

## proposed variance for

6 PROSPECT AVENUE

| BUILDING DATA                    |               |
|----------------------------------|---------------|
| FIRST FLOOR                      | 2337 SQ. FT.  |
| SECOND FLOOR                     | 1467 SQ. FT.  |
| TOTAL                            | 3,804 SQ. FT. |
| CELLAR (DOES NOT COUNT IN UFAUD) | 1896 SQ. FT.  |

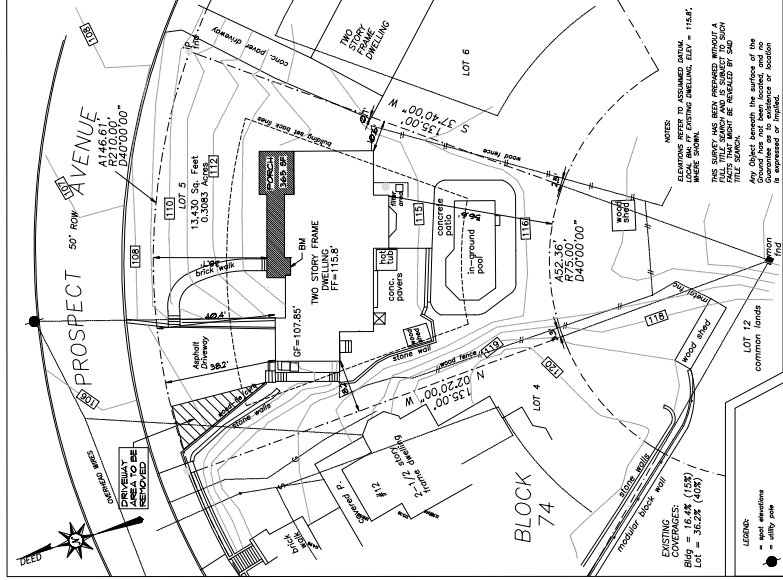
| ZONING DATA (R-2)                     |               |               |                                                                                                                                            |
|---------------------------------------|---------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| ITEM                                  | EXISTING      | PROPOSED      | NOTES                                                                                                                                      |
| MINIMUM LOT AREA                      | 8,000 SQ. FT. | 9,400 SQ. FT. | EXISTING NON-CONFORMITY: NO CHANGE                                                                                                         |
| MINIMUM LOT FRONTAGE                  | 100 FT.       | 144.61 FT.    |                                                                                                                                            |
| PRINCIPAL BUILDING                    |               |               |                                                                                                                                            |
| MINIMUM FRONT SETBACK                 | 25 FT.        | 35.2 FT.      | 35 FT.                                                                                                                                     |
| MINIMUM REAR SETBACK                  | 50 FT.        | 86.6 FT.      | 86.6 FT.                                                                                                                                   |
| MINIMUM SIDE SETBACK (OVERLAP)        | 5.00 FT.      | 5.00/58.8 FT. | EXISTING NON-CONFORMITY: NO CHANGE                                                                                                         |
| MAX. BUILDING HEIGHT (STOREFRONT)     | 23.00 FT.     | 25.00 FT.     | CELLULAR TOWER HUBS MAY BE<br>IN THIS ZONE (INDICATED)  |
| ACCESSORY BUILDING                    |               |               |                                                                                                                                            |
| MINIMUM REAR SETBACK                  | 5 FT.         | N/A           | N/A                                                                                                                                        |
| MINIMUM SIDE SETBACK                  | N/A           | N/A           | N/A                                                                                                                                        |
| MAX. BUILDING HEIGHT (STOREFRONT)     | 15.0 FT.      | N/A           | N/A                                                                                                                                        |
| MAXIMUM BUILDING COVERAGE             | 5 %           | 5.98 %        | 5.98 %                                                                                                                                     |
| MAXIMUM PERMITTED ROOFSHIP            | 40 %          | 39.18 %       | 39.18 %                                                                                                                                    |
| 8' TYPICAL WALKABLE FLOOR AREA (W/OUT | 639           | 639           | 639                                                                                                                                        |
| MINIMUM GARAGE FLOOR AREA (7-STOREY)  | 1,000 SQ. FT. | 3,604 SQ. FT. | 3,604 SQ. FT.                                           |

| EXISTING AREA CALCULATIONS<br>(BASED ON LOT AREA OF 9,550 SQ FT.) |                          |
|-------------------------------------------------------------------|--------------------------|
| BUILDING COVERAGE                                                 | LOT COVERAGE             |
| DWELLING • 2,133 SF.                                              | DWELLING • 2,133 SF.     |
|                                                                   | PAVING PATIO • 1,020 SF. |
|                                                                   | DRIVEWAY • 136 SF.       |
|                                                                   | WALKS • 316 SF.          |
| TOTAL                                                             | TOTAL                    |
|                                                                   | • 5,265 SF.              |
|                                                                   | 55.35%                   |
|                                                                   | 9.55%                    |

| PROPOSED AREA CALCULATIONS<br>(BASED ON LOT AREA OF 9,549 SQ FT) |                      |
|------------------------------------------------------------------|----------------------|
| BUILDING COVERAGE                                                | LOT COVERAGE         |
| DWELLING • 2,133 SF                                              | DWELLING • 2,133 SF  |
| FRONT PORCH • 349 SF                                             | FRONT PORCH • 349 SF |
| DRIVEWAY • 2,458 SF                                              | DRIVEWAY • 884 SF    |
|                                                                  | WALKS • 250 SF       |
| TOTAL                                                            | TOTAL                |
|                                                                  | • 5,339 SF           |
|                                                                  | 38.74%               |
|                                                                  | 38.74%               |

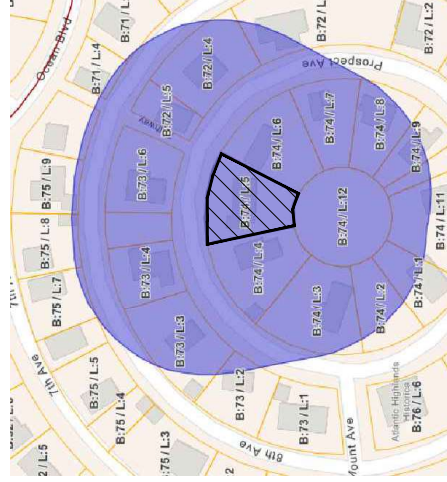
| PARKING DATA |          |                 |                 | NOTES                                                                       |
|--------------|----------|-----------------|-----------------|-----------------------------------------------------------------------------|
|              | BEDROOM# | SPACES REQUIRED | SPACES PROVIDED |                                                                             |
| RS19         | 3        | 2               | 2               |                                                                             |
| LOCAL        | 3        | 2               | 1               | WAVER REQUESTED FOR NO PARKING SPACE NOT BEING LOCATED BEHIND FRONT SETBACK |

### ^ PARKING DATA



JOSE 8.978 = 20°  
 DANC = 8.578 day  
 Licensed Professional Land Surveyor  
 RONALD L. TRIMMAD  
 REV. 5-05-23  
 DANC = 8.578 day  
 DANC = 8.578 day

SITE PLAN  
SCALE: 1" = 20'-0"



200 FEET MAP  
SCALE: N.T.S.



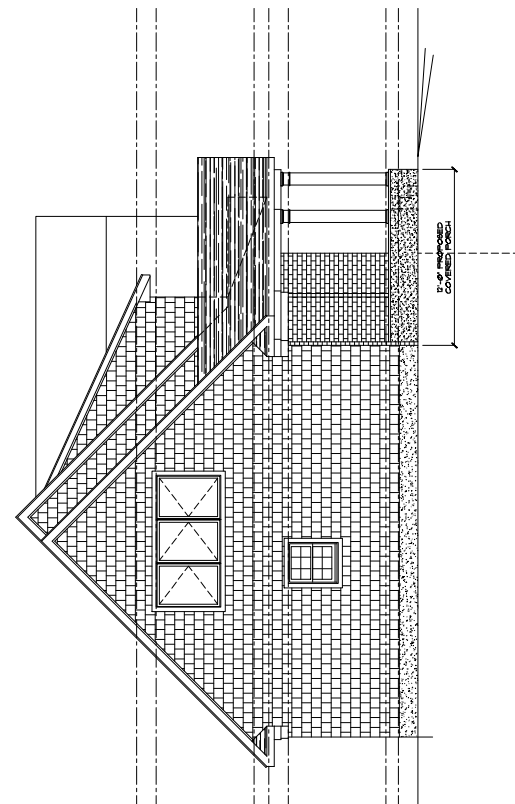
NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 2. SEE SEPARATE SHEETS FOR DETAILS.

**V-3**  
SHEET NO.

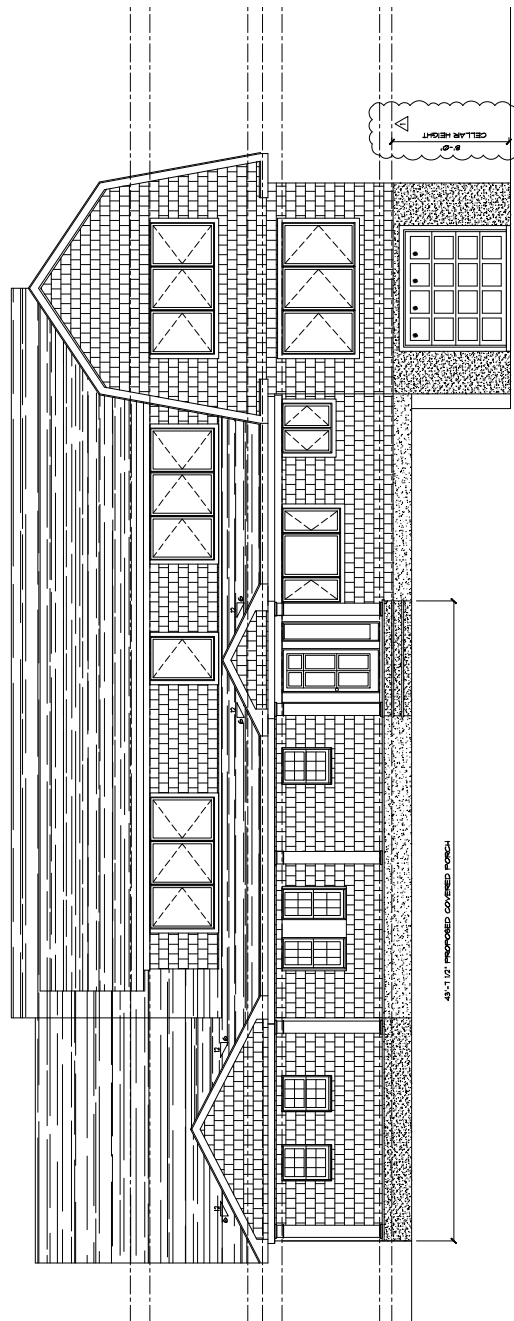
DATE: 08/13/24  
DRAWN BY: JM  
CLIENT: SCHOELLER RESIDENCE  
ADDRESS: 6 PROSPECT AVENUE  
ATLANTIC HIGHLANDS, NEW JERSEY  
BLOCK: 74  
LOT: 5

REVISIONS  
DATE: 1/28  
DESCRIPTION: PER CDE REVIEW LETTER 5/22/24

ANTHONY M. CONDOURIS ARCHITECT  
PHONE: 732-842-3800 FAX: 732-842-7777 WWW.AMCONARCHITECT.COM  
16101000



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



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

| SLOPE CATEGORY | AREA |
|----------------|------|
|----------------|------|

|                    |            |
|--------------------|------------|
| A SLOPES OVER 30%  | 914 SF     |
| B SLOPES 20-30 %   | 436 SF     |
| C SLOPES 15-20 %   | 803 SF     |
| D SLOPES UNDER 15% | 11277 SF   |
| TOTAL LOT AREA     | = 13430 SF |

BORO OF ATLANTIC HIGHLANDS  
Steep slope ordinance review

LOT : 5 BLOCK: 74 AREA: 13430 sf ZONE: R-2

|                    |                              |
|--------------------|------------------------------|
| Minimum lot size:  | = 914 sf * 0.10 = 91.4 SF    |
| 30% or more slopes | = 914 sf * 0.25 = 228.5 SF   |
| 20% to 30%         | = 436 sf * 0.50 = 218 SF     |
| 15% to 20%         | = 803 sf * 0.75 = 602.3 SF   |
| less than 15%      | = 11277 sf * 1.00 = 11277 SF |

|                                                    |                              |
|----------------------------------------------------|------------------------------|
| Modified minimum lot area                          | = 11857 SF                   |
| Maximum Permitted lot coverage (Building & Drive): |                              |
| 30% or more slopes                                 | = 914 sf * 0.25 = 228.5 SF   |
| 20% to 30%                                         | = 436 sf * 0.50 = 218 SF     |
| 15% to 20%                                         | = 803 sf * 0.75 = 602.3 SF   |
| less than 15%                                      | = 11277 sf * 1.00 = 11277 SF |

|                    |                                  |
|--------------------|----------------------------------|
| TOTAL:             | = 12325.8 SF                     |
| sf * 35 %          | = 4314 SF Permitted Lot Coverage |
| EXISTING: Building | = 2133 SF PROPOSED: Bldg: = 2498 |
| Driveway           | = 1136 SF                        |
| TOTAL              | = 3269 SF                        |
| Driveway           | = 886                            |
| TOTAL              | = 3384                           |

|                                    |                             |
|------------------------------------|-----------------------------|
| Maximum Permitted Impervious Area: |                             |
| 30% or more slopes                 | = 914 sf * 0.10 = 91.4 SF   |
| 20% to 30%                         | = 436 sf * 0.15 = 65.4 SF   |
| 15% to 20%                         | = 803 sf * 0.25 = 200.8 SF  |
| less than 15%                      | = 11277 sf * 0.35 = 3947 SF |
| PERMITTED TOTAL:                   | = 4305 SF                   |

|                     |           |
|---------------------|-----------|
| PROPOSED: Buildings | @ 2498 sf |
| driveway            | @ 886 sf  |
| walks/patio         | @ 1934 sf |

TOTAL = 5338 SF (over 1033 sf)

|                             |                           |
|-----------------------------|---------------------------|
| D- Maximum lot disturbance: | 4305 sf * 130 % = 5597 SF |
|-----------------------------|---------------------------|



LEGEND:  
D = slope category  
+16.14 = spot elevations  
= utility pole

|   |      |       |              |     |
|---|------|-------|--------------|-----|
| 1 | REV: | DATE: | DESCRIPTION: | BY: |
|---|------|-------|--------------|-----|

STEEP SLOPE REVIEW PLAN FOR

# SCHOELLER RESIDENCE

LOT 5 BLOCK 74

BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, N.J.

R and T LAND SURVEYING

SURVEYING & MAPPING-CONSTRUCTION SURVEYING  
P.O. BOX 124, ATLANTIC HIGHLANDS, NJ 07716 732-872-2827

RONALD L. TRINIDAD, NJ REGISTERED LAND SURVEYOR, No. 246504337000  
PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE NO. 246504337000

|                 |                     |             |               |
|-----------------|---------------------|-------------|---------------|
| DATE: 12/03/24  | FILE: 4436          | DRAWN: RL.T | JOB NO: 8378  |
| SCALE: 1" = 20' | CAD/J: S-8378ss.dwg | CHECKED: hs | DWG NO: C-972 |

## NOTES:

STEEP SLOPE CALCULATIONS ARE BASED ON A 10% SLOPE. THIS SURVEY WAS PREPARED BY R and T LAND SURVEYING, DATED, 4/28/23, REVISED 5/05/23.

ELEVATIONS REFER TO ASSUMED DATUM. LOCAL B.M. FF EXISTING DWELLING, ELEV = 115.81, WHERE SHOWN.

THIS SURVEY HAS BEEN PREPARED WITHOUT A GUARANTEE AS TO THE ACCURACY OF THE DATA OR FACTS THAT MIGHT BE REVEALED BY SAID TITLE SEARCH.

Any Object beneath the surface of the Ground has not been located, and no Guarantee as to existence or location is expressed or implied.

I, HEREBY CERTIFY THAT THE ABOVE MAP AND SURVEY HAVE BEEN MADE UNDER MY IMMEDIATE SUPERVISION, FROM ACTUAL MEASUREMENTS TAKEN AT THE SITE.