

Proposed Single Family Residence

124 EAST 21ST STREET
SHIP BOTTOM, NJ 08008
BLOCK: 38 LOT: 4 QUAL.: C#4.2

GENERAL NOTES

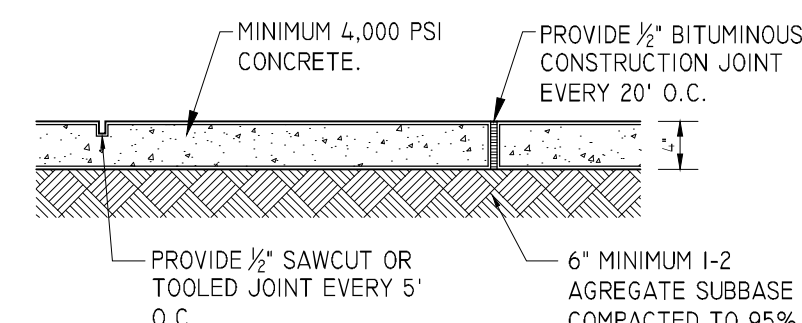
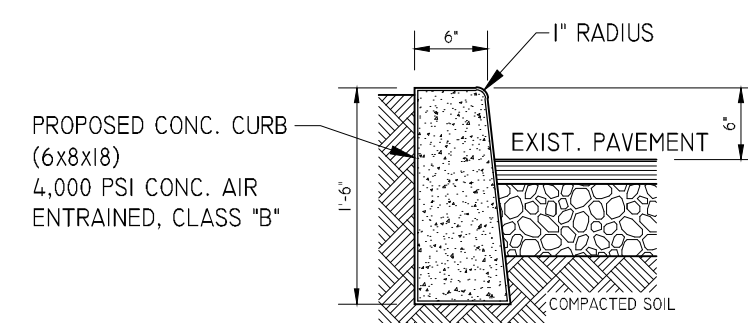
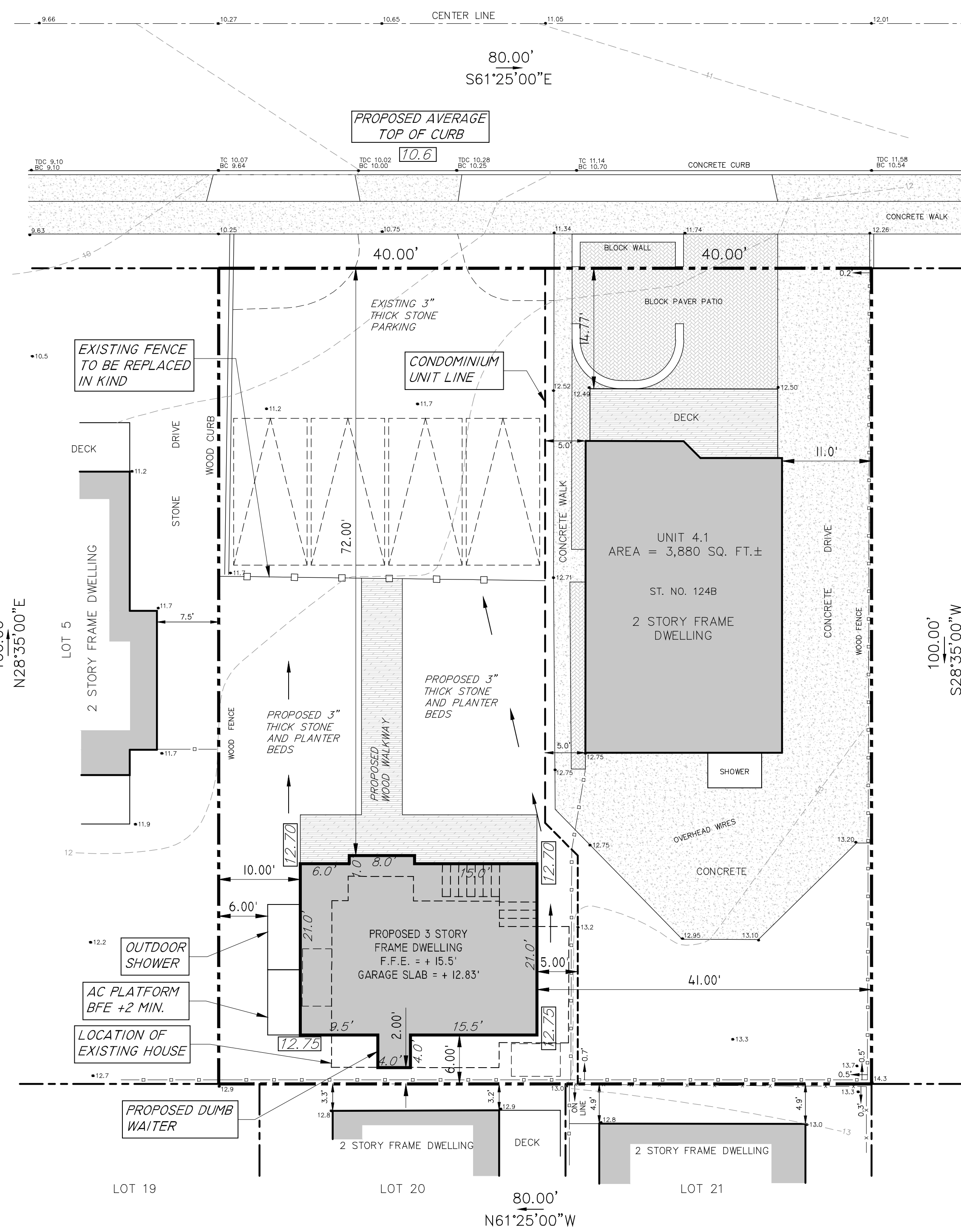
- THE APPLICANT IS:
WILLIAM DOWNEY
20 BROOKSIDE AVENUE
HAWTHORNE NJ, 07506
PH: 845-893-9225
- THE BULK INFORMATION FOR THE PROPOSED DEVELOPMENT IS IDENTIFIED IN THE BULK CHART.
- LOT 4 / #C4.2, BLOCK 38 AND IS LOCATED IN THE R-3 SINGLE / TWO FAMILY RESIDENTIAL ZONE.
- THE EXISTING STRUCTURES ARE DEPICTED ON THE EXISTING SURVEY PREPARED BY HARRIS SURVEYING, INC., TOM A. HARRIS JR, P.L.S. DATED 1-31-2020, FOR BILL & SUE DOWNEY. THE PROPOSED SITE PLAN IS BASED ON THIS SIGNED AND SEALED DRAWING.
- THE EXISTING PROPERTY IS 80' WIDE BY 100 FEET DEEP (8,000 SF) WITH TWO DETACHED SINGLE FAMILY RESIDENCES ON A SINGLE LOT UNDER CONDOMINIUM OWNERSHIP WHICH WILL REQUIRE A USE VARIANCE. THE EXISTING UNIT #2 CONDOMINIUM ALLOCATION IS IRREGULAR IN SHAPE, WITH 40 FEET OF FRONTAGE ON 21st STREET AND 100 FEET OF LOT DEPTH AND A LOT AREA OF 4,120 SF (0.08 AC).
- THE EXISTING BUILDING IS A TWO STORY SINGLE FAMILY HOME WITH APPROXIMATELY 678 SQUARE FEET OF LIVING SPACE. THE BUILDING IS LOCATED BELOW THE REQUIRED BASE FLOOD ELEVATION, HAS A SLAB ON GRADE FOUNDATION IN A "V" FLOOD ZONE, WITH AN EXISTING REAR YARD SETBACK AND MINIMUM FLOOR AREA NON-CONFORMITIES, AND ACCESSORY REAR YARD AND BUILD SETBACK NON-CONFORMITIES.
- THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING STRUCTURE AND REPLACE IT WITH A NEW THREE STORY, WOOD FRAMED SINGLE FAMILY RESIDENCE.
- THERE ARE NO FLOODWAYS, MARSHES, DUNES OR WATERWAYS. FEMA "EFFECTIVE" FLOOD ZONE IS "AO" WITH A DEPTH OF ONE FOOT AND "VE" WITH A BASE FLOOD ELEVATION 11 FEET PER "FLOOD INSURANCE RATE MAP, MAP NUMBER 34029C0518F, EFFECTIVE DATE, SEPTEMBER 29, 2006". "PRELIMINARY" FIRM DATED JANUARY 30, 2015, SHOWS SITE IN FLOOD HAZARD ZONE "X". ALL ELEVATIONS SHOWN ARE BASED ON N.A.V.D 1988 DATUM.
- THE AC UNIT SHALL BE RAISED ABOVE THE BASE FLOOD ELEVATION PLUS 2 FOOT FREEBOARD MINIMUM.
- OCEAN COUNTY SOILS CONSERVATION DISTRICT PERMIT NOT REQUIRED. TOTAL LAND AREA DISTURBED IS APPROXIMATELY 3,400 S.F. WHICH IS LESS THAN 5,000 S.F. REQUIRED.
- PROPOSED STRUCTURE TO HAVE GUTTERS AND DOWN SPOUTS. ROOF LEADER SHALL BE DIRECTED TOWARDS THE STREETS.
- NO LOT FILL IS REQUIRED EAST OF LONG BEACH BOULEVARD.
- EXISTING SIDEWALKS, CURBS AND DEPRESSED CURB TO REMAIN. PARCH AND REPAIR AS REQUIRED.

BULK CHART - "R-3 SINGLE FAMILY RESIDENTIAL" NOTE - ALL SETBACKS ARE FOR #C4.2 TO PROPERTY LINES

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
USE	TWO FAMILY	(2) SINGLE FAMILIES	NO CHANGE	YES (E.N.C.)
TOTAL LOT AREA - DUPLEX	8,000 S.F. (0.18 AC.)	8,000 S.F. (0.18 AC.)	NO CHANGE	NO
LOT AREA - #C4.2 - "SINGLE LOT"	4,000 S.F.	4,120 S.F. (0.10 AC.)	NO CHANGE	NO
LOT WIDTH / FRONTAGE	80 FT.	80 FT.	NO CHANGE	NO
LOT DEPTH	100 FT	100 FT	NO CHANGE	NO
FRONT YARD SETBACK	15 FT	+/- 73 FT	72 FT	NO
REAR YARD SETBACK	20 FT	2 FT *	2 FT	YES (E.N.C.)
SIDE YARD SETBACKS	10 FT (ONE)	37.1 FT	41 FT	NO
	10 FT (ONE)	10.4 FT	6 FT *	YES
BUILDING COVERAGE (BASED ON 8,000 S.F.)	35% (2,800 S.F.)	30.7% (2,453 S.F.)	31% (2,472 S.F.)	NO
BUILDING COVERAGE (BASED ON 4,120 S.F.)	35% (1,442 S.F.)	16.5% (678 S.F.)	17% (697 S.F.)	NO
LOT COVERAGE (BASED ON 8,000 S.F.)	75% (6,000 S.F.)	53% (+/- 4,242 S.F.)	49.9% (3,990 S.F.)	NO
LOT COVERAGE (BASED ON 4,120 S.F.)	75% (3,090 S.F.)	30.6% (+/- 1,260 S.F.)	24.5% (1,008 S.F.)	NO
MINIMUM FLOOR AREA	900 S.F.	+/- 735 S.F. *	1,404 S.F.	NO
BUILDING HEIGHT (T.O.C.)	32 FT	+/- 21 FT	31.9 FT	NO
STORIES (TOTAL)	2.5	2	3	YES
PARKING - 2 PER DWELLING UNIT	2 SPACES	4 SPACE	NO CHANGE	NO
ACCESSORY SETBACKS				
SIDE	5 FT	NA	NA	NO
REAR	5 FT	1 FT *	NA	NO
BUILDING	5 FT	.3 FT *	NA	NO

* EXISTING NONCONFORMITY (E.N.C.)

EAST 21ST STREET (60' R.O.W.)



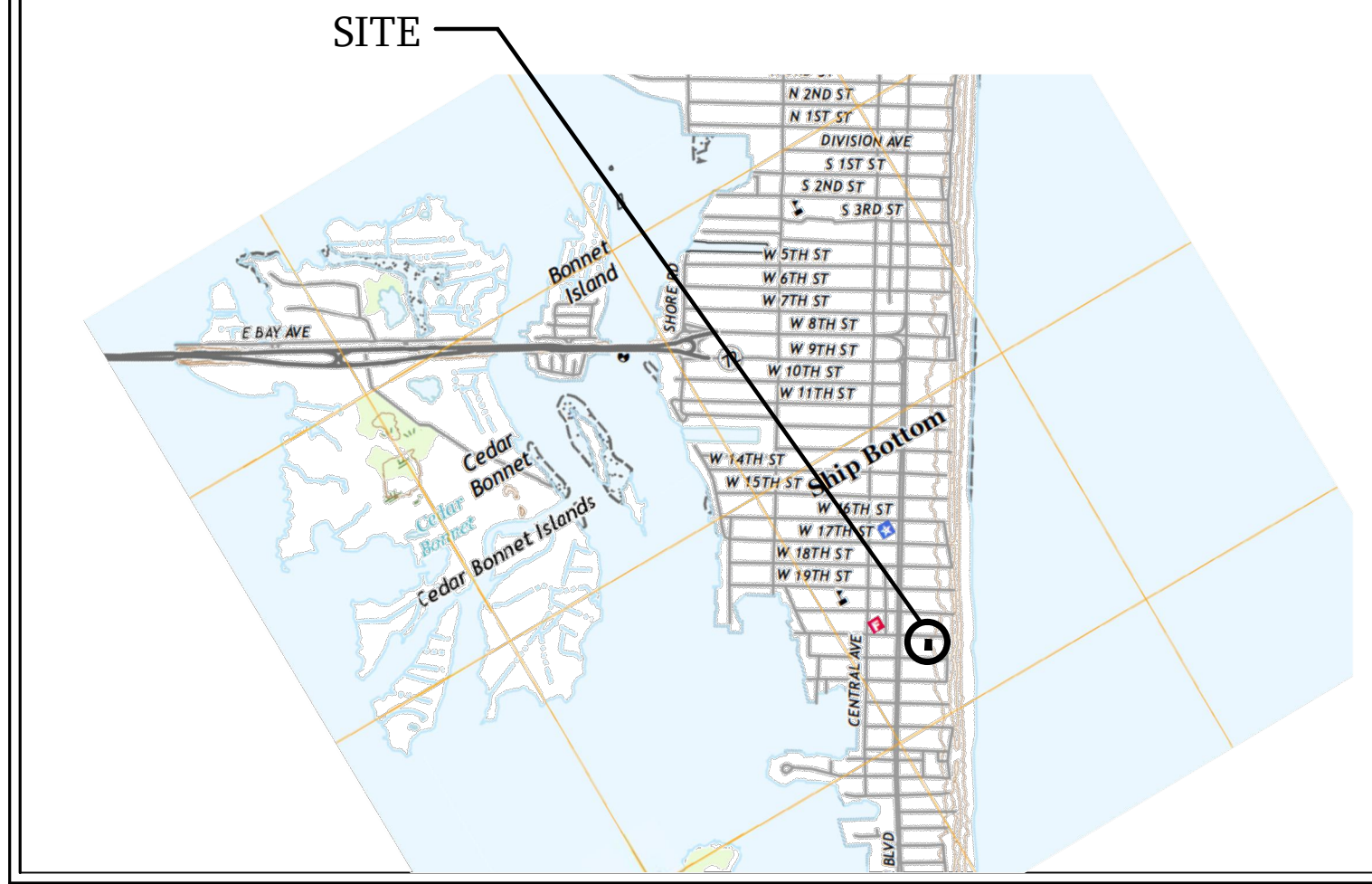
NOTE: OPEN JOINTS AT INTERVAL OF 5'. BITUMINOUS EXPANSION JOINTS 1/2" THICK BE INSTALLED AT 20'.

NOTE: SLOPE PER GRADING PLAN

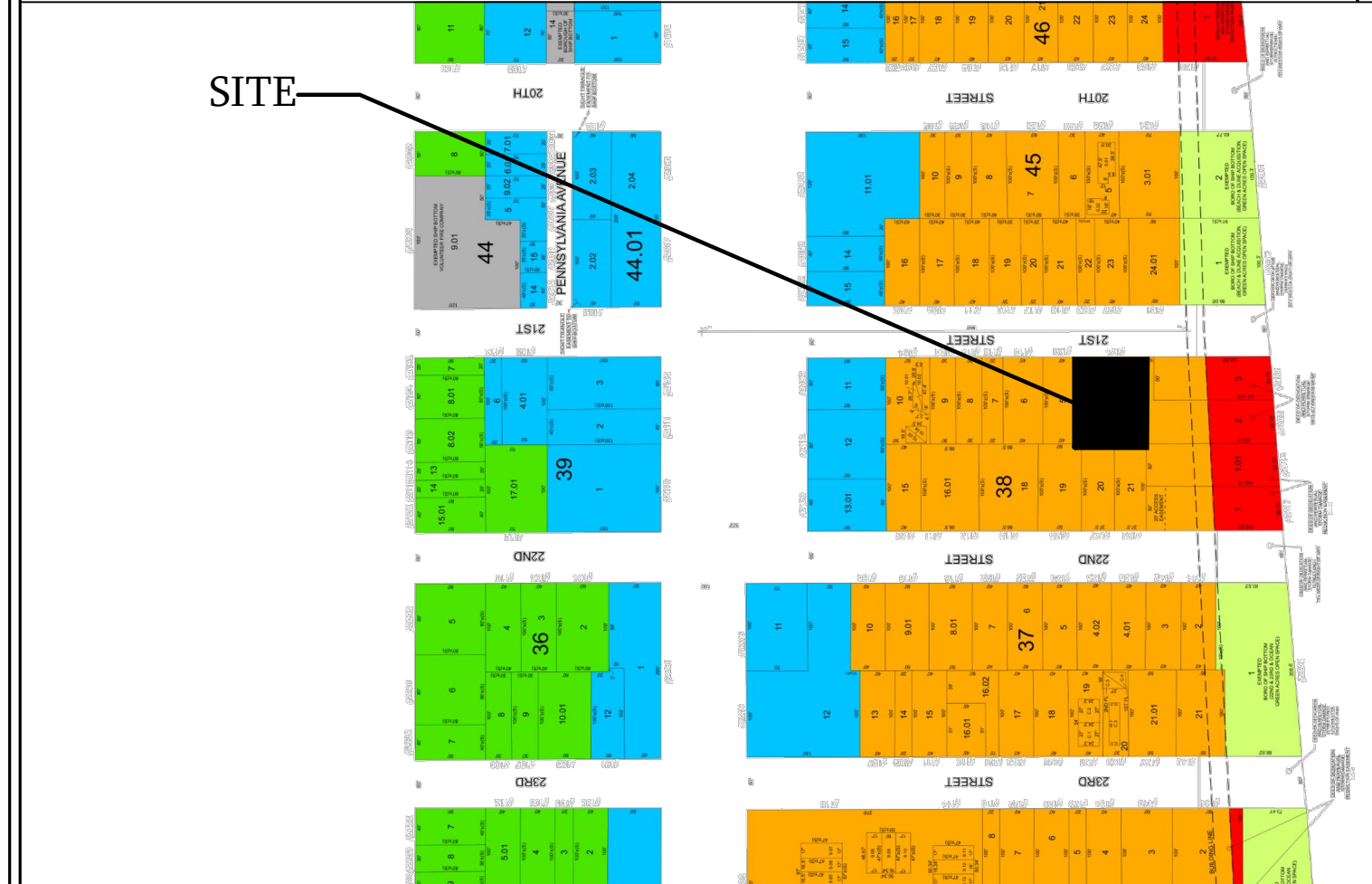
APPROVALS CITY ZONING BOARD

Chairperson	Date
Secretary	Date
Board Engineer	Date

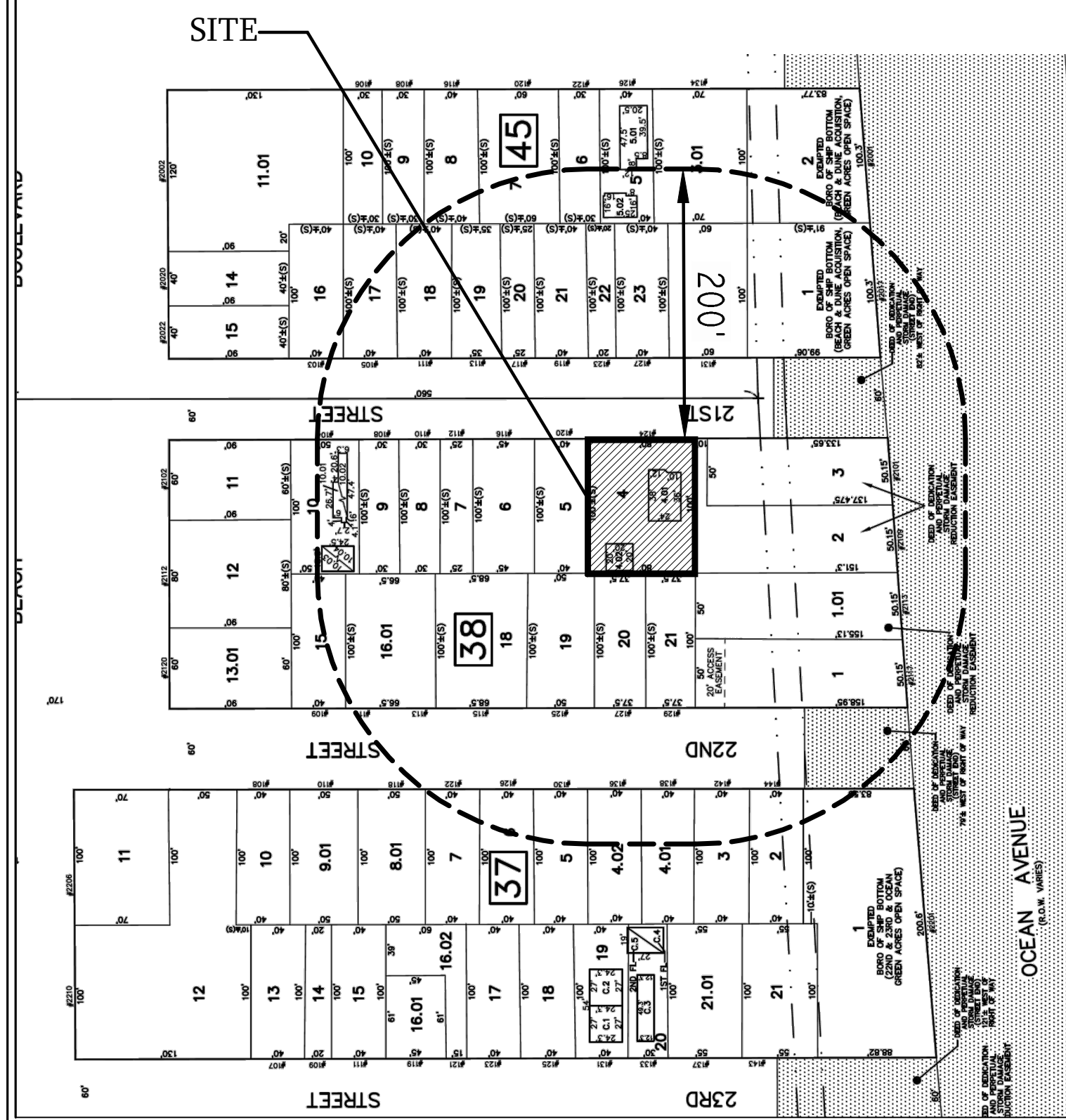
Scale: 1" = 1,000' U.S.G.S. MAP B.H.W / SHIP BOTTOM QUAD



ZONING MAP



Scale: 1" = 100' TAX MAP PAGE # 5



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VB-1 COVER SHEET & PLOT PLAN
VB-2 PROPOSED RENDERINGS & FLOOR PLANS
VB-3 PROPOSED EXTERIOR ELEVATIONS

DATE	REV.	REV.
1-19-2021		
1-19-2021		
1-19-2021		

DRAWN: DPW	DATE: 1-19-2021
CHECKED: DPW	SCALE: AS NOTED
DWG. No. VB-1	FILE No.: 20-21

DOWNY RESIDENCE

124 EAST 21ST STREET
SHIP BOTTOM, NJ 08008
BLOCK: 38 LOT: 4 - C#4.2

PROPOSED NEW RESIDENCE

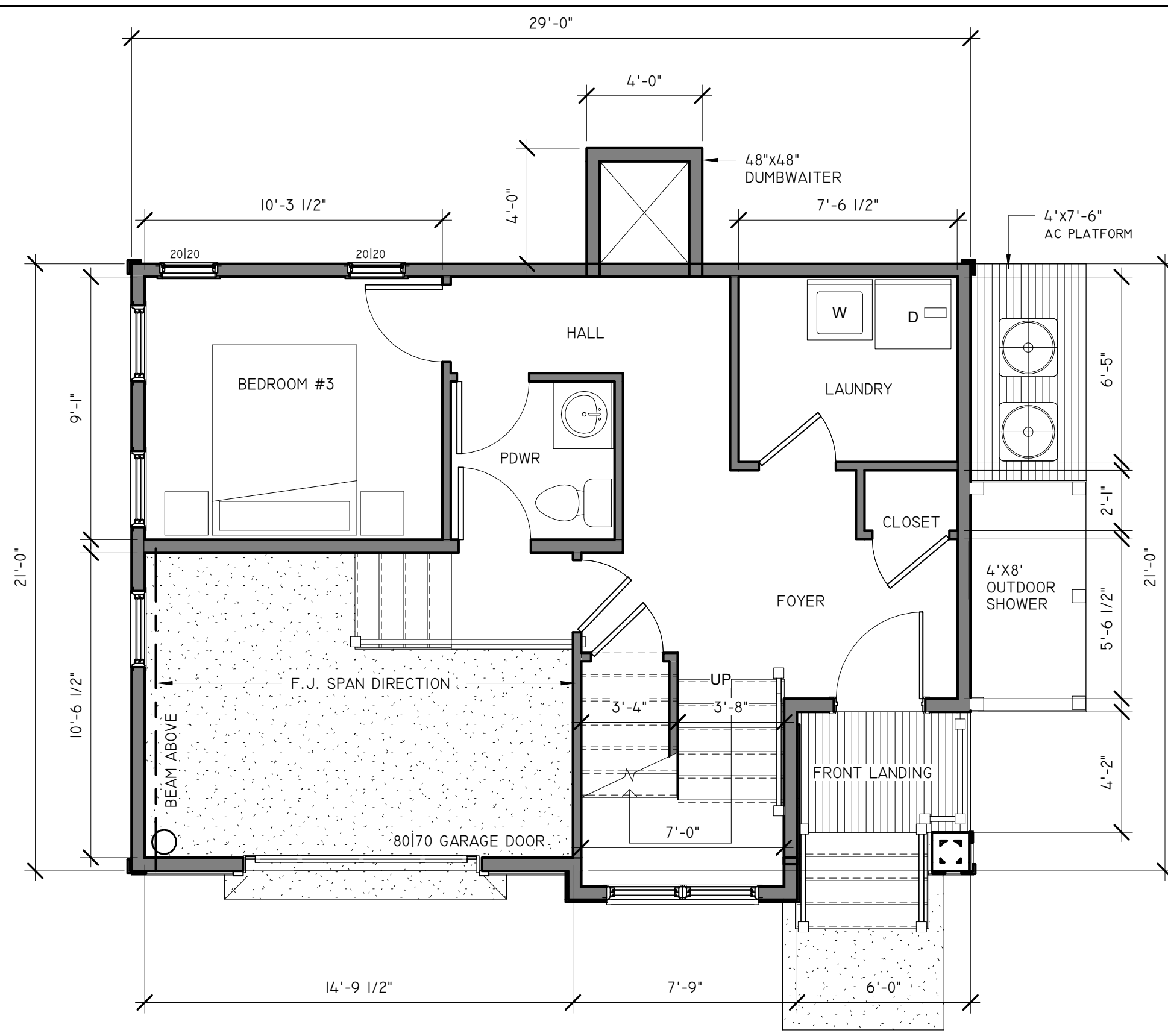
VARIANCE PLANS
COVER PAGE & PLOT PLAN

TEN 10 ARCHITECTURE LLC.
714 NORTH MAIN STREET
MANAHAWKIN NJ, 08050
609.549.0502
INFO@TEN10ARCH.COM
WWW.TEN10ARCH.COM
CERT. OF AUTH. # AC-989



DANIEL PAUL WHEATON
REGISTERED ARCHITECT
PROFESSIONAL PLANNER
331.00624500

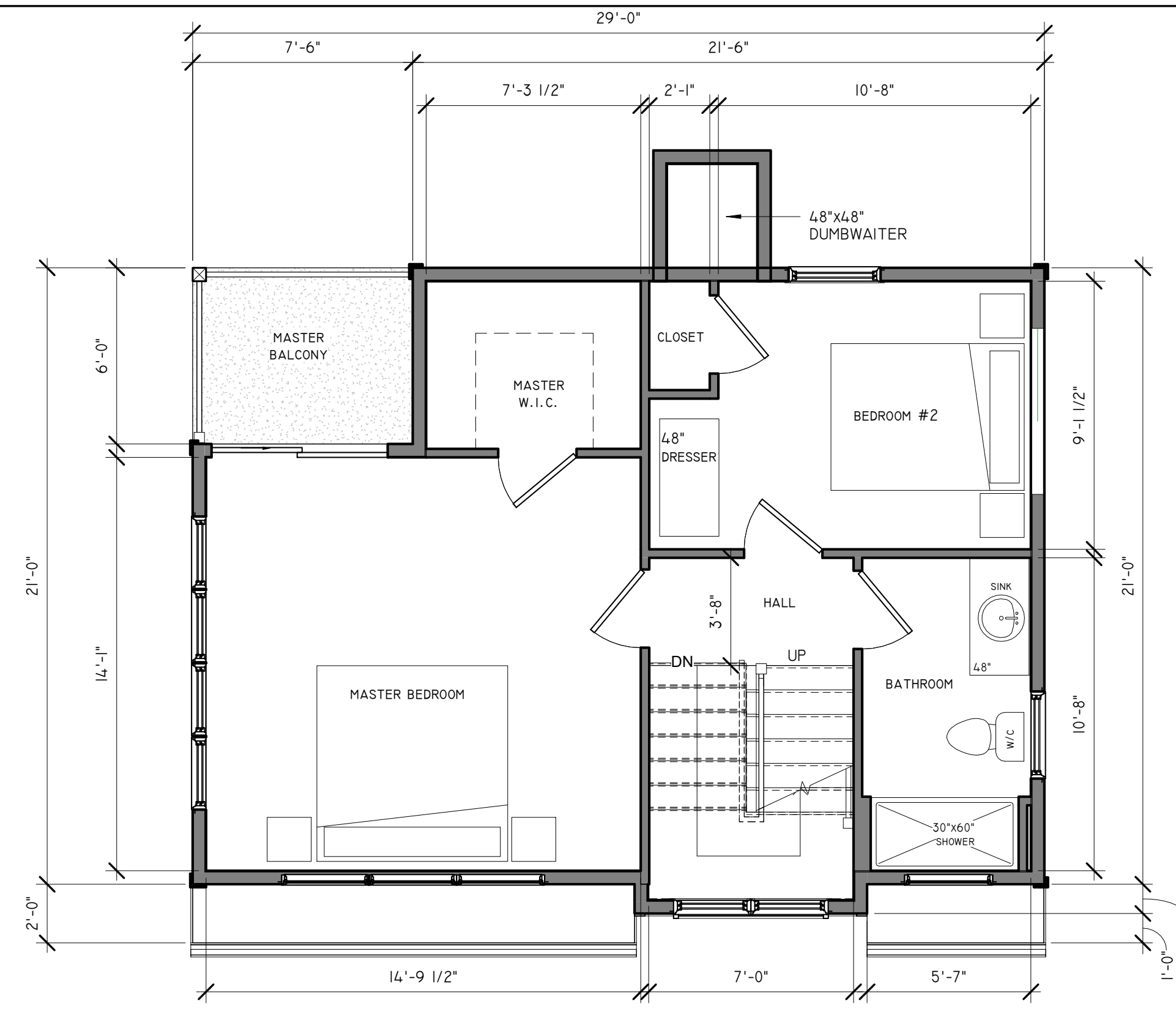
REVISIONS:



1 Lower Level
1/4" = 1'-0"

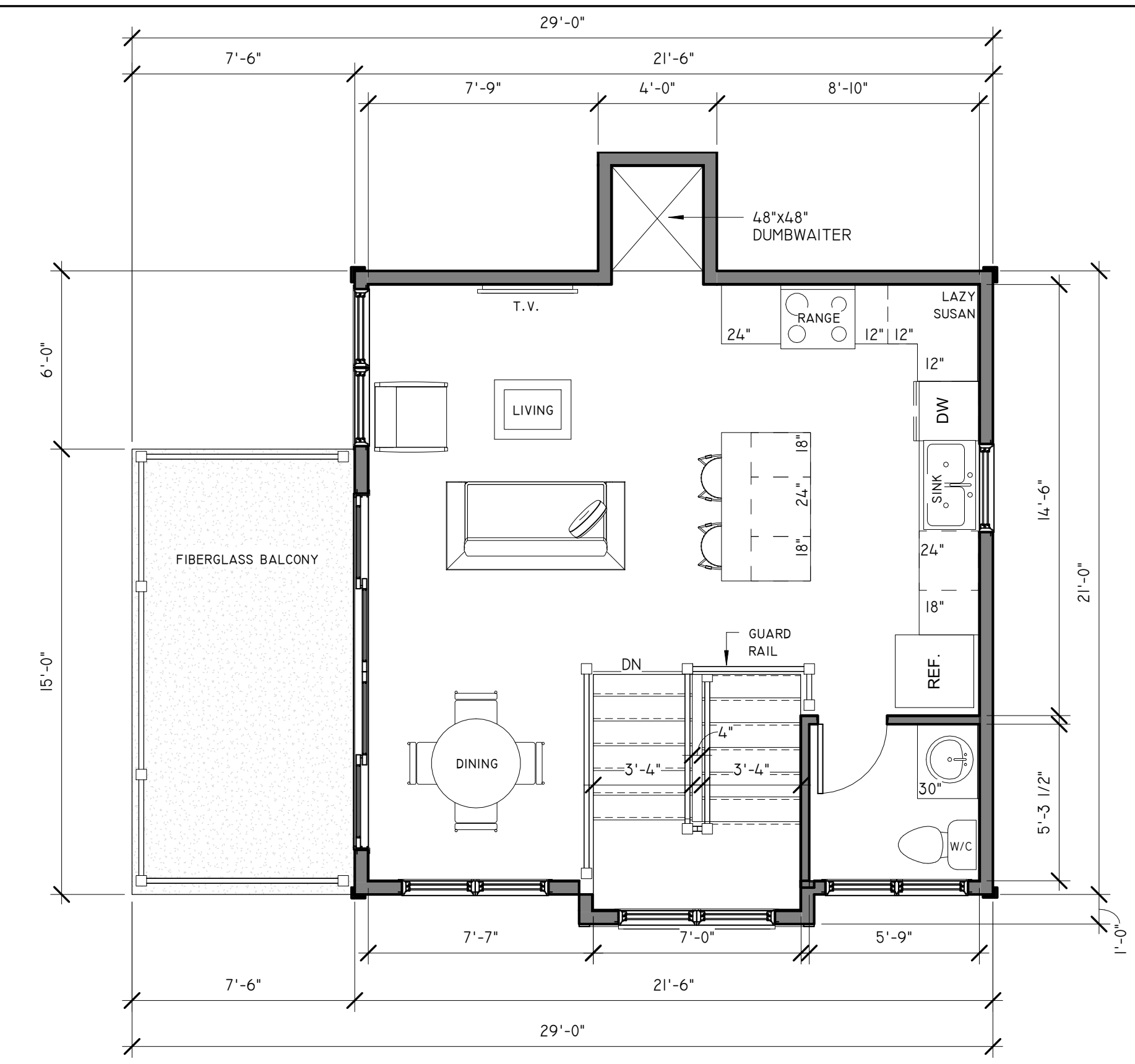
LOWER LEVEL
LIVING AREA: 417 SF
ENTRY DECK: 29 SF
GARAGE: 167 SF

TOTAL LIVING AREA: 1,604 SF



2 First Floor
1/4" = 1'-0"

FIRST FLOOR
LIVING AREA: 571 SF
BALCONY: 45 SF



3 Second Floor
1/4" = 1'-0"

SECOND FLOOR
LIVING AREA: 461 SF
BALCONY: 113 SF



4 3D View 1



5 3D View 2

DOWNEY RESIDENCE

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FLOOR PLANS & RENDERINGS

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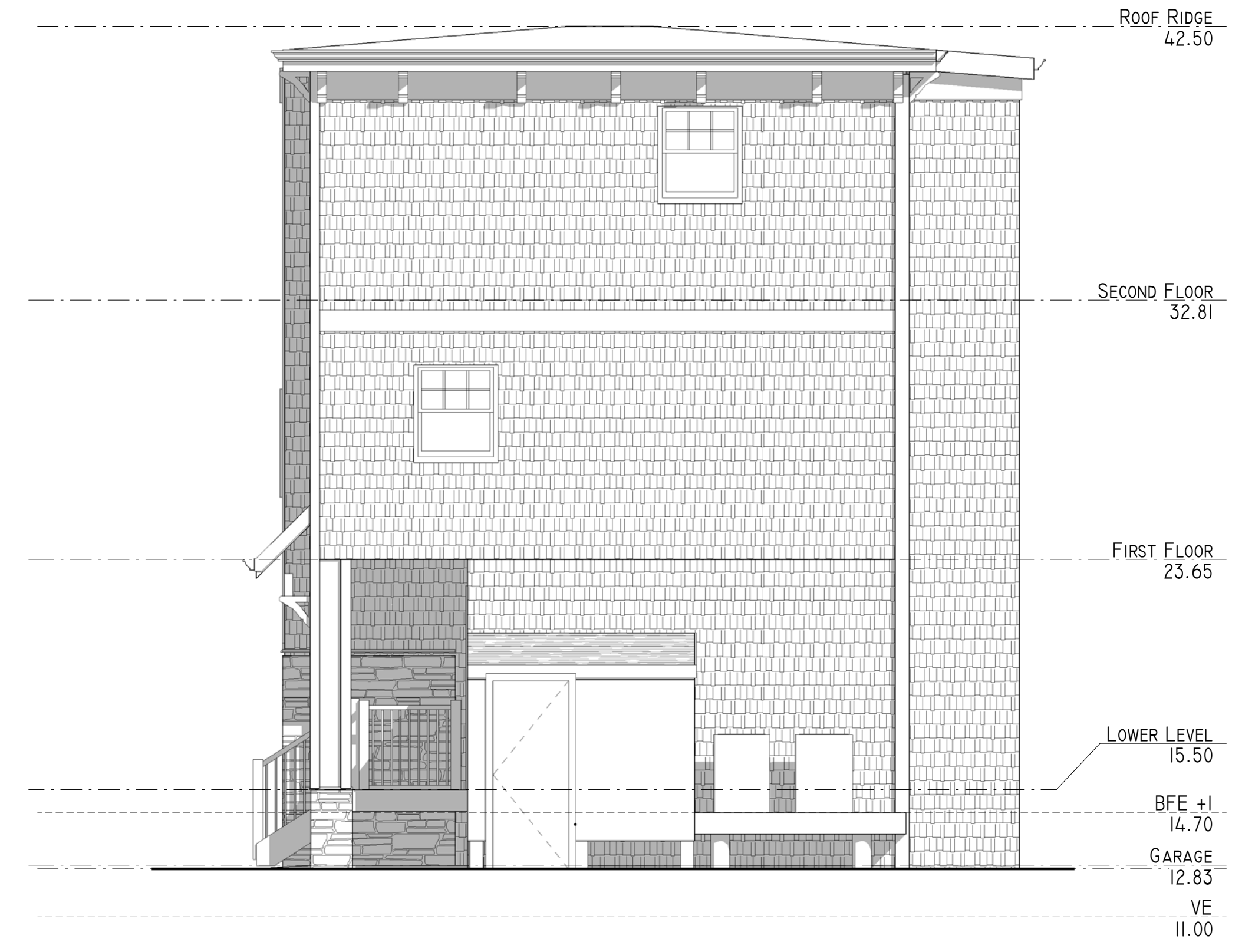
DANIEL WHEATON
REGISTERED ARCHITECT
PROFESSIONAL PLANNER
33.009644500

REVISIONS:

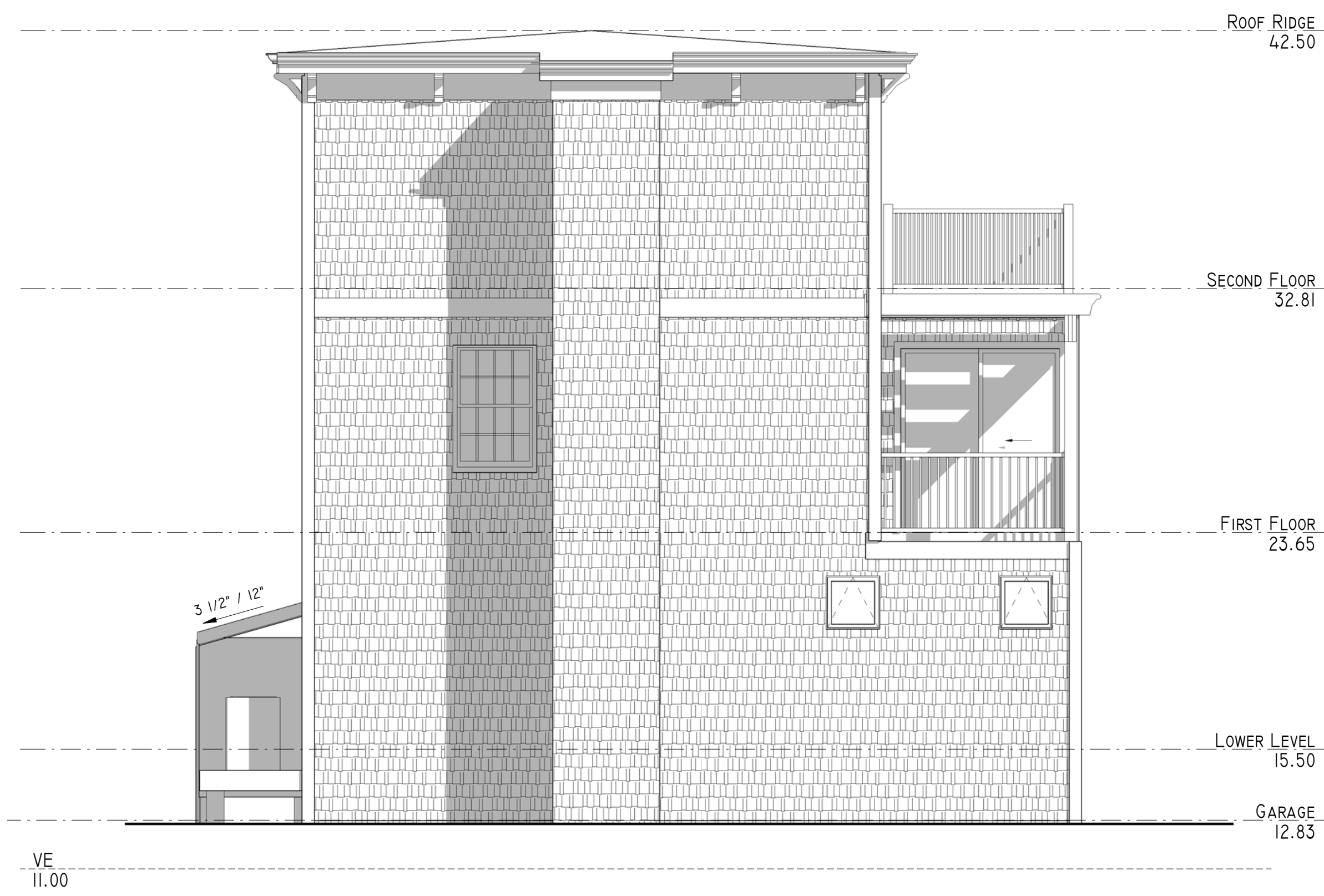
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DWG. No. VB-2	FILE No. 20-21



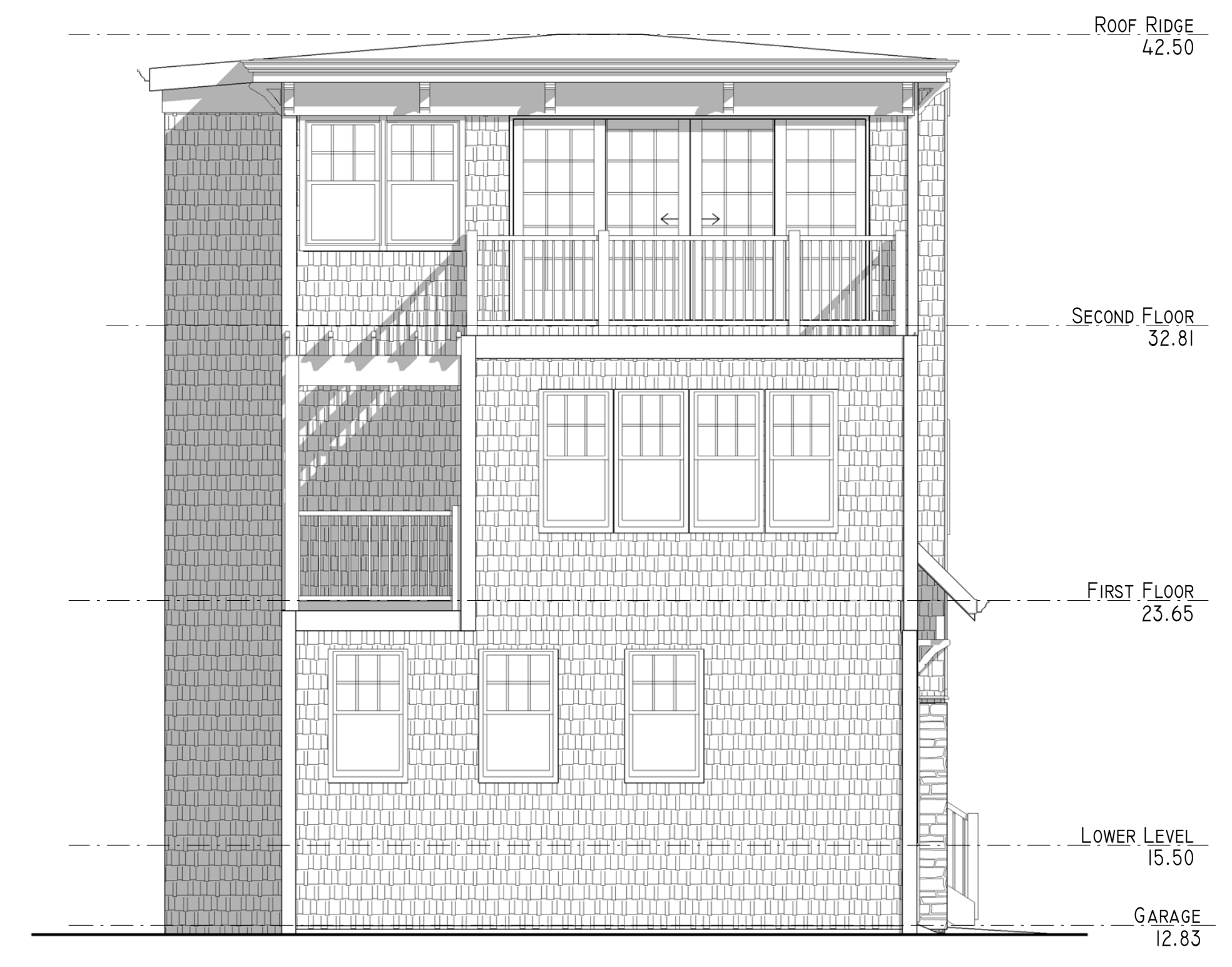
① Front Elevation
1/4" = 1'-0"



② Right Elevation
1/4" = 1'-0"



③ Rear Elevation
1/4" = 1'-0"



④ Left Elevation
1/4" = 1'-0"

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REVISIONS:

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DWG. No. VB-3	FILE No. 20-21