



GENERAL NOTES

- THE SUBJECT PROPERTY IS KNOWN AS LOT 57 IN BLOCK 24 AS SHOWN ON SHEET 15 OF THE CURRENT TAX MAP FOR SEA BRIGHT BOROUGH, MONMOUTH COUNTY, NEW JERSEY.
- THE SUBJECT PROPERTY IS SITUATED IN THE R-2 RESIDENTIAL ZONE DISTRICT. APPLICANT PROPOSES TO REMOVE THE EXISTING BRICK PAVES PATIOS AND WALKWAYS AND CONSTRUCT NEW WOOD DECK PATIOS AND WALKWAYS AT GRADE WITHIN THE SAME FOOTPRINT. APPLICANT ALSO INTENDS TO CONSTRUCT A NEW 12"x18" BENCH ALONG THE TOP OF BULKHEAD.
- PROPERTY SURVEY INFORMATION SHOWN HEREON IS BASED ON MAP PREPARED BY THOMAS CRAIG FINNEGAN LAND SURVEYING, LLC DATED 5-03-2023. ALL DIMENSIONS, BOTH LINEAR AND ANGULAR, OF THE EXTERIOR BOUNDARIES OF THE TRACT BALANCE AND THEIR DESCRIPTIONS CLOSE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE PART IN TEN THOUSAND (1:10,000). ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN OR ADJACENT TO THE SUBJECT PROPERTY OR LIMITS OF WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND GRADE OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO STARTING WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES THAT MAY AFFECT THE PROJECT DESIGN.
- THE LIMITS OF WORK AT THE SUBJECT PROPERTY ARE SITUATED ENTIRELY WITHIN FEMA FLOOD ZONE AE (BASE FLOOD ELEVATION 8FT (NAVD88)) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 34025000884 DATED 6-15-22. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 292-0060 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, INCLUDING PROVISIONS FOR APPROPRIATE SAFETY DEVICES AND REQUIRED TRAINING.
- A MINIMUM 2 % SLOPE SHALL BE MAINTAINED AWAY FROM BUILDING FOUNDATION.
- ANY EXISTING CURB, SIDEWALK, PAVEMENT, UTILITY LINES AND/OR STORM DRAINAGE INFRASTRUCTURE DAMAGED AS A RESULT OF THIS PROJECT SHALL BE REPLACED AT THE DIRECTION OF THE MUNICIPAL ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE ADHERENCE TO BOROUGH ORDINANCES AND TO SOIL CONSERVATION DISTRICT REGULATIONS REGARDING SOIL EROSION AND SEDIMENT CONTROL MEASURES. APPLICANT SHALL COMPLY WITH FEDERAL, STATE, COUNTY, NJDEP AND LOCAL REGULATIONS PRIOR TO ANY CONSTRUCTION ON THE PROPERTY.

LOT COVERAGE COMPUTATIONS

EXISTING LOT COVERAGE	
EXISTING BUILDING FOOTPRINT AREA =	903 SF
EXISTING DETACHED GARAGE FOOTPRINT AREA =	576 SF
TOTAL EXISTING BUILDING COVERAGE =	1,479 SF = 33.2 % COVERAGE
EXISTING CONCRETE WALKWAY FOOTPRINT AREA =	432 SF
EXISTING BRICK PAVES PATIO FOOTPRINT AREAS =	1,713 SF
EXISTING CONCRETE DRIVEWAY FOOTPRINT AREA =	499 SF
TOTAL EXISTING IMPERVIOUS COVERAGE =	4,123 SF = 92.6 % COVERAGE
PROPOSED LOT COVERAGE	
EXISTING BUILDING FOOTPRINT AREA (TO REMAIN) =	903 SF
EXISTING DETACHED GARAGE FOOTPRINT AREA (TO REMAIN) =	576 SF
TOTAL EXISTING BUILDING COVERAGE (TO REMAIN) =	1,479 SF = 33.2 % COVERAGE
PROPOSED WOOD DECK FOOTPRINT AREA =	2,145 SF
EXISTING CONCRETE DRIVEWAY FOOTPRINT AREA (TO REMAIN) =	499 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE =	4,123 SF = 92.6 % COVERAGE

PROPOSED CHANGE IN IMPERVIOUS COVERAGE = 4,123 SF(EXIST) - 4,123 SF(PROP) = 0 SF (NO CHANGE)

ZONE DATA

R-2 RESIDENTIAL ZONE DISTRICT REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA, CORNER	4,000 SF	4,453 SF	NO CHANGE
MINIMUM LOT WIDTH	50 FT	30.0 FT(E)	NO CHANGE
MINIMUM LOT DEPTH	60 FT	151.00 FT	NO CHANGE
PRINCIPAL BUILDING			
MINIMUM FRONT YARD SETBACK	25 FT	52.6 FT	NO CHANGE
MINIMUM SIDE YARD SETBACK	10 FT	0.1 FT(E)	NO CHANGE
TOTAL TWO SIDE YARDS	15 FT	6.2 FT(E)	NO CHANGE
MINIMUM REAR YARD SETBACK	15 FT	41.0 FT	NO CHANGE
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	NO CHANGE
MAXIMUM BUILDING HEIGHT	2.5 STY	2 STY	NO CHANGE
MAXIMUM BUILDING COVERAGE	50 %	33.2 %	NO CHANGE
MAXIMUM IMPERVIOUS LOT COVERAGE	70 %	92.6 %(E)	92.6 %(V)

(E) = PRE EXISTING NON-CONFORMING CONDITION  
(V) = VARIANCE REQUIRED

VARIANCE REQUEST

- VARIANCE IS REQUESTED FROM ORD. SECT. 130-39.C. AND SCHEDULE OF LOT AND BUILDING REQUIREMENTS, WHERE 70 % MAXIMUM LOT COVERAGE IS PERMITTED IN THE R-2 RESIDENTIAL ZONE DISTRICT, 92.6 % IS EXISTING INCLUDING BUILDING, WALKWAY, PATIO, AND DRIVEWAY FOOTPRINT AREAS; AND 92.6 % IS PROPOSED WITH NO CHANGES TO BUILDING AND DRIVEWAY FOOTPRINT AREAS AND INSTALLATION OF NEW WOOD DECK AND WALKWAYS AT GRADE WITHIN THE SAME FOOTPRINT AS THE EXISTING BRICK PAVES.
- VARIANCE IS REQUESTED FROM ORD. SECT. 130-39.C. AND SCHEDULE OF LOT AND BUILDING REQUIREMENTS, WHERE MINIMUM SIDE YARD SETBACKS FOR DECKS AND PATIOS ARE REQUIRED TO BE 7 FT ON EITHER SIDE AND 15 FT COMBINED TOTAL IN THE R-2 RESIDENTIAL ZONE DISTRICT; 0.0 FT ARE EXISTING MEASURED TO THE EDGES OF THE EXISTING BRICK PAVES PATIO AND WALKWAYS, AND 0.0 FT ARE PROPOSED FOR THE NEW WOOD DECK AND WALKWAYS AT GRADE TO BE INSTALLED WITHIN THE SAME FOOTPRINT AS THE EXISTING BRICK PAVES.

OWNER / APPLICANT:  
MOHAMMAD YOUNESI  
6 RIVERVIEW PLACE  
SEA BRIGHT, NJ 07760

No.	DATE	REVISION	BY
EASTERN CIVIL ENGINEERING, LLC CIVIL ENGINEERING - SURVEYING & MAPPING - LAND USE PLANNING - SITE DESIGN 31 GRAND TOUR , HIGHLANDS NJ 07732 PHONE: 732.872.7736			
VARIANCE PLAN - EXISTING CONDITIONS FOR MOHAMMAD YOUNESI BLOCK 24 LOT 57 TAX MAP SHEET No. 15 SEA BRIGHT BOROUGH, MONMOUTH COUNTY, NEW JERSEY			
DATE: 12-29-24	SCALE: 1" = 10'	DESIGN BY: ARS	PROJECT NO.: 2402300
SHEET NO. 1 of 2			ANDREW R. STOCKTON PROFESSIONAL ENGINEER & LAND SURVEYOR NEW JERSEY LIC. NO. 35405