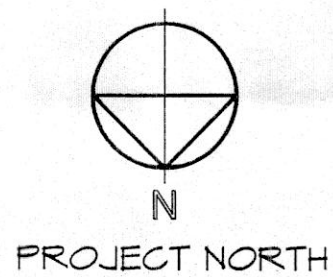
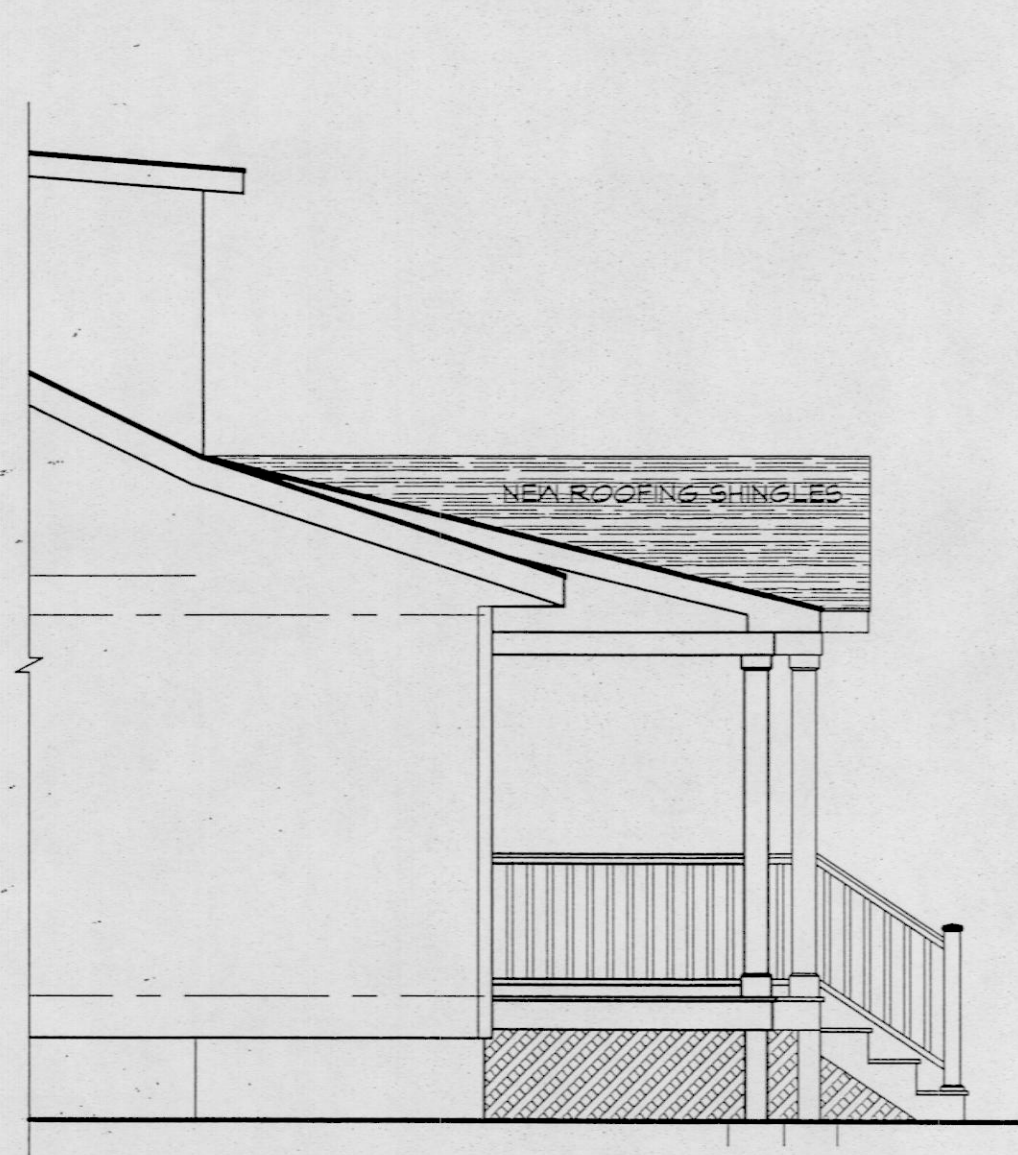


**PARTIAL FIRST FLOOR PLAN - PROPOSED**  
 1/4" = 1'-0"  
 AREA OF COVERED PORCH ADDITION = 129 sq. ft.



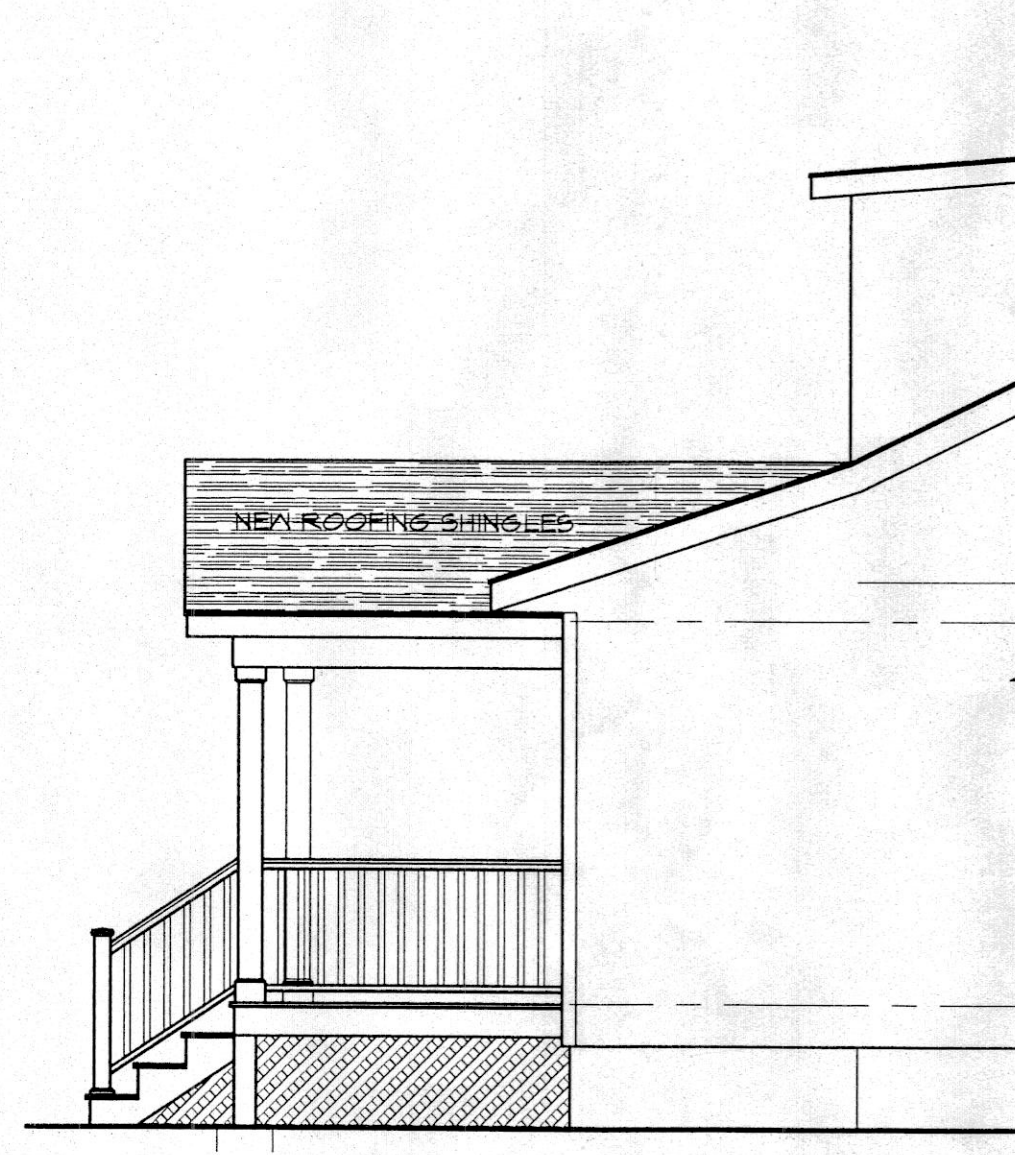
**SITE PLAN** 1" = 10'  
 THIS SITE PLAN HAS BEEN PREPARED USING A SURVEY PROVIDED BY CHARLES SURMONTE DATED 09-13-19



**PARTIAL LEFT SIDE ELEVATION**  
 1/4" = 1'-0"



**FRONT ELEVATION**  
 1/4" = 1'-0"



**PARTIAL RIGHT SIDE ELEVATION**  
 1/4" = 1'-0"

ZONING INFORMATION		ZONE: R-3		
ZONING CRITERIA	REQUIRED BY THE ZONING ORDINANCE	EXISTING CONDITIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
LOT AREA - MIN.	7,500 sq. ft.	6,250 sq. ft. *	6,250 sq. ft.	
LOT FRONTAGE/WIDTH - MIN.	75 ft.	62.5 ft. *	62.5 ft.	
LOT DEPTH - MIN.	100 ft.	100 ft.	100 ft.	
MAX. DENSITY (d.u. per acre)	5.80	.81	.81	
MAX. FLOOR AREA RATIO	N/A			
<b>SETBACKS - PRINCIPAL BUILDING</b>				
FRONT YARD - MIN.	20 ft.	DWELLING = 20.64 ft.	DWELLING = 20.64 ft.	
	12 ft. ALLOWED FOR COVERED PORCH		COVERED PORCH ADDITION = 13.7 ft.	
SIDE YARD - MIN.	10 ft.	8.13 ft. *	8.13 ft.	
TOTAL SIDE YARD - MIN.	20 ft.	36.8 ft.	36.8 ft.	
REAR YARD - MIN.	30 ft.	32.61 ft.	32.61 ft.	
STORIES / HEIGHT	2 1/2 STORIES / 35 ft.	2 STORIES / 23 ft.	2 STORIES / 23 ft.	
MIN. IMPROVABLE AREA	2,000 sq. ft.	2,125 sq. ft.	2,125 sq. ft.	
MIN. IMPROVABLE AREA - DIAMETER OF CIRCLE	24 ft.	42.5 ft.	42.5 ft.	
<b>SETBACKS - ACCESSORY STRUCTURE</b>				
REAR YARD - MIN.	30 ft.	3.6 ft. *	3.6 ft.	**
SIDE YARD - MIN.	10 ft.	2.8 ft. *	2.8 ft.	**
BUILDING HEIGHT	2 1/2 STORIES / 35 ft.	1 STORY / 11 ft.	2 STORIES / 14.5 ft.	
LOT COVERAGE - BUILDINGS	30 %	1,260 s.f. + 6,250 s.f. = 20.16 %	1,340 s.f. + 6,250 s.f. = 22.24 %	
LOT COVERAGE - IMPERVIOUS	45 %	1,762 s.f. + 6,250 s.f. = 28.19 %	1,861 s.f. + 6,250 s.f. = 29.77 %	

\* EXISTING NON-CONFORMING CONDITION  
 \*\* NON-CONFORMITY REQUIRED BY PROPOSED WORK

**PASSMAN ERCOLINO Architects P.C.**

1320 Allaire Avenue, Ocean, New Jersey 07712 Ph. 732-531-8709 Fax. 732-531-8706

Anthony J. Ercolino, AIA, N.C.A.R.B. Cert. No. 8334  
 Donald J. Passman, AIA, N.J. RA Lic. No. 00887, N.Y. RA Lic. No. 022792-1, N.C.A.R.B. Cert. No. 013277-B  
 MS. E. MAGISTRO, AIA, N.J. RA Lic. No. 00887, N.Y. RA Lic. No. 022792-1, N.C.A.R.B. Cert. No. 013277-B

ADDITIONS AND ALTERATIONS TO THE RESIDENCE OF: **MS. E. MAGISTRO** LOT: 6 BLOCK: 5002  
 408 MORRISSEY DRIVE SHARK RIVER HILLS, NEW JERSEY  
 SITE PLAN, ZONING INFORMATION, COVERED PORCH ADDITION - PARTIAL FIRST FLOOR PLAN - PROPOSED & ELEVATIONS

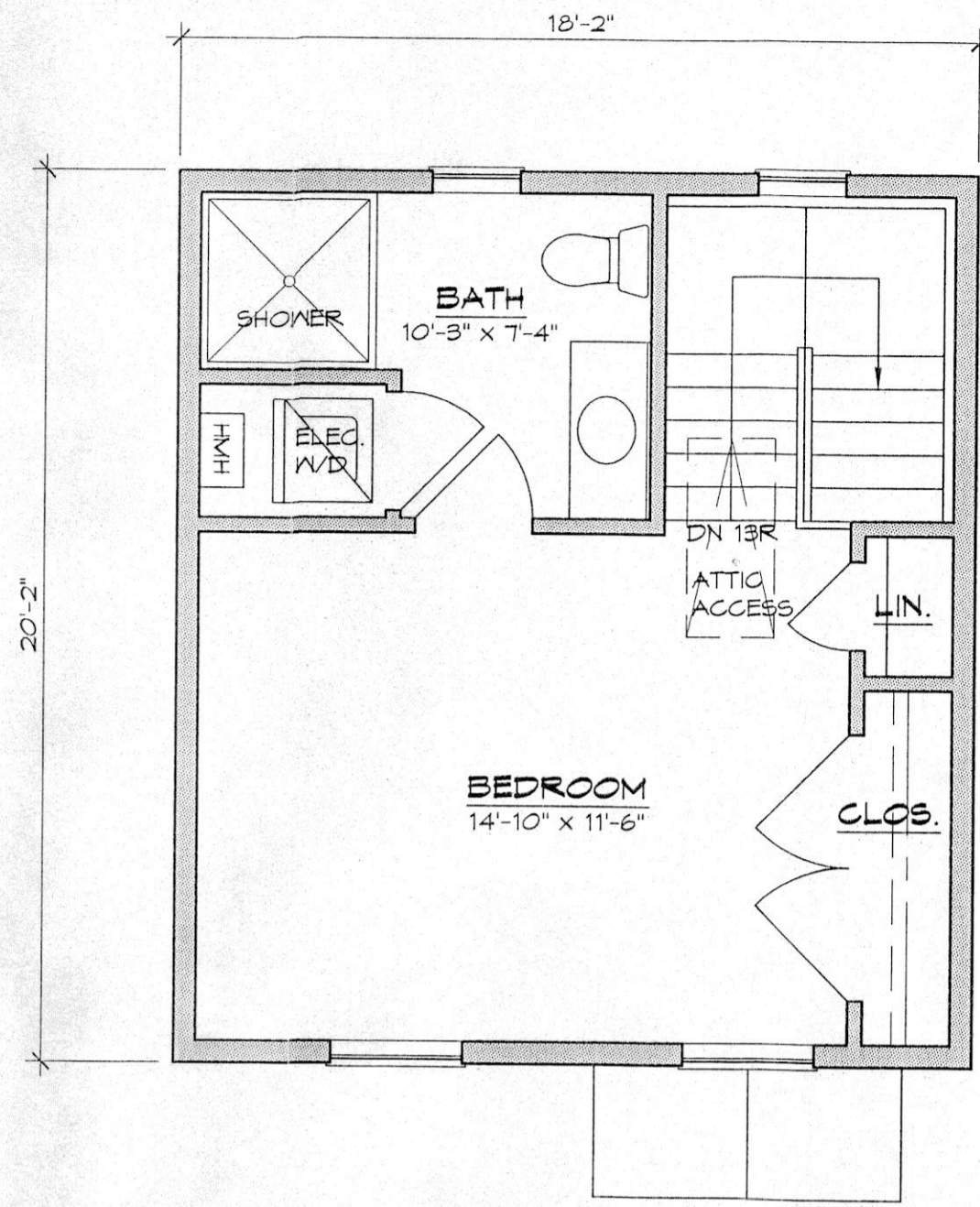
COMM. No. • 22.038  
 DWN BY • DM | CHK BY • AE  
 REVISED •

DATE • 7 / 15 / 22  
 PHASE • ZONING

**A-1**

DWG • 1 OF • 2

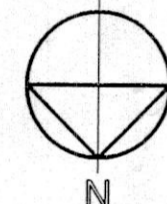




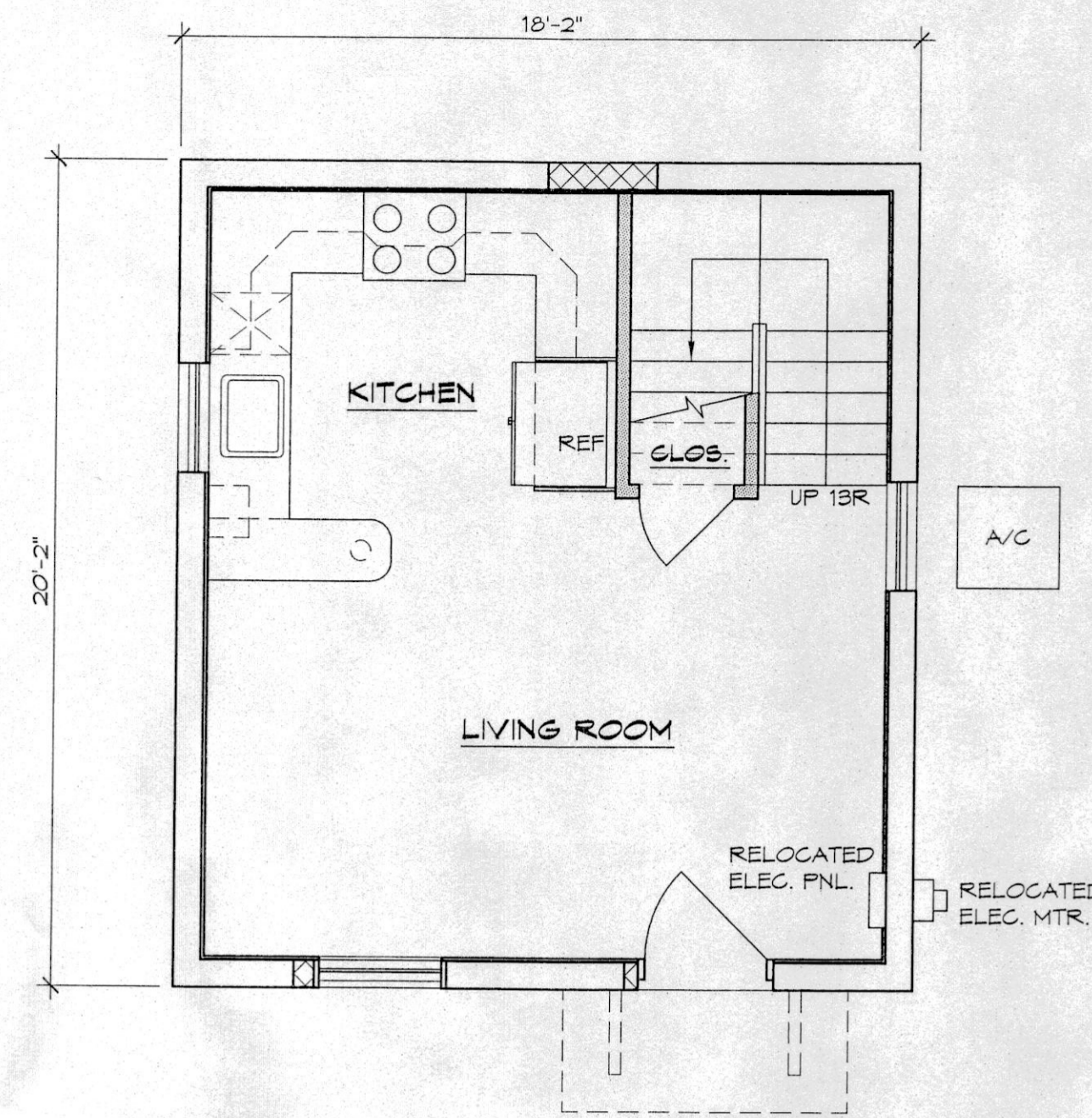
**SECOND FLOOR PLAN - PROPOSED**

1/4" = 1'-0"

AREA OF SECOND FLOOR ADDITION = 367 sq. ft.

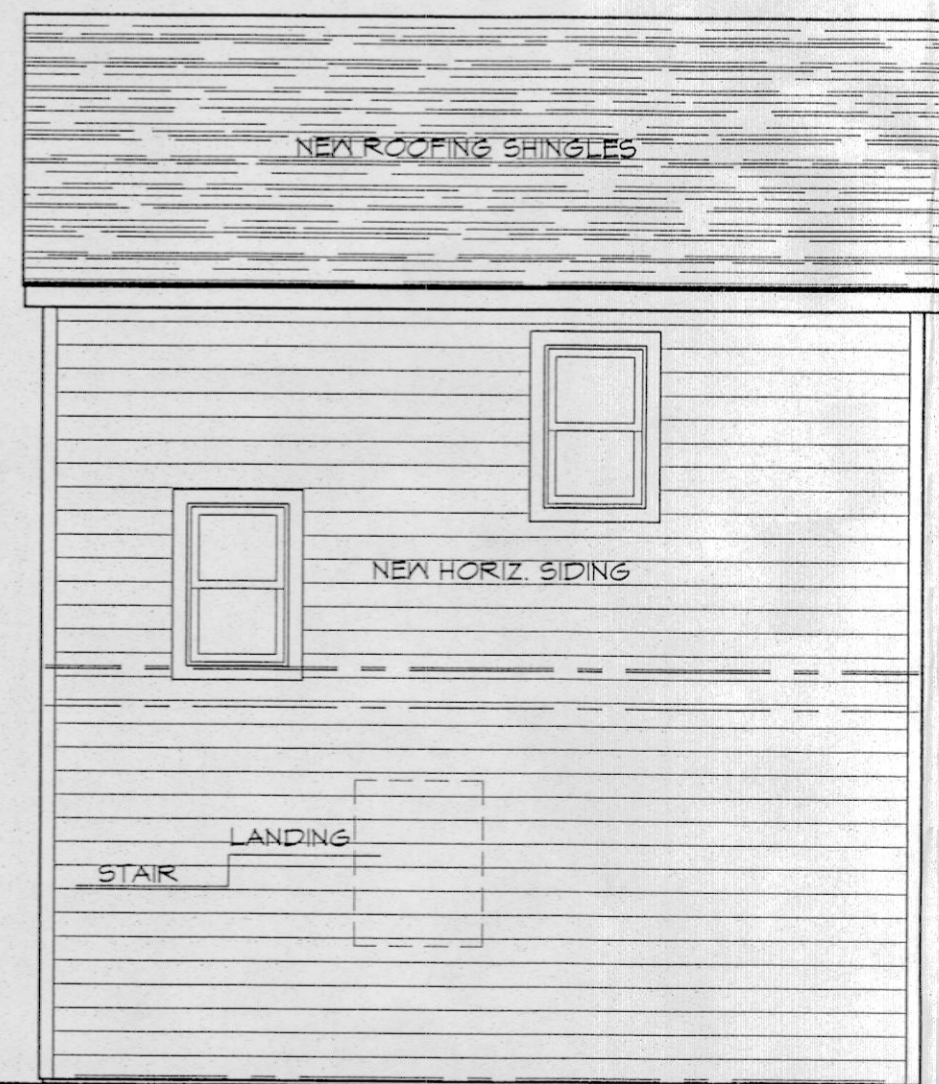


PROJECT NORTH



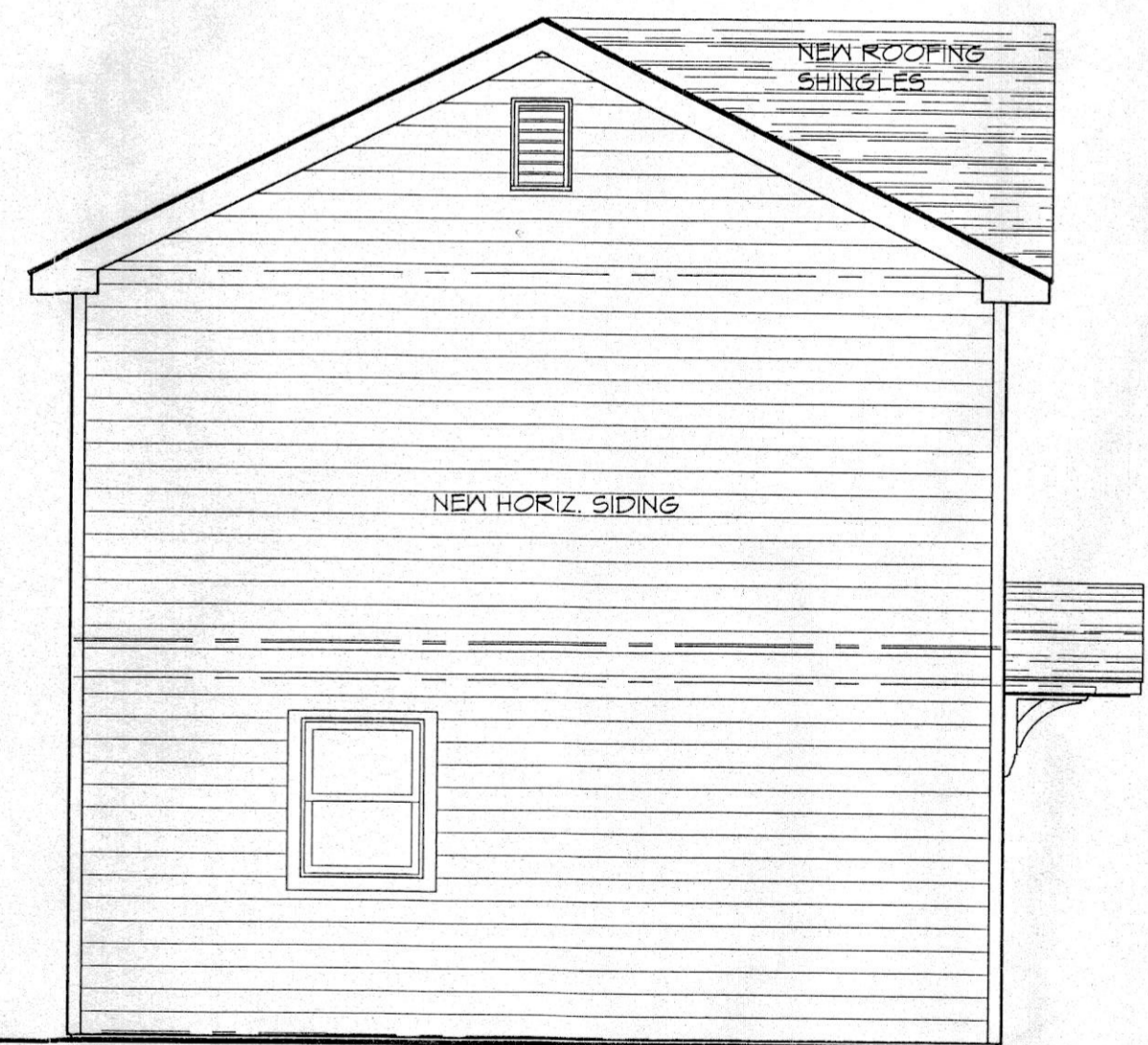
**FIRST FLOOR PLAN - PROPOSED**

1/4" = 1'-0"



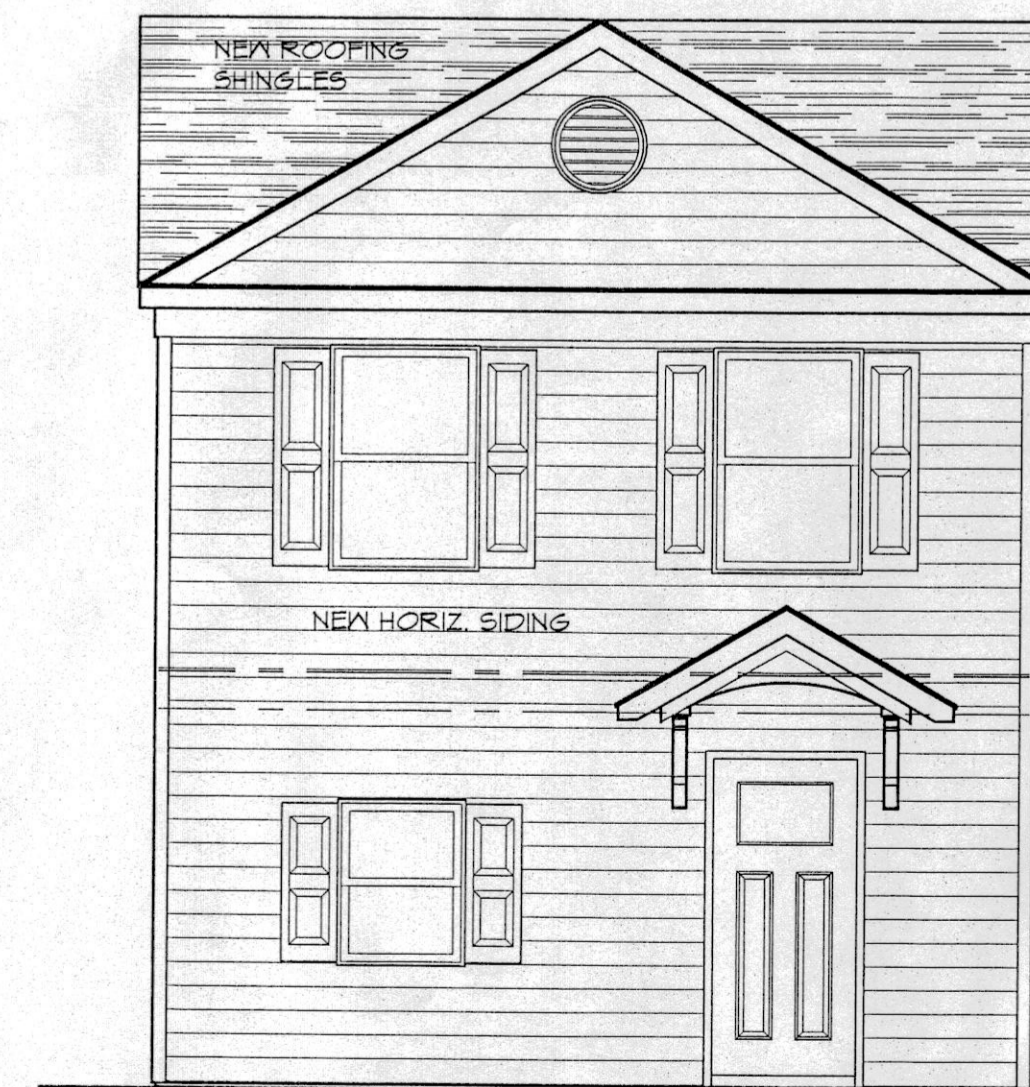
**REAR ELEVATION**

1/4" = 1'-0"



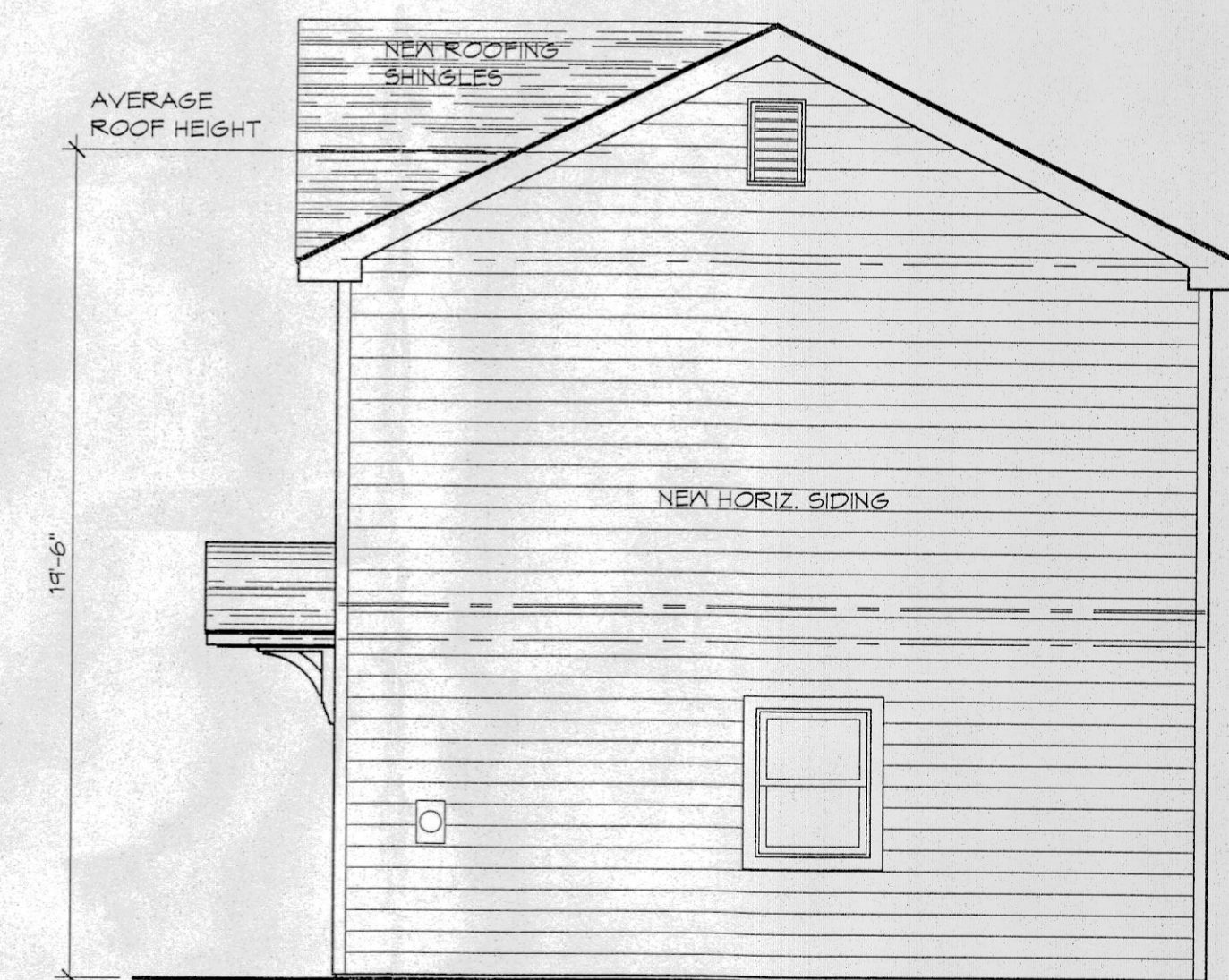
**LEFT SIDE ELEVATION**

1/4" = 1'-0"



**FRONT ELEVATION**

1/4" = 1'-0"



**RIGHT SIDE ELEVATION**

1/4" = 1'-0"

**PASSMAN ERCOLINO**  
Architects, P.C.

Anthony J. Ercolino, AIA  
N.J. RA Lic. No. 12135  
N.C.A.R.B. Cert. No. 43364

1320 Atlantic Ave., Ocean, New Jersey 07712 Ph. 732-531-8709 Fax 732-531-8706

Donald J. Passman, AIA  
N.J. RA Lic. No. 08897  
N.Y. RA Lic. No. 022782-1  
PA. RA Lic. No. 013217-B  
VA. RA Lic. No. 5432  
N.C.A.R.B. Cert. No. 38616

ADDITIONS AND ALTERATIONS TO THE RESIDENCE OF:

**MS. E. MAGISTRO**

408 MORRISEY DRIVE  
SHARK RIVER HILLS, NEW JERSEY

ACCESSORY DWELLING - FIRST & SECOND FLOOR PLANS - PROPOSED & ELEVATIONS

COMM. No. • 22.038  
DWN BY • DM | CHK BY • AE  
REVISED •

DATE • 7/15/22  
PHASE • ZONING

**A-2**

DWG • 2 OF 2