

James Inzalaco

38 Asbury Ave

Atlantic Highlands, 07716

9. The following needs to be discussed at the Planning Board Meeting

A. Reasons for supporting the granting of the requested bulk variance relief, and/or design waivers and continuance of the existing condition non-conformities

We are looking to add a front porch which will extend in front of the garage which we would like to convert the garage to additional living space. We purchased the home in 2018, the non-conformities were present when the house was purchased in 2018 and I believe based on the age of them existed from the inception of the home being built in 1965 or shortly thereafter.

B. Per Borough definition "Floor area Ratio, Usable" 50% of the floor area of the basement having a ceiling height of seven feet or greater shall be included in usable floor area ratio.

The ceiling height in the basement is 96 inches. The basement is primarily used for the home utilities (furnace, hot water heater, electrical box) in addition to our washer and dryer and storage. The basement square footage mirrors the upstairs, with the exception of the garage.

C. The applicant should discuss the proposed demolition work.

The wall between the garage and living area will be removed, the front stoop will be removed and the garage door will be removed. A builder is being hired who will be responsible for all the removal of debris.

D. Photos of the existing conditions should be provided

(see below wall being removed between the livin



the garage)

g space and



E. No existing or proposed surface drainage patterns have been identified

Will be utilizing the same existing drainage patterns.

F. Any landscaping work including buffers, proposed planting's and tree removal.

If allowed to remove the front driveway which will be replace by a walkway, the additional space would be replace with grass. No adjacent properties are impacted

G. The number of bedrooms has not been provided, a minimum of 2.5 parking spaces

There are three bedrooms. The driveway on the side of the home (7th ave) easily accommodates 4 vehicles (width 24ft by 48ft length). Picture are below.



H. The height of the existing sheds should be provided.

The engineering report refers to three sheds based on the new survey. There is one shed (see below) which height is 130 inches, there is a Gazebo made from wood which height is 130 inches and there is a second gazebo (temporary home depot produce which gets taken down every winter) which is approximately 130 inches. (see pictures below)





i. Applicant should discuss any existence of sight triangle Easements. *Not sure what this means or if its applicable*

j. Applicant should discuss compliance with all applicable requirements outlined 150-89 improvement standards . *Not sure what this is*

k.Applicant shall post a performance guarantee