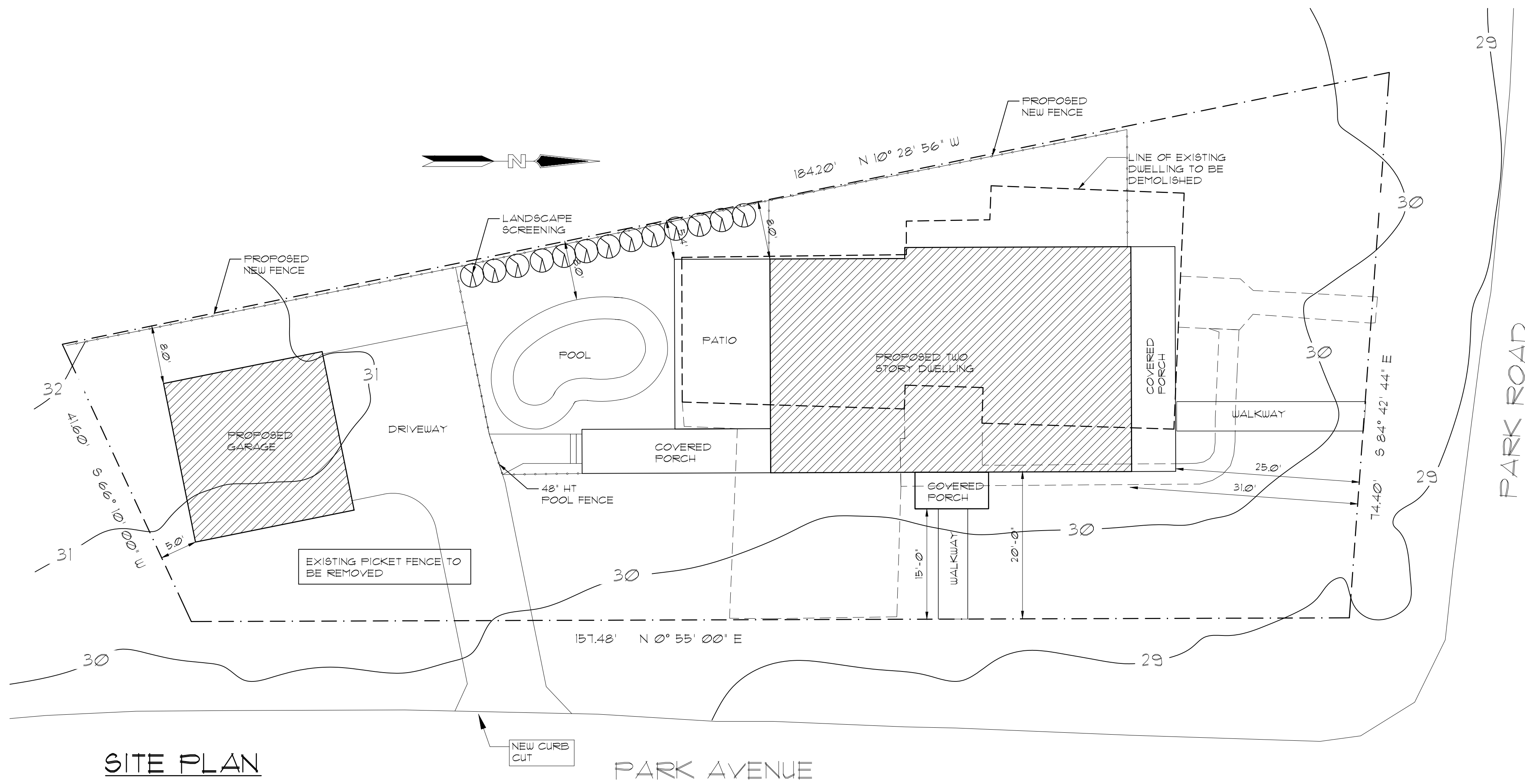
EXISTING CONTOUR --- EXIST. 9.5 ---
PROPOSED CONTOUR ----- 5.5 -----

PROPOSED AREA CALCULATIONS (BASED ON LOT AREA OF 9,569 SQ. FT.)	
BUILDING COVERAGE:	LOT COVERAGE:
DUWELL'G + COVERED = 1861 SF. PORCHES	DUWELL'G + COVERED = 1861 SF. PORCHES
GARAGE = 484 SF.	GARAGE = 484 SF.
TOTAL = 2,345 SF.	WALKS/PATIOS = 684 SF.
	DRIVEWAY = 624 SF.
	POOL (WATER ONLY) = 130 SF.
	TOTAL = 3,183 SF.
24.5 %	33.5 %

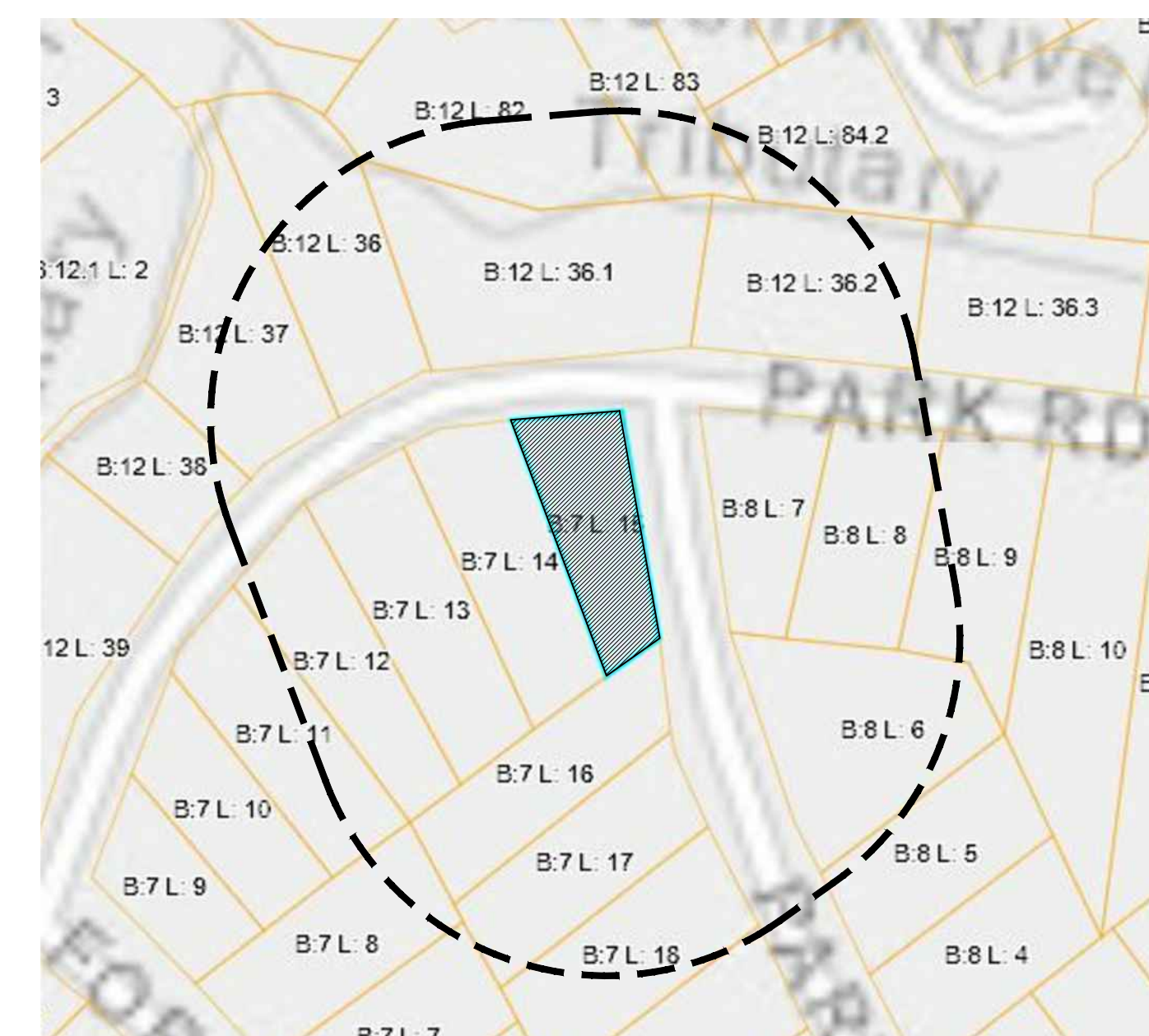


ZONING DATA (R-10)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	11500 SQ. FT.	9,569 SQ. FT.	9,569 SQ. FT.	EXISTING NONCONFORMITY UNCHANGED
MINIMUM LOT FRONTAGE	95 FT.	68.2 FT.	68.2 FT.	EXISTING NONCONFORMITY UNCHANGED
MINIMUM LOT WIDTH	95 FT.	74.4 / 41.6 FT.	74.4 / 41.6 FT.	EXISTING NONCONFORMITY UNCHANGED
MINIMUM LOT DEPTH	100 FT.	151.48 FT.	151.48 FT.	
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK (PARK RD)	30 FT.	26.1 FT.	25 FT.	EXISTING NON-CONFORMITY INTENSIFIED VARIANCE REQUIRED
MINIMUM FRONT SETBACK (PARK AVE)	30 FT.	25.6 FT.	15 FT. (TO PORCH) 20 FT. (TO HOUSE)	EXISTING NON-CONFORMITY INTENSIFIED VARIANCE REQUIRED
MINIMUM SIDE SETBACK (ONE/BOTH)	10 FT.	4.4 FT.	8 FT. (TO HOUSE) 4.5 FT. (CORNER OF PATIO)	EXISTING NON-CONFORMITY IMPROVED VARIANCE REQUIRED
MINIMUM REAR SETBACK	30 FT.	13 FT.	19.8 FT.	
MAX. BUILDING HEIGHT (STORIES/FT.)	2.5/32 FT.	1.5/42.2 FT.	2/32 FT.	
ACCESSORY STRUCTURE				
MINIMUM REAR SETBACK	10 FT.	N/A	8 FT.	VARIANCE REQUIRED
MINIMUM SIDE SETBACK	8 FT.	N/A	5 FT.	VARIANCE REQUIRED
MAX. ACCESSORY HEIGHT (FT.)	15 FT.	N/A	15 FT.	
MAXIMUM BUILDING COVERAGE	35%	18.5 %	24.5 %	
MAXIMUM LOT COVERAGE	45%	33.8 %	33.5 %	
MAXIMUM HABITABLE FLOOR AREA RATIO	0.28	-----	0.30	VARIANCE REQUIRED
MAXIMUM HABITABLE FLOOR AREA	3,220 SQ. FT.	-----	2,948 SQ. FT.	
MINIMUM FLOOR AREA	900 SQ. FT.	-----	1,414 SQ. FT.	
PROMINENT FACADE TO FACE SIDE WITH LESSER FRONTAGE				VARIANCE REQUIRED
ACCESSORY BUILDING NOT PERMITTED IN FRONT YARD				VARIANCE REQUIRED
FENCES ABOVE 42' NOT PERMITTED IN FRONT YARD				VARIANCE REQUIRED

BUILDING DEPARTMENT DATA	
	PROPOSED
HABITABLE SPACES	
FIRST FLOOR	1,414 SQ. FT.
SECOND FLOOR	1,414 SQ. FT.
TOTAL	2,948 SQ. FT.



SITE PLAN
SCALE: 1" = 10'-0"



200' KEY MAP
SCALE: N.T.S.

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

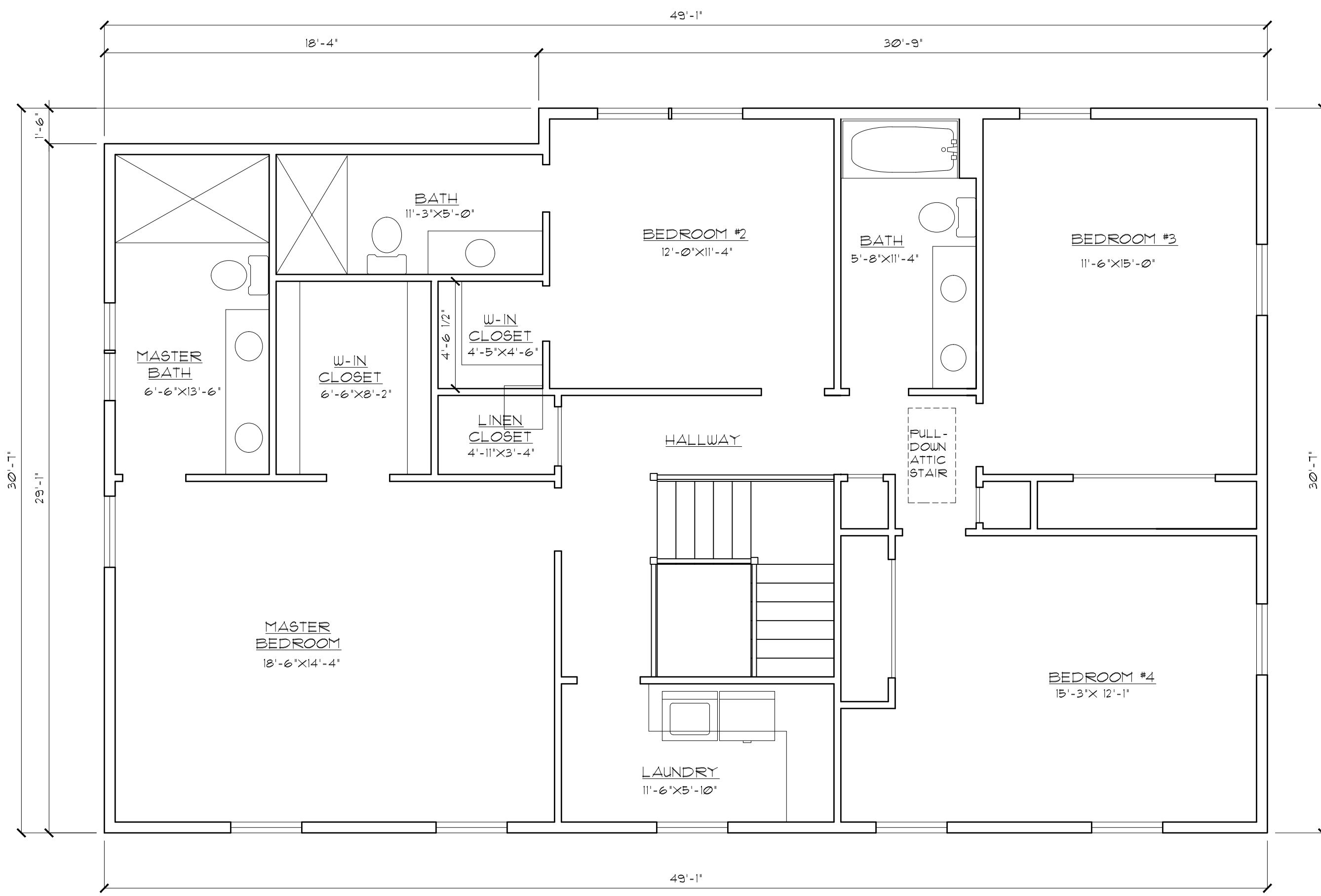


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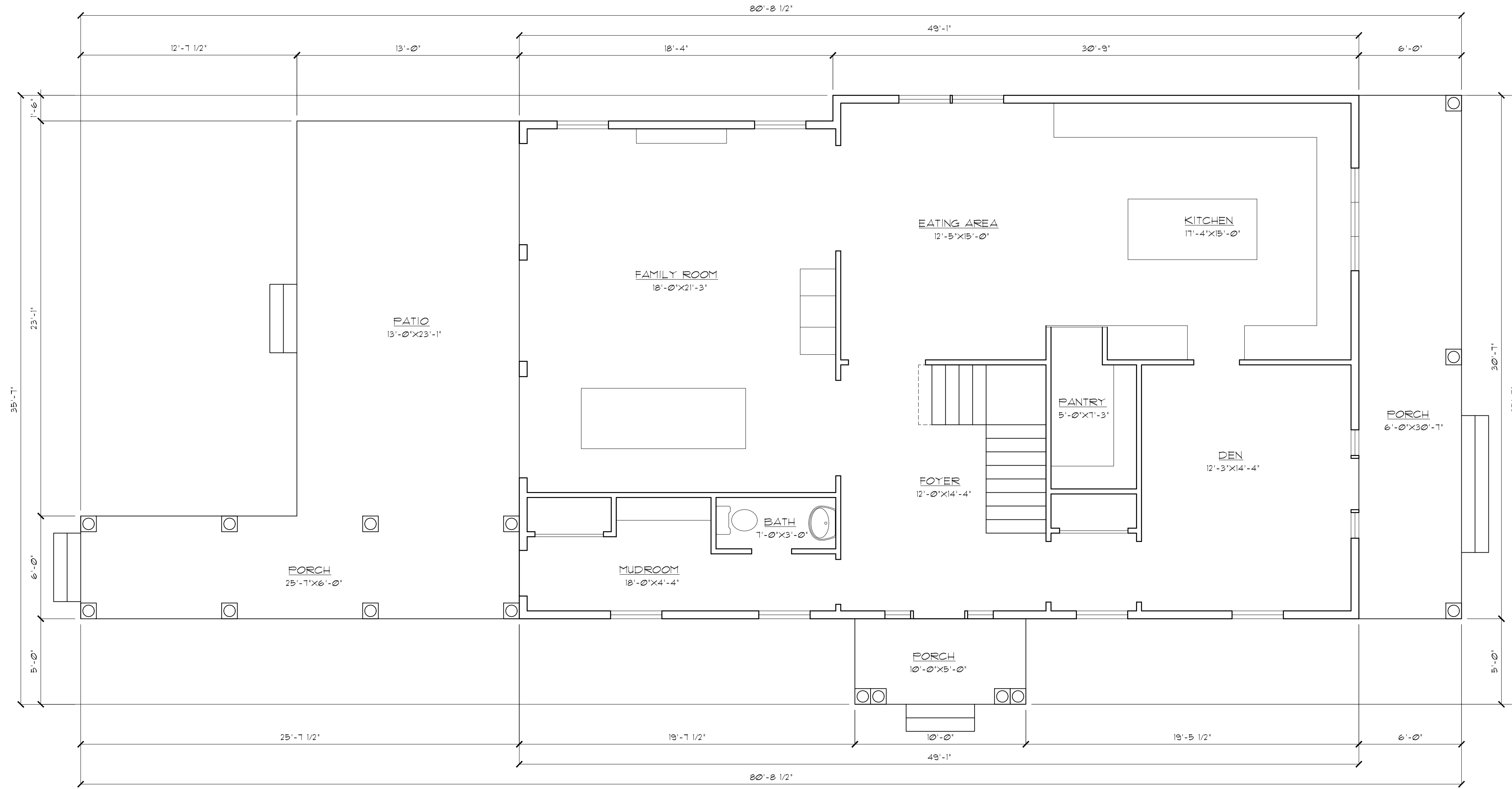
REVISIONS	DATE
PER 10-9-20 PLANNING REVIEW LETTER	10-20-20

CLIENT: ZIMMERER RESIDENCE
 ADDRESS: 139 PARK ROAD, FAIR HAVEN, NEW JERSEY
 JOB NUMBER: 17-099
 BLOCK: 7
 LOT: 15

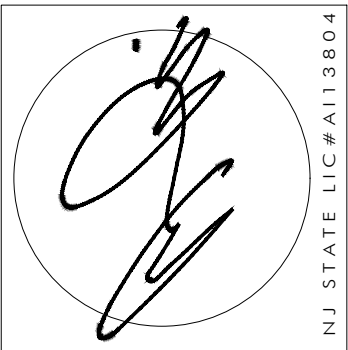
DRAWN BY: MB
 DATE: 6/10/20
 SHEET NO.: **Z-1**



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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REVISIONS	DATE
Δ PER 10-5-20 PLANNING REVIEW LETTER	10-20-20

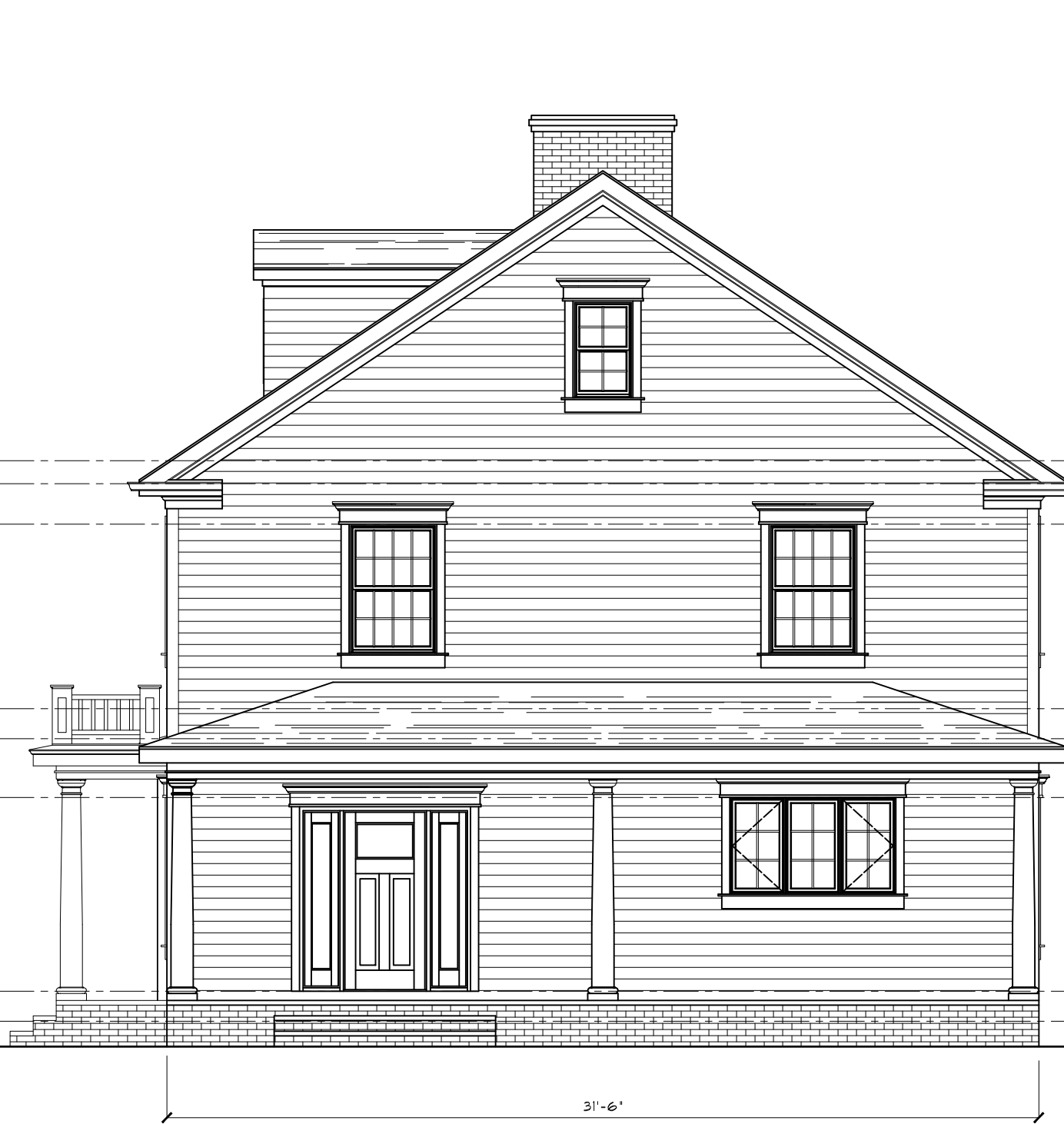
CLIENT	ZIMMERER RESIDENCE
ADDRESS	139 PARK ROAD FAIR HAVEN NEW JERSEY
JOB NUMBER	11-099
BLOCK	7
LOT	15

DATE	6/10/20
DRAWN BY	MB
SHEET NO.	Z-2

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



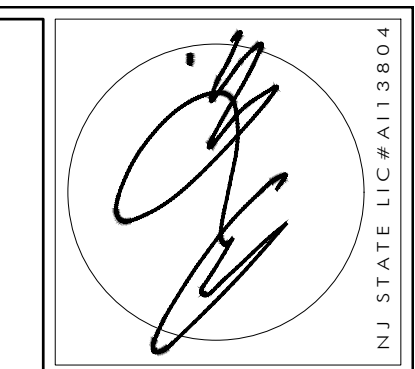
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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REVISIONS	DATE
△ PER 10-9-20 PLANNING REVIEW LETTER	10-20-20

CLIENT	ZIMMER RESIDENCE
ADDRESS	139 PARK ROAD FAIR HAVEN NEW JERSEY
JOB NUMBER	11-099
BLOCK	7
LOT	15

DATE	6/10/20
DRAWN BY	MB
SHEET NO.	Z-3

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.