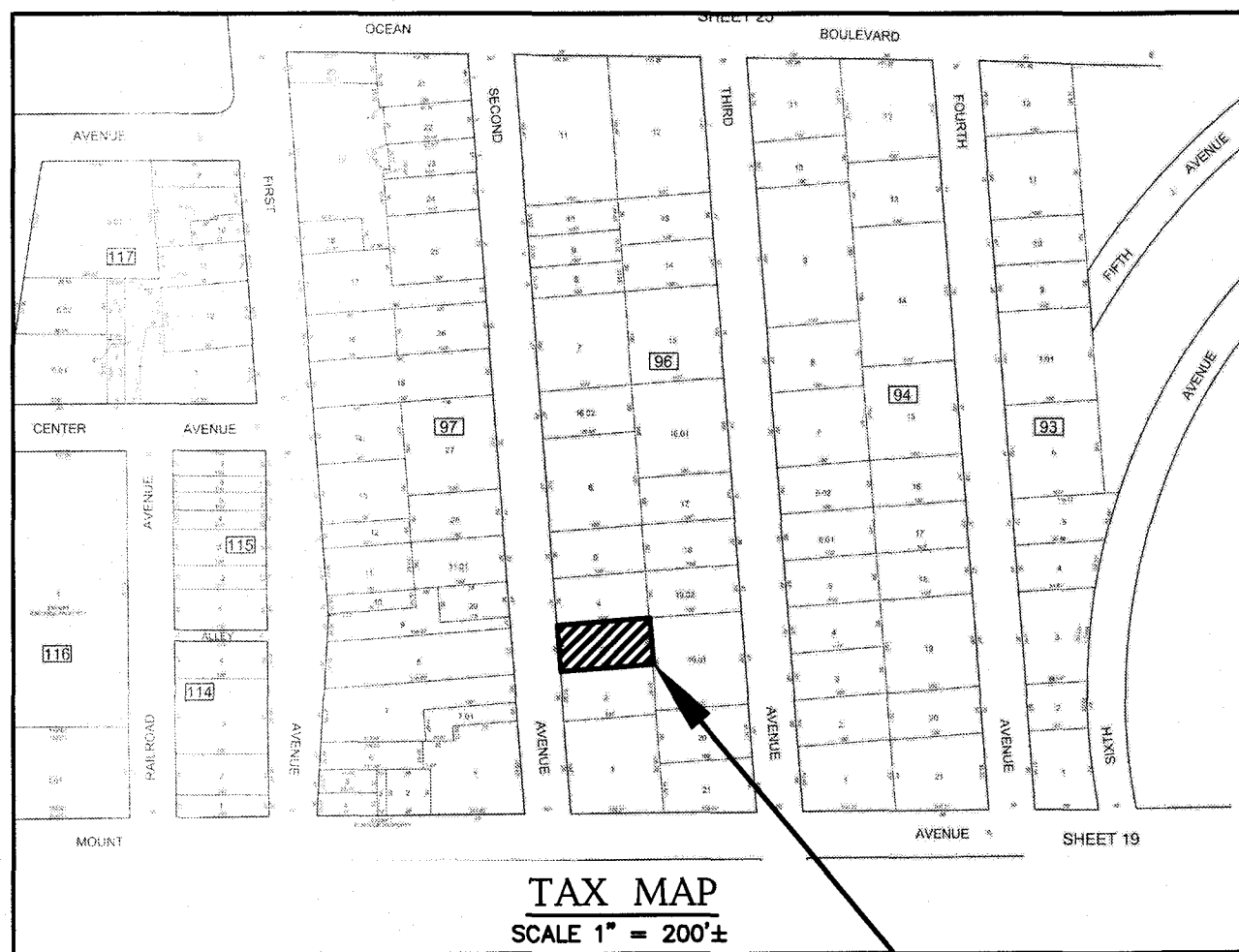
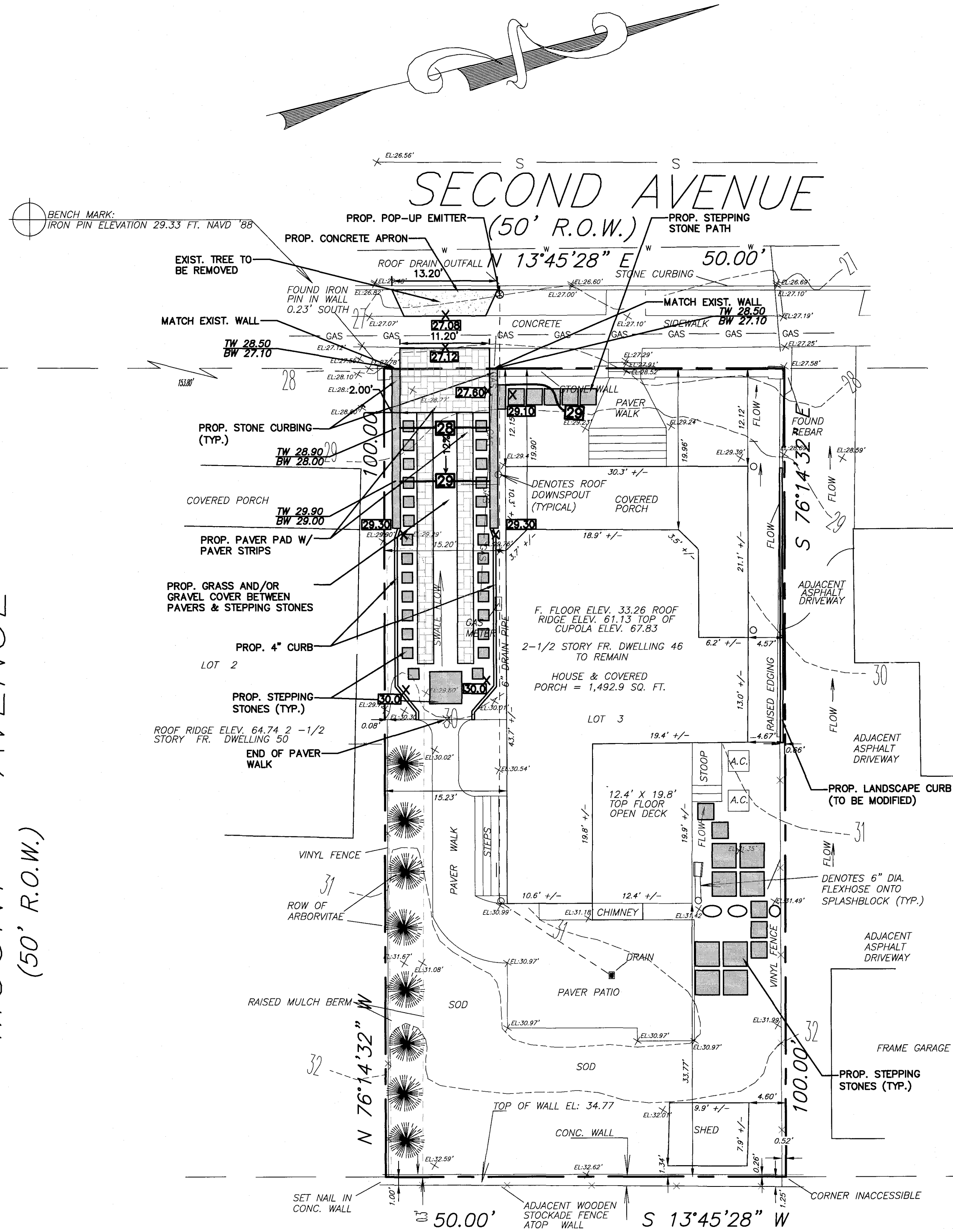
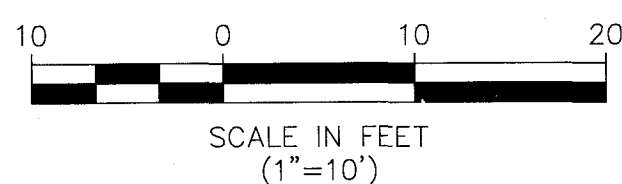




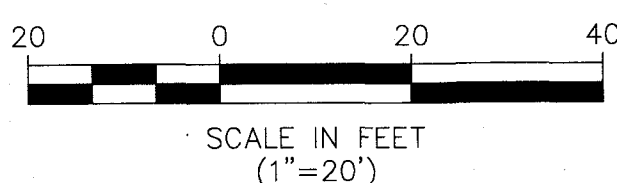
PROJECT
LOCATION



PROPOSED CONDITIONS PLAN



EXISTING CONDITIONS PLAN



GENERAL NOTES

PROPERTY ID KNOWN AS BLOCK 96, LOT 3 AS SHOWN ON TAX MAP SHEET 24 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY.

PROPERTY IS LOCATED IN THE R-1 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.1147± ACRES (5,000 S.F.)

APPLICANT: WILLIAM PITTENGER
46 SECOND AVE.
ATLANTIC HIGHLANDS, NJ 07716

APPLICANT PROPOSES TO CONSTRUCT A PAVED DRIVEWAY AND INSTALL STEPPING STONES THROUGHOUT THE FRONT AND SIDE OF THE PROPERTY.

DESCRIPTION	ZONE R-1	
	REQUIRED/PERMITTED	EXISTING
BUILDING USE	RESIDENTIAL	RESIDENTIAL
LOT AREA	7,500 S.F.	*5,000 S.F.
MIN. LOT WIDTH	75 FT.	*50 FT.
MIN. FRONTAGE	75 FT.	*50 FT.
FRONT YARD SETBACK	20 FT.	*12.12 FT. (NO CHANGE)
SIDE YARD SETBACK	10 / 20 FT.	*4.57 FT. / 19.77 FT. (NO CHANGE)
REAR YARD SETBACK	20 FT.	33.77 FT. (NO CHANGE)
LOT SHAPE REQUIREMENTS	50 DIA.	50 DIA. (NO CHANGE)
MAX. BUILDING AREA	25 % (1,250 SF)	**31.67 % (1,384 S.F.)
MAX. IMPERVIOUS AREA	50 % (2,500 SF)	***54.36 % (2,718 S.F.)
MAX. BLDG. HEIGHT	35 FT. (2.5 STY) (ROOF RIDGE)	32.02 FT. (ROOF RIDGE)
	40 FT. (CUPOLA) ¹	38.72 FT. (CUPOLA)
MAX. ACCESS. BLDG. HEIGHT	16 FT. (1 STY)	< 16 FT.
ACCESS. BLDG. SIDE SETBACK	5 FT.	*4.60 FT. (NO CHANGE)
ACCESS. BUILDING REAR SETBACK	5 FT.	*1.34 FT. (NO CHANGE)
MAX. USEABLE FLOOR AREA RATIO (U.F.A.R)	0.4	*0.49
MIN. GROSS FLOOR AREA	1,500 SQ. FT.	2,489 S.F.
MIN. DRIVEWAY SETBACK	5 FT.	N/A
		***1.00 FT.

* - INDICATES EXISTING NON CONFORMING ELEMENT TO CONTINUE PER 9/3/2020 VARIANCE RESOLUTION
** - INDICATES PREVIOUSLY GRANTED VARIANCE PER 9/3/2020 VARIANCE RESOLUTION
*** - INDICATES VARIANCE REQUIRED

EXIST. BUILDING HEIGHT CALCULATIONS - CUPOLA

AVERAGE GRADE = 29.11 N.A.V.D.
ELEV. OF TOP OF CUPOLA = 67.83 N.A.V.D.
BUILDING HEIGHT = 67.83 - 29.11 = 38.72 FT.

EXIST. BUILDING HEIGHT CALCULATIONS - ROOF RIDGE

AVERAGE GRADE = 29.11 N.A.V.D.
ELEV. OF TOP OF ROOF RIDGE = 61.13 N.A.V.D.
BUILDING HEIGHT = 61.13 - 29.11 = 32.02 FT.

1. THE HEIGHT LIMITATIONS CREATED HEREUNDER SHALL NOT APPLY TO SPIRES, BELFRIES, CUPOLAS, PARAPETS, WALLS OR CORNICES NOT USED FOR HUMAN OCCUPANCY AND EXTENDING NOT MORE THAN FIVE FEET ABOVE THE BUILDING HEIGHT LIMIT.

PLAN NOTES

- EXISTING WATER & SEWER LATERAL SERVICES TO REMAIN & BE REUTILIZED.
- ELEVATIONS BASED ON NAVD88 DATUM.
- PROPERTY IS NOT LOCATED IN A FLOOD ZONE PER FEMA PRELIMINARY FIRM MAPS.

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY MCGRATH SURVEYING, DATED 10/15/2019, REVISED 4/7/2025.

DESIGN LAYOUT TAKEN FROM CLIENT SKETCH VIA EMAIL DATED 4/28/2025.

EXIST. BUILDING COVERAGE	1,168	S.F.
EXIST. 2-1/2 STORY DWELLING	324	S.F.
EXIST. FRONT COVERED PORCH	13	S.F.
EXIST. CHIMNEY	78	S.F.
EXIST. SHED	14	S.F.
EXIST. TOTAL BUILDING COVERAGE	1,584	S.F. 31.67%

EXIST. LOT COVERAGE		
EXIST. TOTAL BUILDING COVERAGE	1,584	S.F.
EXIST. FRONT RETAINING WALL (TO BE MODIFIED)	42	S.F.
EXIST. FRONT PAVEMENT W/ STEPS	93	S.F.
EXIST. RAISED GARDEN EDGING	16	S.F.
EXIST. SIDE CONCRETE PAD	11	S.F.
EXIST. SIDE STEPS TO PAVEMENT WALKWAY/PATIO	49	S.F.
EXIST. PAVEMENT WALKWAY / REAR PATIO	489	S.F.
EXIST. REAR STOOP W/ STEPS	27	S.F.
EXIST. A/C UNITS	14	S.F.
EXIST. TOTAL LOT COVERAGE	2,325	S.F. 46.50%

PROP. LOT COVERAGE		
EXIST. TOTAL BUILDING COVERAGE	1,584	S.F.
EXIST. FRONT RETAINING WALL (MODIFIED)	31	S.F.
PROP. PAVEMENT DRIVEWAY PAD & STRIPS	185	S.F.
PROP. 16"x16" STEPPING STONES	50	S.F.
PROP. 4"x4" STEPPING STONES	16	S.F.
PROP. 2"x2" STEPPING STONES	40	S.F.
PROP. 4" CURBING IN DRIVEWAY	16	S.F.
PROP. STONE CURBING W/ STEP TO PATH	42	S.F.
EXIST. FRONT PAVEMENT W/ STEPS	93	S.F.
PROP. RAISED GARDEN EDGING (REPLACED EXIST.)	11	S.F.
EXIST. SIDE STEPS TO PAVEMENT WALKWAY/PATIO	49	S.F.
EXIST. PAVEMENT WALKWAY / REAR PATIO	489	S.F.
EXIST. REAR STOOP W/ STEPS	27	S.F.
EXIST. A/C UNITS	14	S.F.
PROP. 3"x3" STEPPING STONES	72	S.F.
PROP. TOTAL LOT COVERAGE	2,718	S.F. 54.36%

1. 5/13/2025 REVISED PER CLIENT COMMENTS.	
VARIANCE PLAN 46 SECOND AVENUE BLOCK 96 - LOT 3 FOR WILLIAM PITTENGER BOROUGH OF ATLANTIC HIGHLANDS MONMOUTH COUNTY, NEW JERSEY	
KBA ENGINEERING SERVICES LLC Engineering Planning 2817 Route 35, Bldg E, Ste 203 Marlborough, NJ 08768 P: (732) 722-8555 F: (732) 722-8557 KBAengineers.com Plans@KBAengineers.com Certificate of Authority No. 240A28220500	DRN MLH CHK JKK PROJECT NO. 2025-111 SCALE AS SHOWN DATE 5/8/2025 SHEET 1 OF 1