

		ZONING CO	OMPLIA	NCE CHART				`
		B-1 (BL	JSINESS	S) ZONE				
	Us	SE: DANCE	STUDIO	O (PERMITTED)				
ORD.SECTION	TION STANDARD REQUIRED EXISTING LOT PROPOSED LOT C						COMPLIES	
TABLE C	MIN. LOT AREA (SF)	5,000		9,315.42 (0.21 AC)		NO CHANGE		YES
TABLE C	MIN. LOT WIDTH (RIVER ROAD) (FT)	50		48.90 (N)		NO CHANGE	(N)	NO (I
TABLE C	MIN. LOT WIDTH (NAVESINK AVENUE) (FT)	50		47.90	(N)	NO CHANGE	(N)	NO (1
TABLE C	MIN. LOT FRONTAGE (RIVER ROAD) (FT)	50		49.03	(N)	NO CHANGE	(N)	NO (I
TABLE C	MIN. LOT FRONTAGE (NAVESINK AVENUE) (FT)	50		47.77	(N)	NO CHANGE	(N)	NO (I
TABLE C	MIN. LOT DEPTH (FT)	100		193.03		NO CHANGE		YES
	PRINCIPAL BUILDING							
TABLE C	MIN. FRONT YARD SETBACK - FIRST FLOOR (FT)	35		1.47	(N)	NO CHANGE	(N)	NO (I
TABLE C	MIN. FRONT YARD SETBACK - SECOND FLOOR (FT)	35		N/A		10.47	(V)	NO (
30-7.7.b.2(b)	MIN. REAR YARD SETBACK (FT)	35		135.7		119.26		YES
TABLE C	MIN. SIDE YARD SETBACK							
	ONE SIDE - FIRST FLOOR (FT)	5		1.48	(N)	NO CHANGE	(N)	NO (I
	ONE SIDE - SECOND FLOOR (FT)	5		N/A		1.48	(V)	NO (
	BOTH SIDES (FT)	10		12.15		NO CHANGE		YES
TABLE C	MAX. BUILDING HEIGHT (FT)	35 (1	1)	(a)		30.21		YES
TABLE C	MAX. BUILDING HEIGHT (STORIES)	2.5		1		2		YES
	LOT COVERAGE							
TABLE C	MAX. HABITABLE FLOOR AREA RATIO	0.4 (2	2)	0.21		0.45	(V)	NO (
TABLE C	MAX. BUILDING COVERAGE (%)	50		21.0		25.9		YES
TABLE C	MAX. LOT COVERAGE (%)	80		94.3	(N)	93.1	(1)	NO

(I) IMPROVED CONDITION
(X) VARIANCE / NON-CONFORMITY ELIMINATED (E) EXISTING VARIANCE N/S - NOT SPECIFIED (V) PROPOSED VARIANCE (W) PROPOSED WAIVER
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE (V) PROPOSED VARIANCE

(1) THE VERTICAL DISTANCE MEASURED TO THE HIGHEST POINT OF THE BUILDING FROM THE ORIGINAL LOT GRADE, OR FROM ANY REVISED LOT GRADE SHOWN ON A SITE PLAN SHALL BE THE AVERAGE MEASURED ALONG THE PERIMETER OF THE BUILDING, MEASURED AT A MINIMUM OF FOUR (4)

AVERAGE GRADE = (22.66 + 22.36 + 23.85 + 24.10) / 4 = 23.24' BUILDING HEIGHT = 23.16 + 30.29 = 53.45 - 23.24 = 30.21'

(2) HABITABLE FLOOR AREA CALCULATED IN ACCORDANCE WITH THE BOROUGH ORDINANCE AS THE SUM OF THE GROSS HORIZONTAL AREA OF ALL THE STORIES AND HALFSTORIES OF A BUILDING AS MEASURED FROM THE EXTERIOR FACE OF EXTERIOR BUILDING WALL.

PARKING, DRIVEWAY & LOADING COMPLIANCE CHART (§ 30-9.2)								
ORD.SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES			
30-9.2(b)2	STANDARD STALL SIZE (FT)	9 X 18	9 X 18	NO CHANGE	YES			
30-9.2(b)2	HANDICAP ACCESSIBLE STALL SIZE (FT)	12 X 20	13.2 X 23	16 X 18 (V)	NO (V)			
30-9.2(A)	NUMBER OF PARKING SPACES	TOTAL 21 SPACES (b)	15 SPACES (N)	12 SPACES (N)	NO (N)			
	STUDIO: 1 PER 200 SF OF GFA	4,174 SF / 200 X 1 = 20.9 SPACES	(INCLUDING 1 ADA SPACE)	(INCLUDING 1 ADA SPACE)				
30-9.2(b)5b	MIN. FRONT YARD PARKING SETBACK (FT)	10	>10	NO CHANGE	YES			
30-9.2(b)5b	MIN. SIDE YARD PARKING SETBACK (FT)	3	0 (N)	4.26 (X)	YES (X)			
30-9.2(b)5b	MIN. REAR YARD PARKING SETBACK (FT)	3	1.5 (N)	0.50 (V)	NO (V)			
30-9.2(b)3c	MIN. AISLE WIDTH (60 DEGREES)(FT)	18	13.8 (N)	N/A (I)	NO (I)			
30-9.2(b)3c	MIN. AISLE WIDTH (90 DEGREES)(FT)	24	N/A	25.00	YES			
30-9.2(b)6c	MIN. DRIVEWAY WIDTH (FT)	12	10.7 (N)	NO CHANGE (N)	NO (N)			
30-9.2(b)6c	MAX. DRIVEWAY WIDTH (FT)	36	22.7	25.00	YES			
(N) EXISTING NON-CONFORMITY (V) PROPOSED VARIANCE (I) IMPROVED CONDITION								

(a) COMPLIES WITH FEDERAL ADA REQUIREMENTS. (b) 30-9.2 (B) WHERE FRACTIONAL SPACES RESULT, THE REQUIRED NUMBER SHALL BE CONSTRUED TO BE THE NEXT HIGHEST WHOLE NUMBER.

		CE CHART (§ 30-7.24)		
ORD.SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
	EXISTING FRONT SIGN			
30-7.24.b.4	ALLOWABLE LOCATION	WITHIN BUILDING LINE OF PROPERTY	OUTSIDE BUILDING LINE	NO (V)
30-7.24.b.14(e)(1)	MAX. AREA (SF)	30 SF OR 10% OF BLDG FACE (a)	20 (3.5% BLDG FACE)	YES
30-7.24.b.3	MAX. HEIGHT (FT)	12	<12	YES
	PROPOSED REAR SIGN			
30-7.24.b.4	ALLOWABLE LOCATION	WITHIN BUILDING LINE OF PROPERTY	WITHIN BUILDING LINE	YES
30-7.24.b.14(e)(5)	MAX. AREA (SF)	5	5	YES
30-7.24.b.3	MAX. HEIGHT (FT)	12	<12	YES
30-7.24.b.14(e)(5)	OVERALL AREA (%)	15% BUILDING FACE AREA	1.7 (25 SF)	YES
(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE				-
(É) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED				
(V) PROPOSED V	ARIANCE (W) PROPOSED WAIVER			

PROJECT INFORMATION KICK DANCE STUDIOS

> PROJECT LOCATION: BLOCK 25, LOT 12 611 RIVER ROAD BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY, NJ

WINSTON PROPERTIES II LLC 450N 18TH ST APT 1547

PHILADELPHIA, PA 19310

KICK DANCE STUDIOS

611 RIVER ROAD BOROUGH OF FAIR HAVEN, NJ 07704 APPLICANT'S PROFESSIONALS

ATTORNEY: RICK BRODSKY, ESQ. ANSELL GRIMM & AARON, PC 1500 LAWRENCE AVE OCEAN, NJ 07712

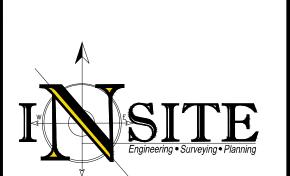
ARCHITECT:
ANTHONY M. CONDOURIS ARCHITECT INC 20 BINGHAM AVENUE

SURVEYOR: INSITE SURVEYING, LLC 1955 ROUTE 34, SUITE 1A WALL, NJ 07719

RUMSON, NJ 07760



NJ ONE CALL....800-272-1000



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net

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MASON L. FICHTER, PE, PP, CFM, CME
NJPE 43118 NJPP 6726 PAPE 61968
DEPE 3813 NYPE 802295 CTPE 23291 NCPE 33336 DCPE 900682 COPE 36605

REVISIONS							
Rev.#	Date	Comment					
1	12/03/20	REV PER CO	ORDINAT	ГІОМ И	/ITH /	ARCHITECT	
SCALE: AS SHOWN				NED BY	SG	М	
DATE: 12/03/20			DRAWI	V BY:	BR	K	
<i>јов #:</i> 20-1348-01			CHECK	ED BY:	JLF	=	
CAD ID: 20-1348-01r0							
NOT FOR CONSTRUCTION							
APPROVED BY:							
	FOR CO	ONSTRUC	TION				

PLAN INFORMATION

EXHIBIT

EXHIBIT 1 of 1

SITE PLAN SHOWN HEREON TAKEN FROM "PRELIMINARY & FINAL MAJOR SITE PLAN FOR KICK DANCE STUDIO" PREPARED BY INSITE ENGINEERING, LLC.