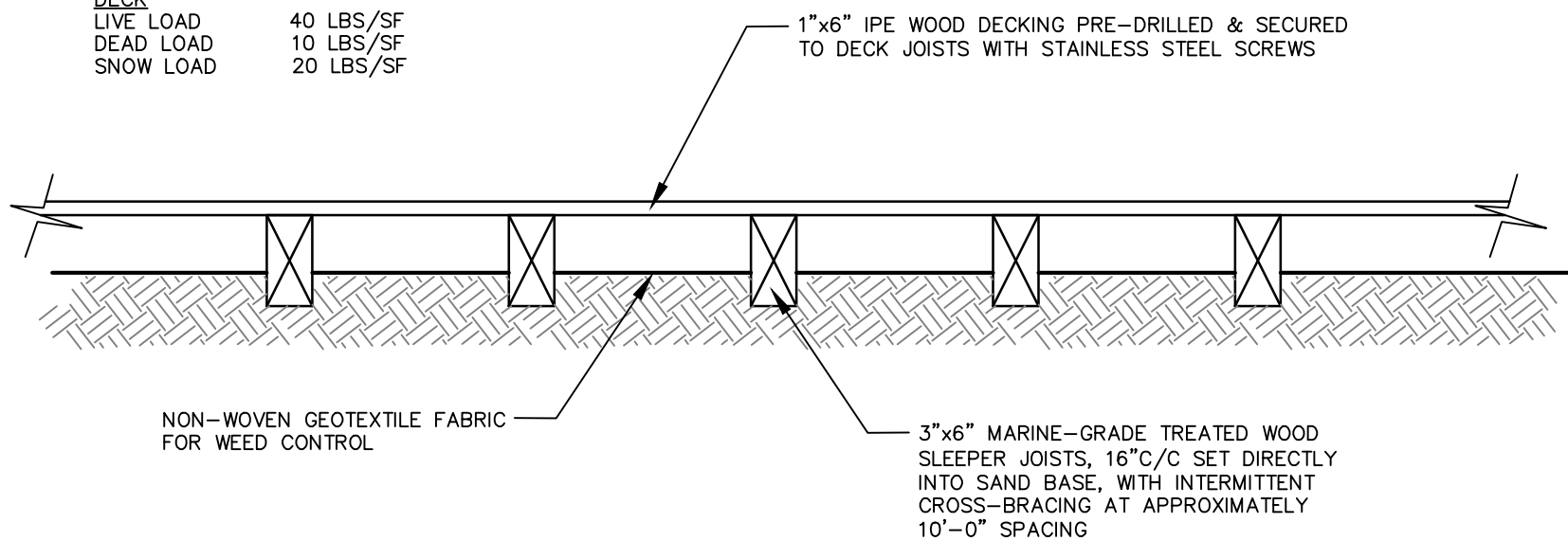


OWNER / APPLICANT:
MOHAMMAD YOUNESI
6 RIVERVIEW PLACE
SEA BRIGHT, NJ 07760

LOAD DATA

IBC 2021 NJ ED. SECT. 1607
IRC 2021 NJ ED. SECT. R301

DECK
LIVE LOAD 40 LBS/SF
DEAD LOAD 10 LBS/SF
SNOW LOAD 20 LBS/SF



WOOD DECK AT GRADE

N.T.S.

LOT COVERAGE COMPUTATIONS

EXISTING LOT COVERAGE
EXISTING BUILDING FOOTPRINT AREA = 903 SF
EXISTING DETACHED GARAGE FOOTPRINT AREA = 576 SF
TOTAL EXISTING BUILDING COVERAGE (TO REMAIN) = 1,479 SF = 33.2 % COVERAGE
EXISTING CONCRETE WALKWAY FOOTPRINT AREA = 432 SF
EXISTING BRICK PAVER 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 PAVERS.
- 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 PAVER 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 PAVERS.

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 - PROPOSED 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. 2 of 2			 ANDREW R. STOCKTON PROFESSIONAL ENGINEER & LAND SURVEYOR NEW JERSEY LIC. NO. 35405