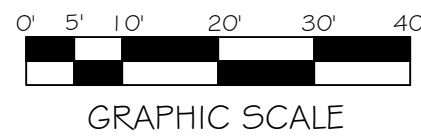


C STREET (60.0' R.O.W.)

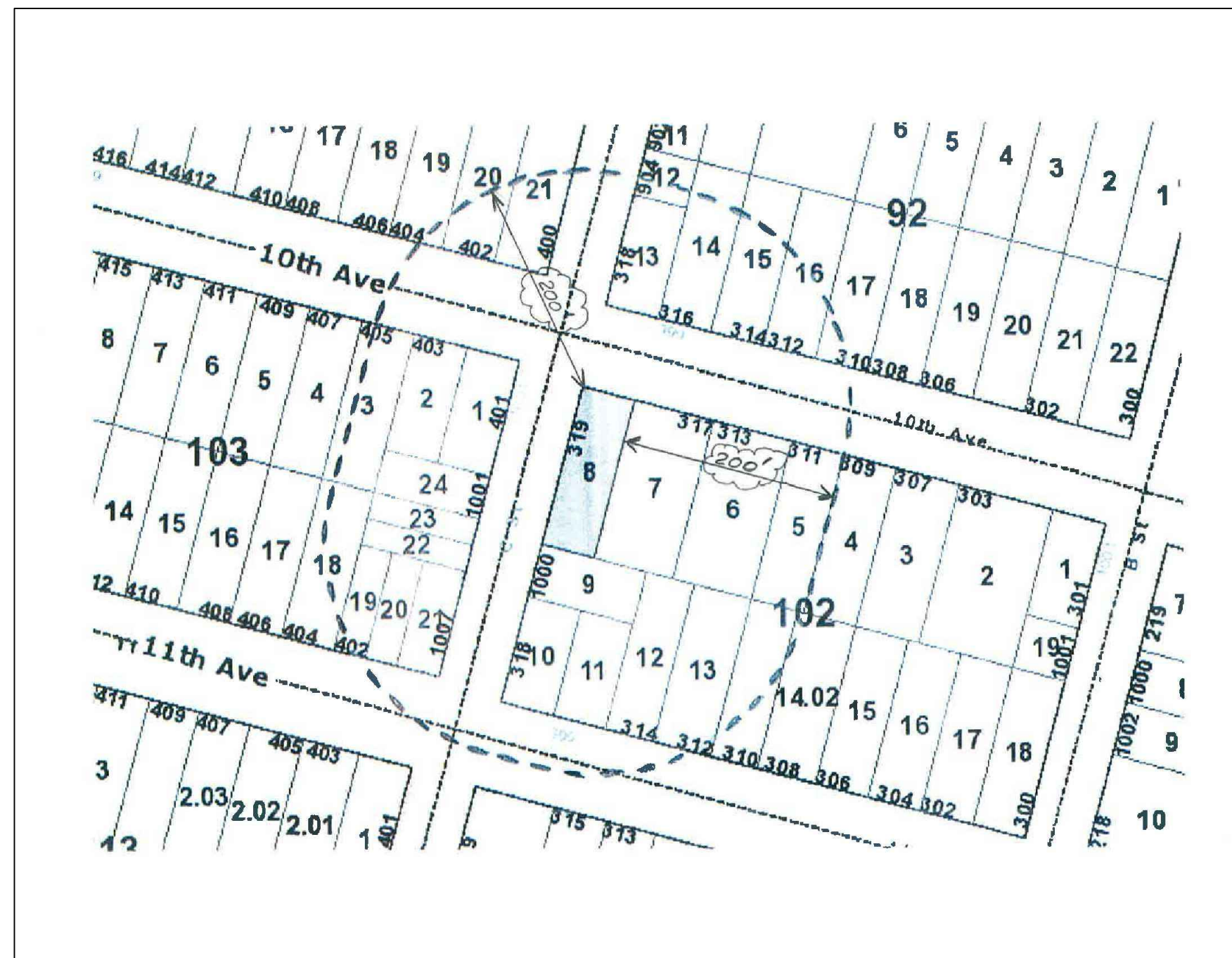
PLOT PLAN: 1" = 20'



NOTE: SURVEY INFORMATION
TAKEN FROM SURVEY
PREPARED BY GEORGE
J. ANDERSON,
DATED: 4-10-2019

ZONING REQUIREMENTS - 319 Tenth Ave. - R75 Zone

	Required	Existing	Proposed
Min. Lot Size	9,000 sf	7,500 sf	7,500 sf *
Min. Frontage	60 ft.	50 ft.	50 ft. *
Min. Front Yard - 10th Ave.	20 ft.	21 ft.	22 ft.
Min. Front Yard - C St.	11.48 ft. (a)	13.74 ft.	14 ft.
Min. Side Yard	5 ft.	6.01 ft.	5 ft.
Min. Rear Yard	40 ft.	78 ft.	81 ft.
Max. Building Hgt.	35 ft.-2-1/2 sty	34 ft.-2-1/2 sty	33 ft. 2-1/2 sty
Max. Floor Area Ratio	55%	42%	42.7%
Max. Lot Coverage (imp.)	50%	44%	46.9%
Max. Building Coverage	25%	33.3%	34.8% *
Note: House = 16.6%, Porch = 6.1%, Garage = 12%			
Off Street Parking	3	3	3
(a) average setback of existing houses on C Street = 11.48 ft. See setback survey from George Anderson, Land Surveyor			
*Items requiring Variance			



1.	PLOT PLAN	11-01-19
REVISIONS		
Walter J. Hessberger AIA C-4264 96 SANDY POINT DR. BRICK TWP. NJ 08723 1-908-227-8908		
New Residence For ROBERT TRUESDALE 319 10TH AVE. BELMAR NJ, 07719 BLOCK: 102 LOT: 8		
PLOT PLAN & KEY MAP		
PAGE 1 of 3	DATE: 11-01-19	