

PROPOSED NEW ADDITION & ALTERATION TO:
SINGLE FAMILY RESIDENCE

127 ABBOTT AVENUE
BLOCK 220, LOT 10
OCEAN GROVE, NEW JERSEY

Date Issued For Zoning Review: 04/08/25
Revised For HPC Application:
Date Issued For Bid:
Date Issued For Permit:
Revisions:

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ARCHITECTURAL SITE PLAN
A1 FLOOR PLANS
A2 EXTERIOR ELEVATIONS

BLDG DEPT. DATA

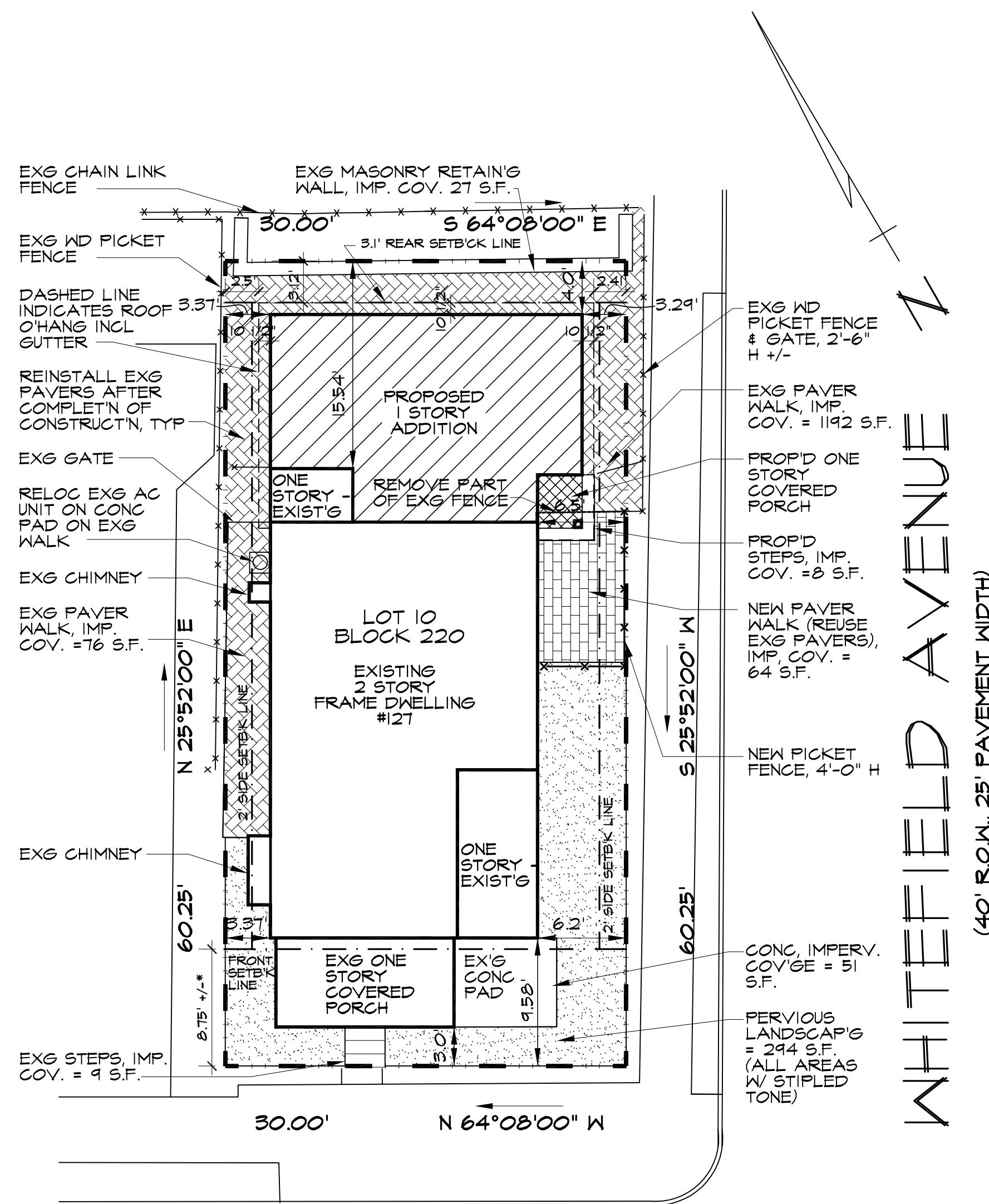
CODES: IRC 2021 NJ EDITION,
UCC OF NJ

SYMBOL LEGEND

SYMBOLS	DESCRIPTION
---	SIDEWALK, CURB, ETC.
-----	SETBACK LINE
---E.O.G.---	EDGE OF GUTTER
U.O.N.	UNLESS OTHERWISE NOTED

ARCHITECTURAL SITE PLAN

SCALE" 1/8" = 1'-0"



ZONING CALCULATIONS:

EXIST'G BUILDING COVERAGE:

HOUSE 658 S.F.
FRONT PORCH 89 S.F.
TOTAL EXIST'G HOUSE 747 S.F.

747 S.F. + 1,807.5 S.F. = 41.33%

PROP'D BLD'G COVERAGE

EXISTING HOUSE 747 S.F.
PROP'D ADDITION 326 S.F.
PROP'D SIDE PORCH 13.5 S.F.
TOTAL 1,086.5 S.F.

1,086.5 S.F. + 1,807.5 S.F. = 60.11%

EXIST'G IMPERV'S COVERAGE:

BUILD'G COV'GE 747 S.F.
FRONT STEPS 9 S.F.
CONC. PAD 51 S.F.
MSRY. RET'G WALLS 26 S.F.
PAVER WALKS & PATIO 598 S.F.
TOTAL (W/IN PROP'TY) 1,431 S.F.

1,431 S.F. + 1,807.5 S.F. = 79.17%

PROP'D IMPERV'S COVERAGE:

BLD'G COV'GE 1,086.5 S.F.
FRONT STEPS 9 S.F.
CONC. PAD 51 S.F.
MSRY. RET'G WALLS 27 S.F.
SIDE STEPS 8 S.F.
PAVER WALKS (INCL
CONC. AC PADS 332 S.F.
TOTAL (W/IN PROP'TY) 1,513.5 S.F.

1,513.5 S.F. + 1,807.5 S.F. = 83.73%

ZONING DEPT. DATA

ZONING PERMIT GRANTED ON:

CERTIFICATE OF APPROPRIATENESS
GRANTED ON:

ZONING SCHEDULE	REQ'D/ALL'D	EXISTING	PROPOSED	COMMENTS
ZONE: HD-R-1 PERMITTED USE: S-FAM CORNER LOT				
LOT AREA MIN. SQ. FT.	1,800 SF	1807.5 SF	NO CHANGE (NC)	
LOT FRONTAGE MIN. FT.	30 FT	30 FT	NC	
LOT WIDTH MIN. FT.	30 FT	30 FT	NC	
LOT DEPTH MIN. FT.	60 FT	60.25 FT	NC	
SIDE YD. MIN. FT. EACH SIDE	2 FT	E 6.2 FT W 3.37 FT	E 3.29 FT W 3.37 FT	
FRONT YARD MIN. FT. ABBOTT AVENUE	PREVAIL'G: PORCH HOUSE	PORCH 3.0 FT HOUSE 9.58 FT	PORCH NC HOUSE NC	
REAR YARD MIN. FT.	3.1 FT	15.54 FT	3.12 FT	
BUILDING HT. MAX. FT. MAX. STY	35 FT 2 1/2 STY	23.95 FT 2 STY	NC 2 STY	
BLDG. COV. MAX. %	85%	41.33%	60.11%	
IMPERV. COV. MAX. %	90%	79.17%	83.73%	

* EXISTING AND PROPOSED NON-CONFORMING ITEMS

YOUNG
ARCHITECTURE

122 Washington Street
Morristown, NJ
07960
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NJ License No. 10883

HPC/ ZONING
APPLICATION

Proposed Addition & Alteration:

GREVENITZ RESIDENCE

127 ABBOTT AVENUE
OCEAN GROVE
Township of Neptune
Monmouth County, NJ

BLOCK 220 LOT 10
Owner:
Curtis & Karen Grevenitz

Date: 04/08/25
Drawn By: LBW
Project No.: 22425

PAGE TITLE:

TITLE PAGE W/
ARCHITECTURAL SITE
PLAN

SCALE: AS NOTED

DRAWING NO.

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