

**ANTHONY M. CONDOURIS, A.I.A.
ARCHITECT**

**20 BINGHAM AVENUE
RUMSON, NJ 07750**

October 22, 2020

Jennifer Johnson
Zoning Board Secretary
Borough of Fair Haven, NJ

cc. Elena Gable, PP, AICP, CFM
cc. Rick Brodsky

Re: Hans Zimmerer
139 Park Road
Block 7, Lot 15

To whom it may concern:

In response to your review letter dated October 9, 2020, please note the following responses to the item numbers below:

Completeness Review

- Item #9 The property does not front on a county road and therefore does not require Monmouth County Planning Board application
- Item# 10 The appropriate Freehold Soil Conservation District application will be submitted following approval and upon application for building permits.
- Item# 11 Project is residential and therefore does not require Monmouth County Health Department application.

Application Guidelines

The existing house is to be demolished and therefore showing detailed information regarding this structure is not necessary. A partial waiver is requested with respect to supplying detailed information with respect to the existing structure, which is being demolished.

TEL: 732-842-3800

FAX: 732-842-7777

String dimensions were added to the elevations.

A detailed breakdown of building and lot coverage has been added to the plans

A pull-down attic stair is proposed and has been added to the second floor plan.

Zoning

We have corrected the lot width number that was shown on our chart and changed it to 68.2'

We have added side setback dimensions to the proposed pool and raised patio.

Variances

We have indicated that the 15' front setback on Park Avenue is to the porch only and there is a 20' setback to the house.

We now indicate an 8 foot setback to the swimming pool which is shown as the minimum on the zoning chart on page 4. On page 6, 11-4.10 indicates that 10 feet is required.

We have added three more variances to our zoning chart including prominent façade, accessory building located in front yard and fence higher than 42" located in front yard.

Additional Comments:

We have indicated the location of the new pool fence, landscape screening, and the installation of a new privacy fence along the western property line.

The driveway will occupy less than 25% of the front yard area.

The proposed accessory building is less than 40% of the ground floor area.

Revised plans are to be attached

Regards,

Anthony M. Condouris, Architect
NJ License # AI 13804

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