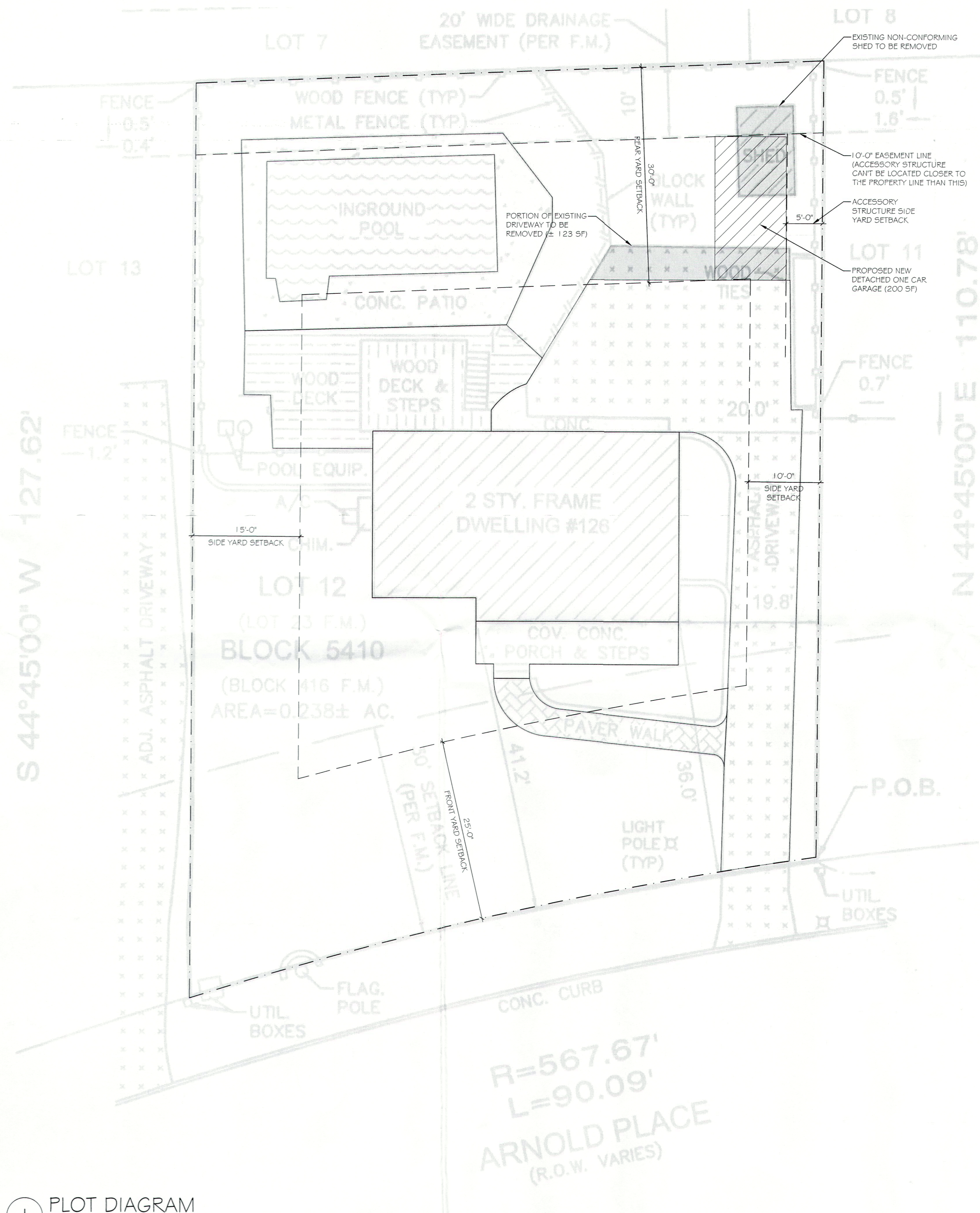


S 44°45'00" W 127.62'

1 PLOT DIAGRAM  
SCALE: 1/8" = 1'-0"



ZONING ANALYSIS

PROJECT NAME :	THE AYLES RESIDENCE		
STREET ADDRESS :	126 ARNOLD AVE		
BLOCK :	5410 LOT : 12		
ZONING DISTRICT :	R-2		
LOT REQUIREMENTS :	REQUIRED	EXISTING	PROPOSED
LOT AREA :	10,000 SF	10,322 SF	UNCHANGED
MAXIMUM DENSITY :	4.3 (D.U. PER ACRE)	1 D.U. PER ACRE	UNCHANGED
MINIMUM LOT WIDTH :	100 FEET	87.6 FEET	UNCHANGED (EXISTING NON-CONFORMING)
MIN. LOT FRONTAGE :	100 FEET	90.09 FEET	UNCHANGED (EXISTING NON-CONFORMING)
MINIMUM LOT DEPTH :	100 FEET	110.78 FEET	UNCHANGED
SETBACKS :			
FRONT :	25 FEET (PRINCIPAL)	36 FEET (PRINCIPAL)	
REAR :	30 FEET (PRINCIPAL) 5 FEET (ACCESSORY)	41.375 FEET (PRINCIPAL) (10 FOOT EXISTING EASEMENT)	
SIDE YARDS :			
ONE SIDE :	10 FEET (PRINCIPAL) 5 FEET (ACCESSORY)	19.8 FEET (PRINCIPAL)	
COMBINED :	25 FEET (PRINCIPAL)	44.8 FEET (PRINCIPAL)	
LIST OF AREAS :			
EXISTING BUILDING FOOTPRINT :		1083 SF	UNCHANGED
EXISTING COVERED PORCH :		180 SF	UNCHANGED
DETACHED GARAGE :		N/A	200 SF
EXISTING DRIVEWAY :		1444 SF	1321 SF (123 SF REMOVED)
EXISTING CONCRETE PATIO & POOL :		546 SF (POOL) + 532 SF (CONCRETE) = 1078 SF	UNCHANGED
EXISTING SHED :		100 SF	REMOVED
EXISTING PAVER WALKWAY :		140 SF	UNCHANGED
EXISTING REAR WOOD DECK :		563 SF	UNCHANGED
MAXIMUM BUILDING COVERAGE :	30% OF LOT AREA (3096 SF)	1083 SF + 180 SF + 100 SF = 1363 SF TOTAL (13.2% OF LOT AREA)	1083 SF + 180 SF + 200 SF (GARAGE) = 1463 SF TOTAL (14.2% OF LOT AREA)
MAXIMUM IMPERVIOUS LOT COVERAGE :	40% OF LOT AREA (4128 SF)	1083 SF + 180 SF + 1444 SF + 1078 SF + 100 SF + 140 SF + 563 SF = 4588 SF TOTAL (44.5% OF LOT AREA) (OVER BY 460 SF)	1083 SF + 180 SF + 200 SF + 1321 SF + 1078 SF + 140 SF + 563 SF = 4565 SF TOTAL (44.23% OF LOT AREA) (IMPROVED EXISTING NON-CONFORMING CONDITION BY 23 SF)
MINIMUM IMPROVABLE AREA : (AREA WITHIN SETBACKS) :	2400 SF	3843 SF	UNCHANGED
MIN. IMPROVABLE AREA (DIAMETER OF CIRCLE) :	32 FEET	31.5 FEET	UNCHANGED (EXISTING NON-CONFORMING)
MAXIMUM HEIGHT :	35 FEET / 2.5 STORIES (PRINCIPAL)	2 STORIES	

NOTE:  
THE ADJACENT DRAWING IS A REPRODUCTION OF AN ORIGINAL SURVEY TAKEN BY MORGAN ENGINEERING & SURVEYING, DRAWING DATED 2018-09-12. ORIGINAL SURVEY SHOWN FADED TO CALL ATTENTION TO ANY MARK-UPS BY THIS OFFICE.

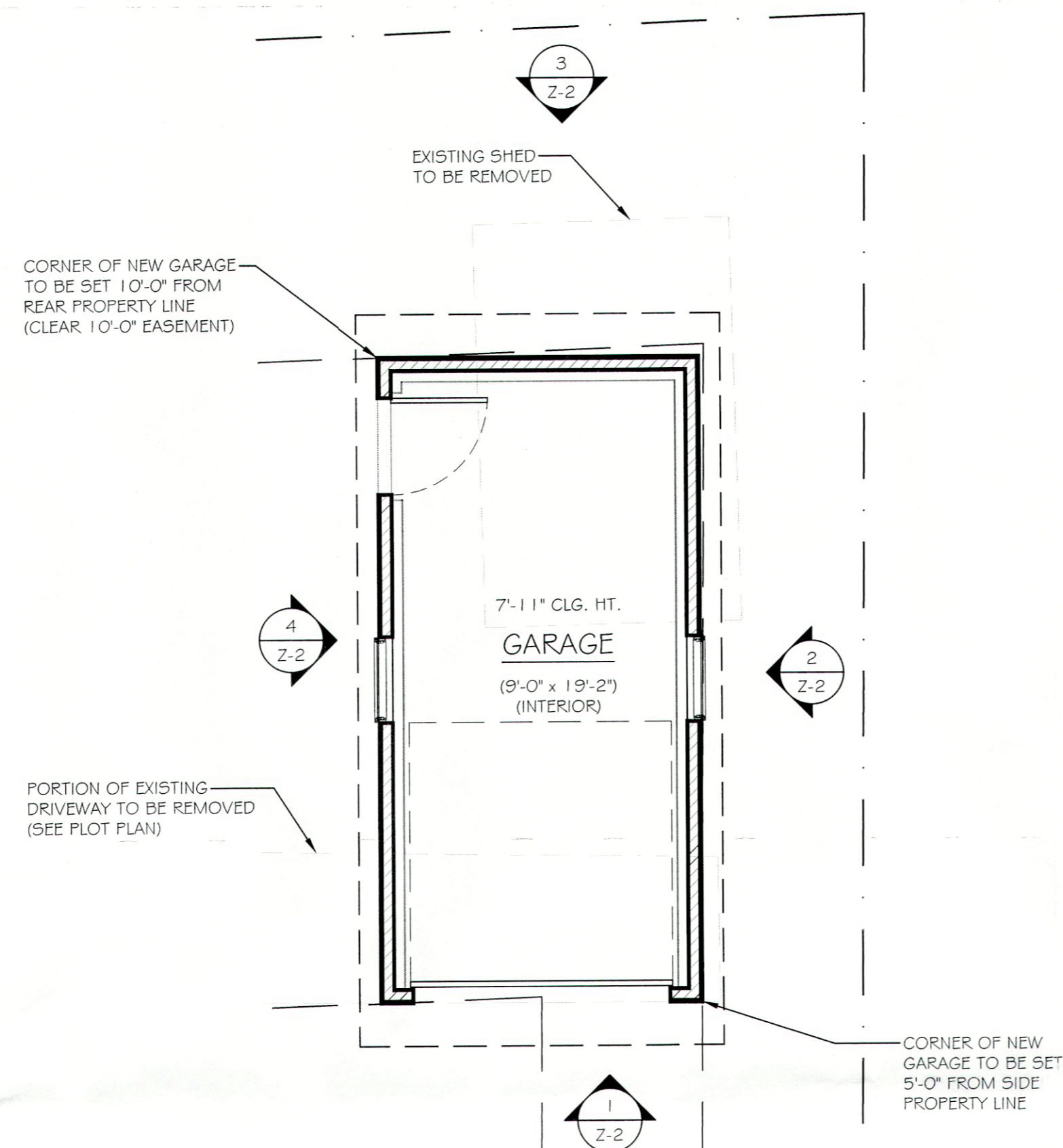
REVISIONS:  
DATE: JANUARY 4, 2020

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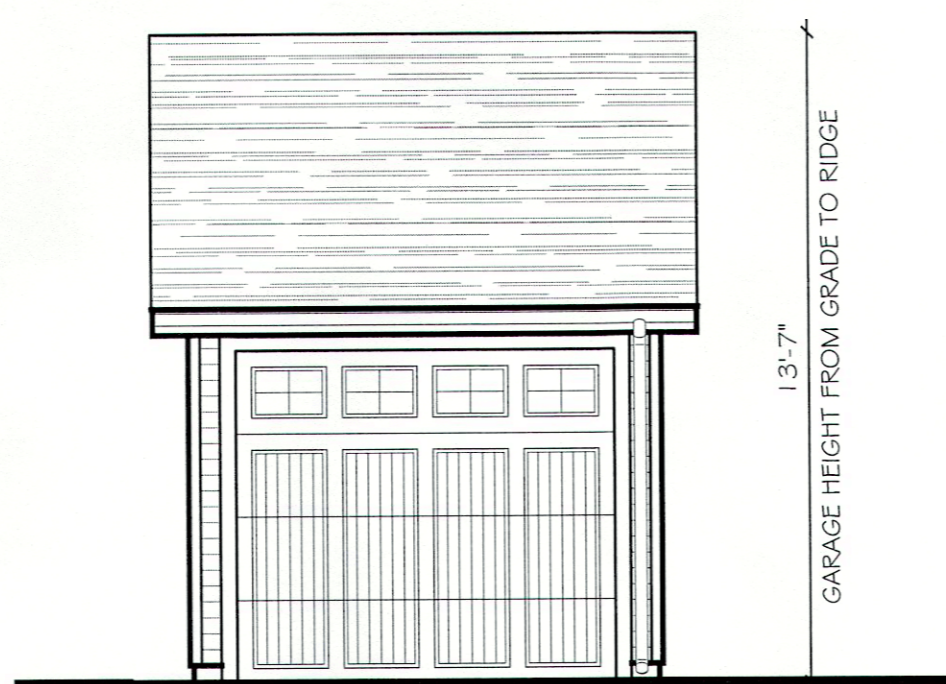
PROJECT:  
A ZONING ANALYSIS FOR:  
**THE AYLES RESIDENCE**  
126 ARNOLD AVE  
BLOCK 5410, LOT 12  
NEPTUNE CITY, MONMOUTH COUNTY, NEW JERSEY 07753

A. VINCENT MINKLER  
NJ Lic. No. 21A101978200  
**Z-1**  
SHEET 01 OF 01





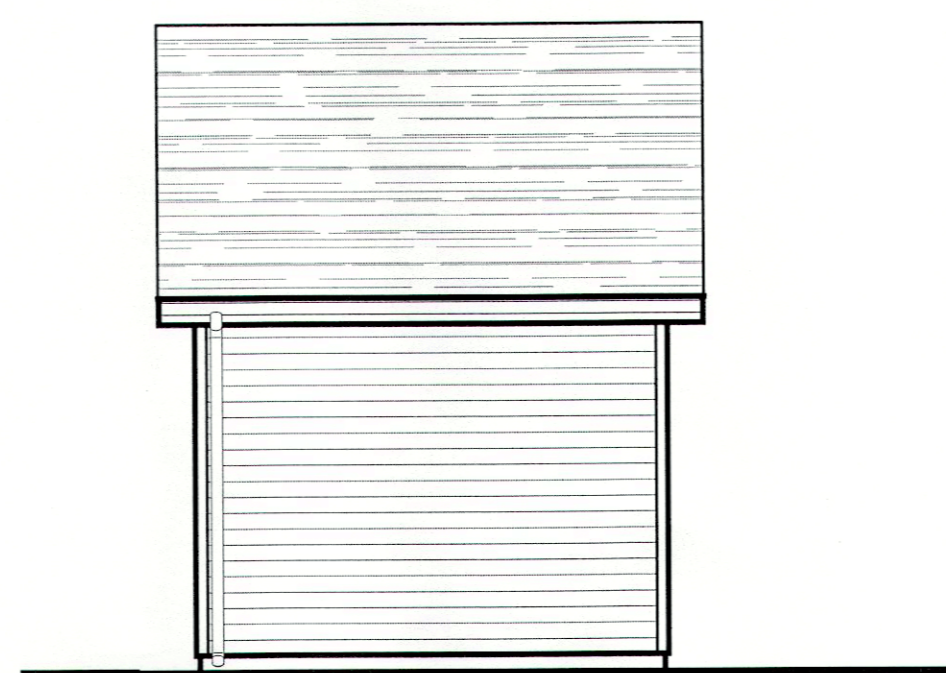
1 GARAGE PLAN  
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



5 LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:

DATE:

JANUARY 4, 2020

**MINKLER**  
ARCHITECTURE & DESIGN

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PROJECT:

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**Z-2**  
SHEET 01 OF 01