

Proposed Single Family Residence

300 WEST 19TH STREET
SHIP BOTTOM TOWNSHIP, 08008
BLOCK: 50 LOT: 1

GENERAL NOTES:

- THE APPLICANT IS:
FRANK & DONNA BORLAND
38 MADISON AVENUE
DEMAREST, NJ 07627
PH: 201-803-1965
- THE BULK INFORMATION FOR THE PROPOSED DEVELOPMENT IS IDENTIFIED IN THE BULK CHART.
- LOT 1, BLOCK 50 AND IS LOCATED IN THE "R-3 SINGLE FAMILY RESIDENCE" ZONE.
- THE EXISTING STRUCTURES ARE DEPICTED ON THE EXISTING SURVEY PREPARED BY HARRIS SURVEYING, INC., PROFESSIONAL LAND SURVEYORS, TOMAS A. HARRIS JR., P.L.S. DATED 12-9-2024, FOR FRANK & DONNA BORLAND. THE PROPOSED SITE PLAN IS BASED ON THIS SIGNED AND SEALED DRAWING.
- THE EXISTING SITE IS RECTANGULAR IN SHAPE, WITH 40 FEET OF FRONTAGE ON 19th STREET AND APPROXIMATELY 100 FEET OF LOT DEPTH WITH A LOT AREA OF 4,022 SF (0.07 AC). THE LOT IS A CORNER LOT WITH A BULKHEADED REAR YARD. THERE ARE EXISTING FRONT YARD (19TH STREET), FRONT YARD (BARNEGAT AVE.) SIDE YARD, REAR YARD, & BUILDING COVERAGE NON-CONFORMITIES.
- THE EXISTING BUILDING IS A TWO STORY, WOOD FRAMED, SINGLE FAMILY HOME. THE TOP OF THE EXISTING FIRST FINISHED FLOOR IS ABOVE THE DESIGN FLOOD ELEVATION, BUT THE BUILDING DOES STRUCTURE IS BELOW THE DESIGN FLOOD ELEVATION AND NOT IN COMPLIANCE WITH FEMA FLOOR REGULATION.
- THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING STRUCTURE AND REPLACE IT WITH A NEW TWO STORY, WOOD FRAMED SINGLE FAMILY RESIDENCE WITH A POOL. LOCATION OF PROPOSED UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANY ON SITE.
- THERE ARE NO FLOODWAYS, MARSHES, DUNES OR WATERWAYS. FEMA FLOOD ZONE IS "AE" WITH A BASE FLOOD OF +7 FEET PER "FIRM, FLOOD INSURANCE RATE MAP, OCEAN COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 518 OF 660, CONTAINS: COMMUNITY: SHIP BOTTOM, BOROUGH OF, NUMBER: 345320, PANEL 0518, SUFFIX: F, MAP NUMBER 34029C0518F, EFFECTIVE DATE, SEPTEMBER 29, 2006".
- THE PRELIMINARY FLOOD IS ZONE "AE" WITH A BASE FLOOD OF +8 FEET, PER PRELIMINARY INSURANCE RATE MAP, NO. 34029C0518G, DATED JANUARY 30, 2015.
- THE AC UNIT SHALL BE RAISED ABOVE THE BASE FLOOD ELEVATION PLUS 1 FOOT FREEBOARD MINIMUM.
- OCEAN COUNTY SOILS CONSERVATION DISTRICT PERMIT IS REQUIRED. TOTAL LAND AREA DISTURBED IS 6,566 S.F. WHICH IS GREATER THAN 5,000 S.F. REQUIRED BY OCEAN COUNTY SOILS.
- PROPOSED STRUCTURE TO HAVE GUTTERS AND DOWN SPOUTS. ROOF LEADER SHALL BE DIRECTED TOWARDS THE STREET AND LAGOON.
- THIS SITE REQUIRES THE LOT GRADING TO BE FILLED 20 INCHES FROM THE STREET CENTERLINE. WE ARE USING THE STREET CENTERLINE AT 19th STREET, ELEVATIONS +3.26' (NAVD88), WHICH IS THE LOWER OF THE STREET ELEVATIONS.

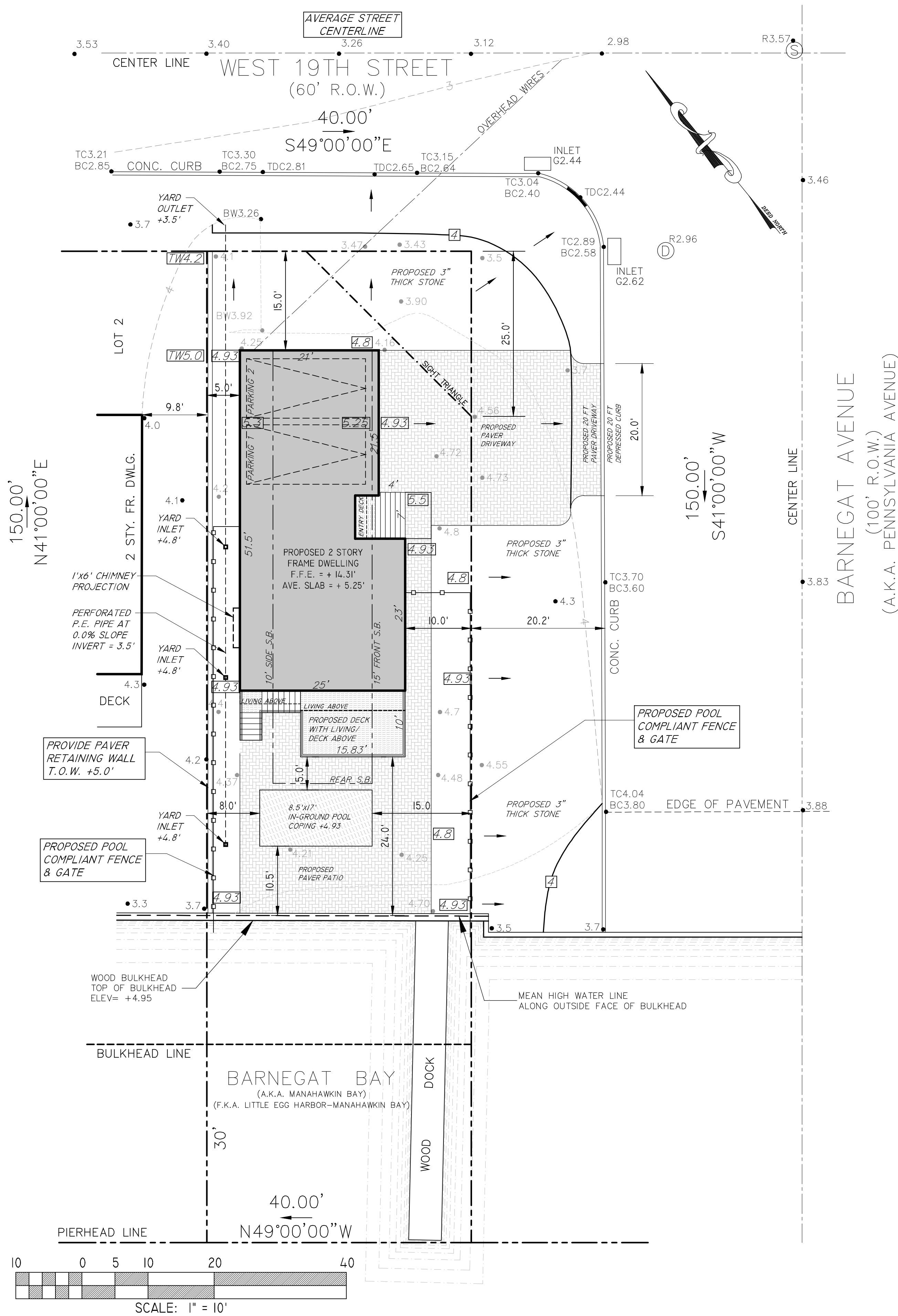
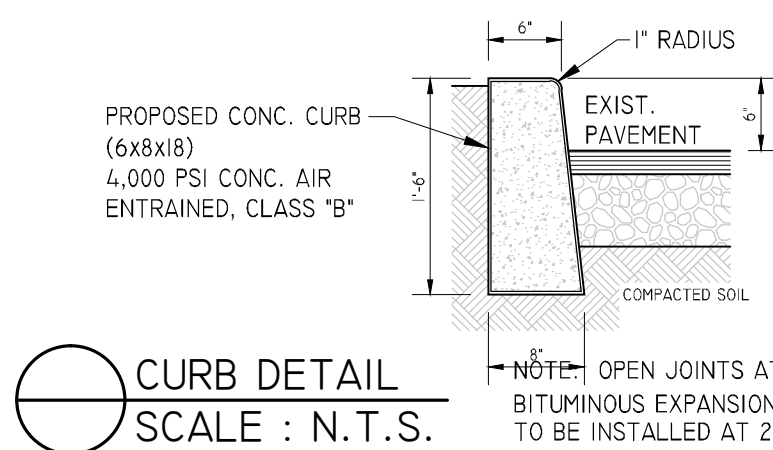
BULK CHART - ZONE : R-2 (CORNER LOT WITH 20" OF FILL)

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT WIDTH / FRONTAGE	40 FT	40 FT	NO CHANGE	
LOT DEPTH	100 FT	100.6 FT	NO CHANGE	
LOT AREA (UPLANDS)	4,000 SF	4,022 SF	NO CHANGE	
FRONT SETBACK (19TH)	15 FT	14.8 FT (E.N.C.)	15 FT	
FRONT S.B. (BARNEGAT)	15 FT	5.1 FT (E.N.C.)	10 FT	YES
SIDE SETBACK (CORNER)	10 FT	4.5 FT (E.N.C.)	5 FT	YES
REAR SETBACK (HOUSE)	20 FT	15.6 FT (E.N.C.)	24 FT	
MIN. 1ST FLOOR AREA	720 SF	+/-945 SF	1,150 SF	
ACCESS, SETBACKS	WEST SIDE	NA	NA	
5 FT(SIDE/REAR)	REAR	NA	NA	
15 FT FRONT SETBACK	EAST SIDE	NA	NA	
BUILDING COVERAGE	35% (1,407 SF)	43.7% (1,756 SF) (E.N.C.)	34.9% (1,405 SF)	
LOT COVERAGE	75% (3,016 SF)	71.8% (2,861 SF)	64.4% (2,625 SF)	
BUILDING HEIGHT (SLAB)	32 FT / NOTE 1	28.75 FT	31.9 FT	
STORIES	2.5	2	2	
PARKING SPACES	2	2	2	
ACC. SETBACKS (POOL)				
SIDE SETBACK	5 FT	NA	8 FT	
REAR SETBACK	5 FT	NA	10.5 FT	
FRONT SETBACK	15 FT	NA	15 FT	
BUILDING SETBACK	5 FT	NA	5 FT	
LOT AREA (IN-GROUND)	50% (2,011 SF)	NA	38.6% (1,550 SF)	

(1) FOR ALL LOTS WEST OF THE LONG BEACH BOULEVARD THAT HAVE BEEN FILLED TO 16 INCHES FOR INTERIOR LOTS AND 20 INCHES FOR LOTS FRONTING THE BAY OR LAGOON, THE BUILDING HEIGHT SHALL BE MEASURED FROM THE ELEVATION OF THE TOP OF THE GROUND LEVEL SLAB, A MAXIMUM OF FOUR INCHES ABOVE THE REQUIRED FILL, OR ABOVE THE REQUIRED FILL GRADE IF NO SLAB IS PROPOSED.

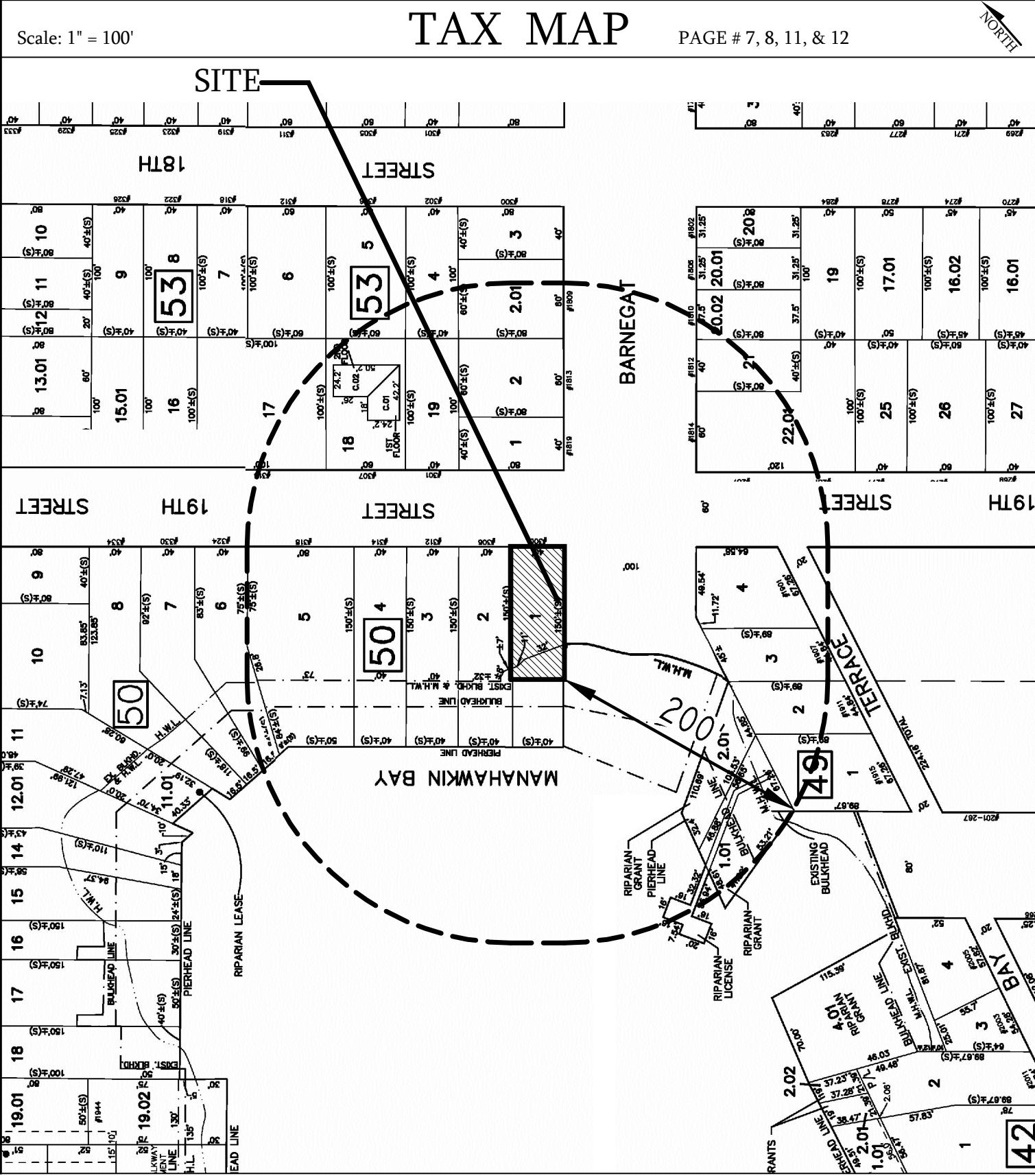
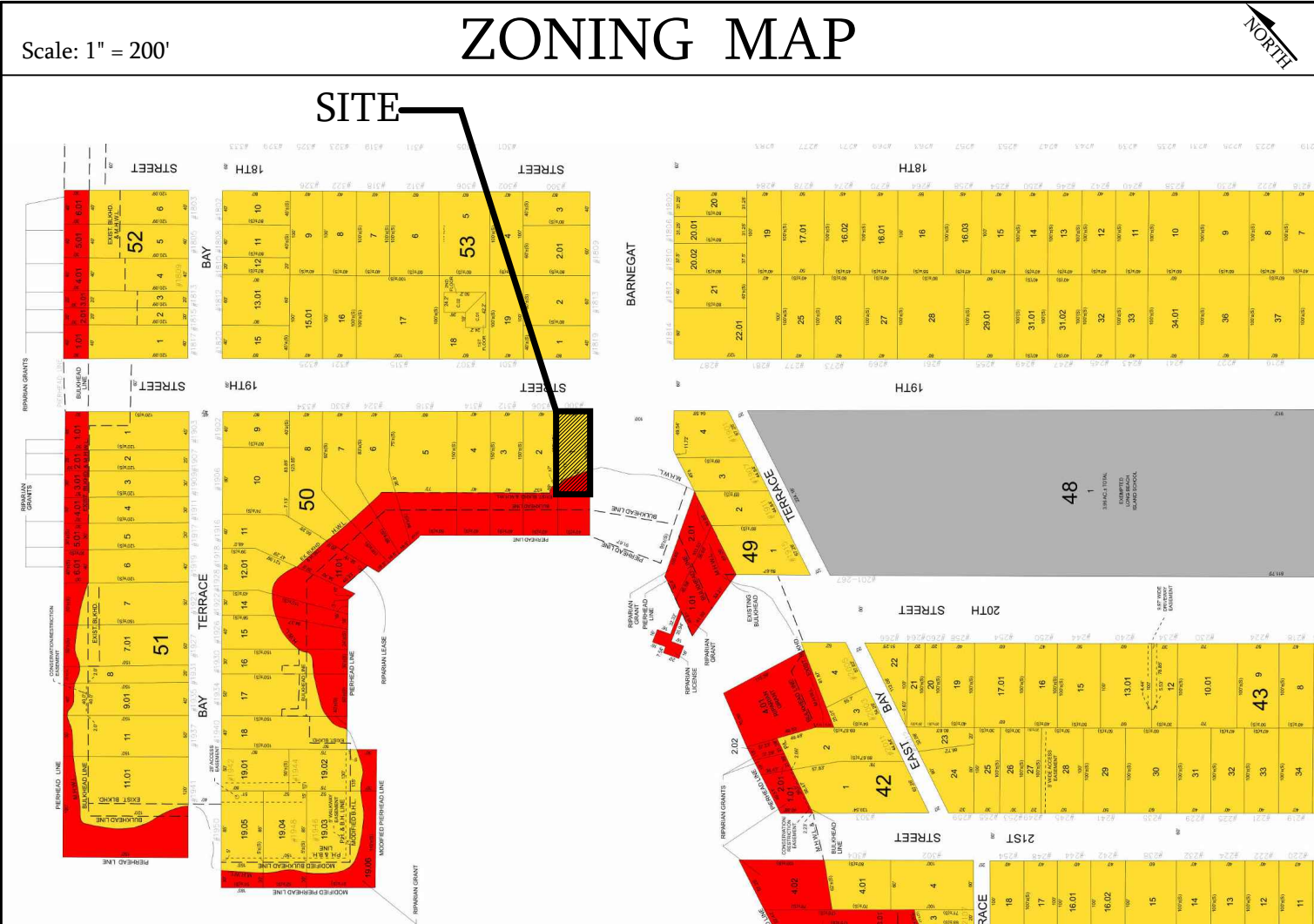
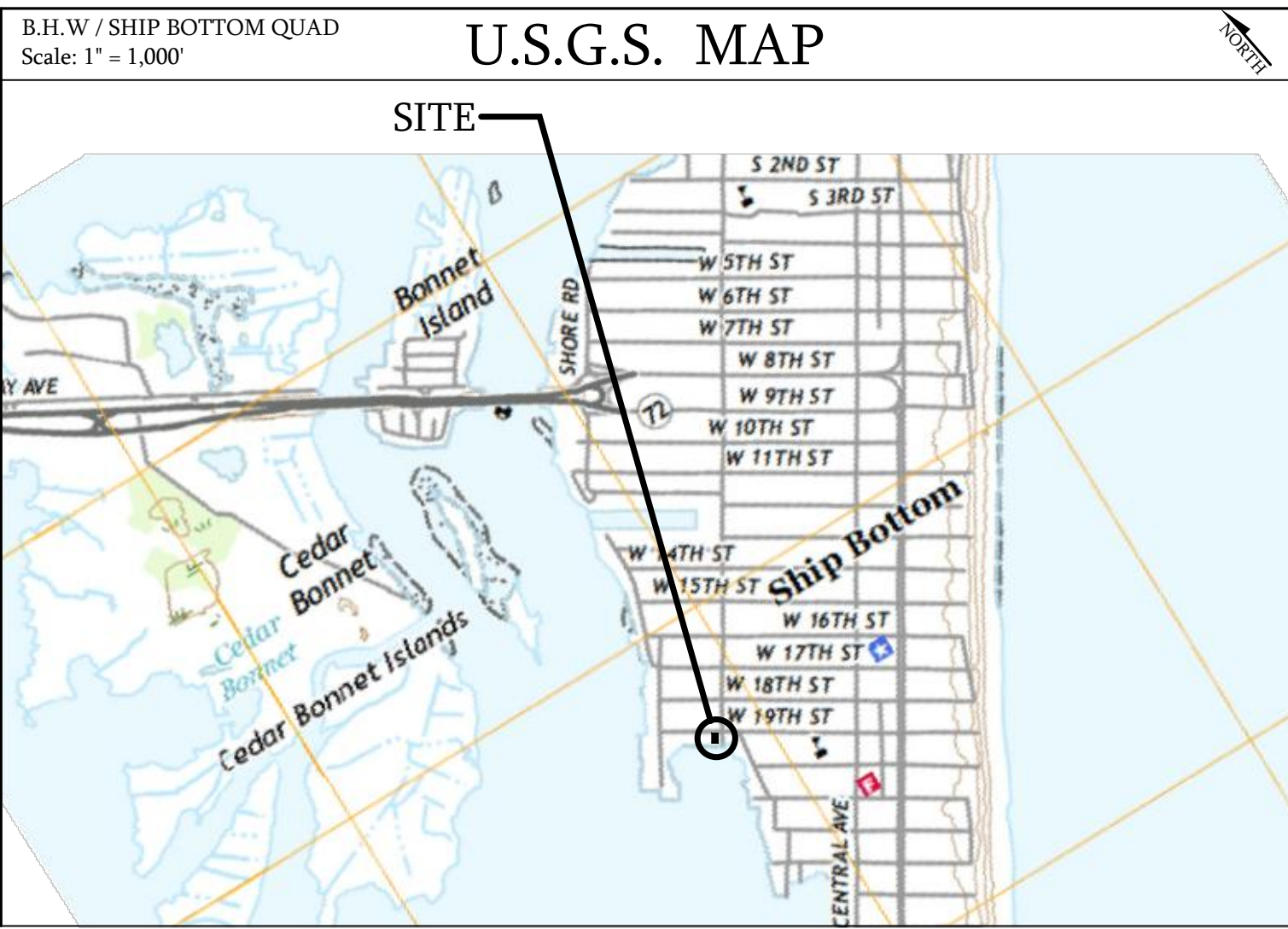
CAFRA PERMIT BY RULE AREAS:

WATERFRONT YARD SETBACK (EXIST.) = 21.6'
WATERFRONT YARD SETBACK (PROP.) = 31'
BUILDING AREA (EXIST.) = 1,545 S.F.
BUILDING AREA (PROP.) = 1,228 S.F.



SYMBOLS LEGEND:	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS LINE
	PROPOSED GAS LINE
	ELECTRIC LINE
	PROPOSED ELECTRIC LINE
	SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	WATER LINE
	PROPOSED WATER LINE

APPROVALS CITY ZONING BOARD	
Chairperson	Date
Secretary	Date
Board Engineer	Date



INDEX	DATE	REV.	REV.
ZB-1 COVER SHEET & PROPOSED PLOT PLAN	4-28-2025		
ZB-2 PROPOSED RENDERINGS & EXTERIOR ELEVATIONS	4-28-2025		
ZB-3 PROPOSED FLOOR PLANS	4-28-2025		

BORLAND RESIDENCE	300 WEST 19TH STREET SHIP BOTTOM TOWNSHIP, 08008 BLOCK: 50 LOT: 1
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PROPOSED NEW RESIDENCE	VARIANCE PLAN COVER PAGE & PLOT PLAN
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TEN 10 ARCHITECTURE LLC.
714 NORTH MAIN STREET
MANAHAWKIN NJ, 08050
609.549.0502
INFO@TEN10ARCH.COM
WWW.TEN10ARCH.COM
CERT. OF AUTH. # AC-969

TEN 10

DANIEL PAUL WHEATON
REGISTERED ARCHITECT
NJ 18 9 1 6

REVISIONS:	
DRAWN: DPW	DATE: 4-28-2025
CHECKED: DPW	SCALE: AS NOTED
DWG. No. ZB-1	FILE No: 24-017



5 Bay and S Barnegat Ave



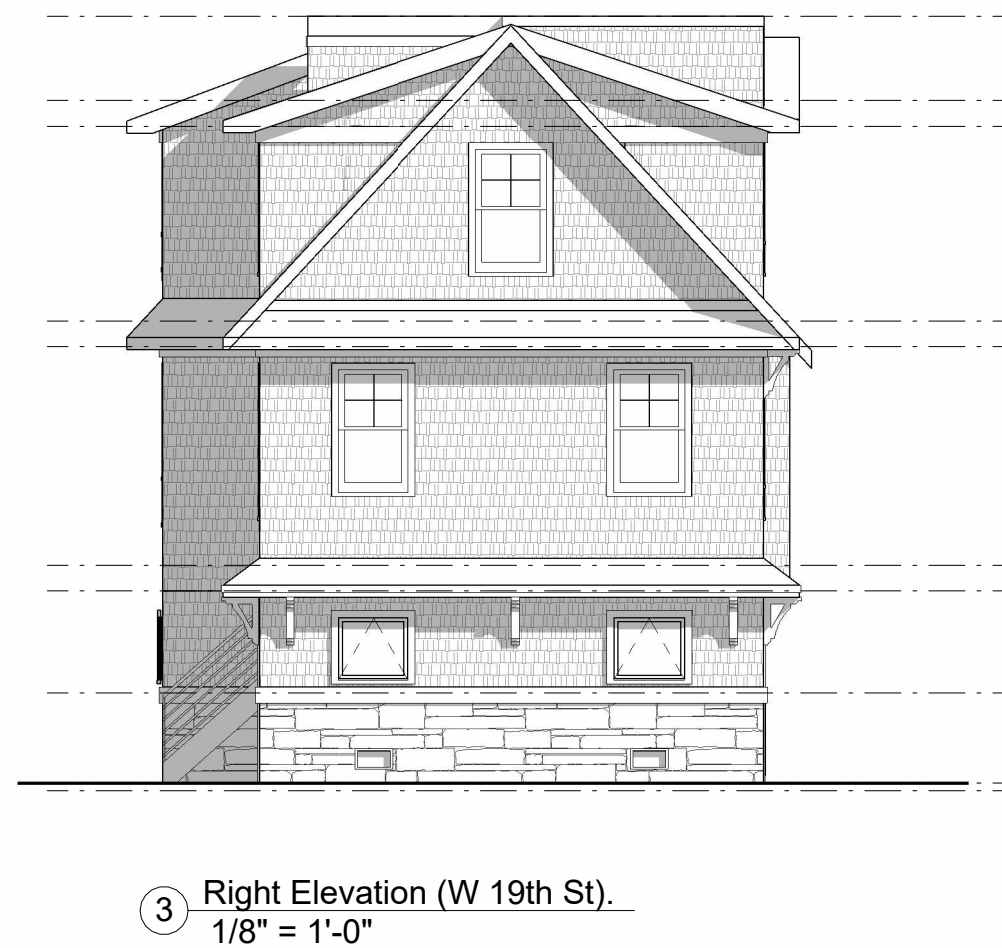
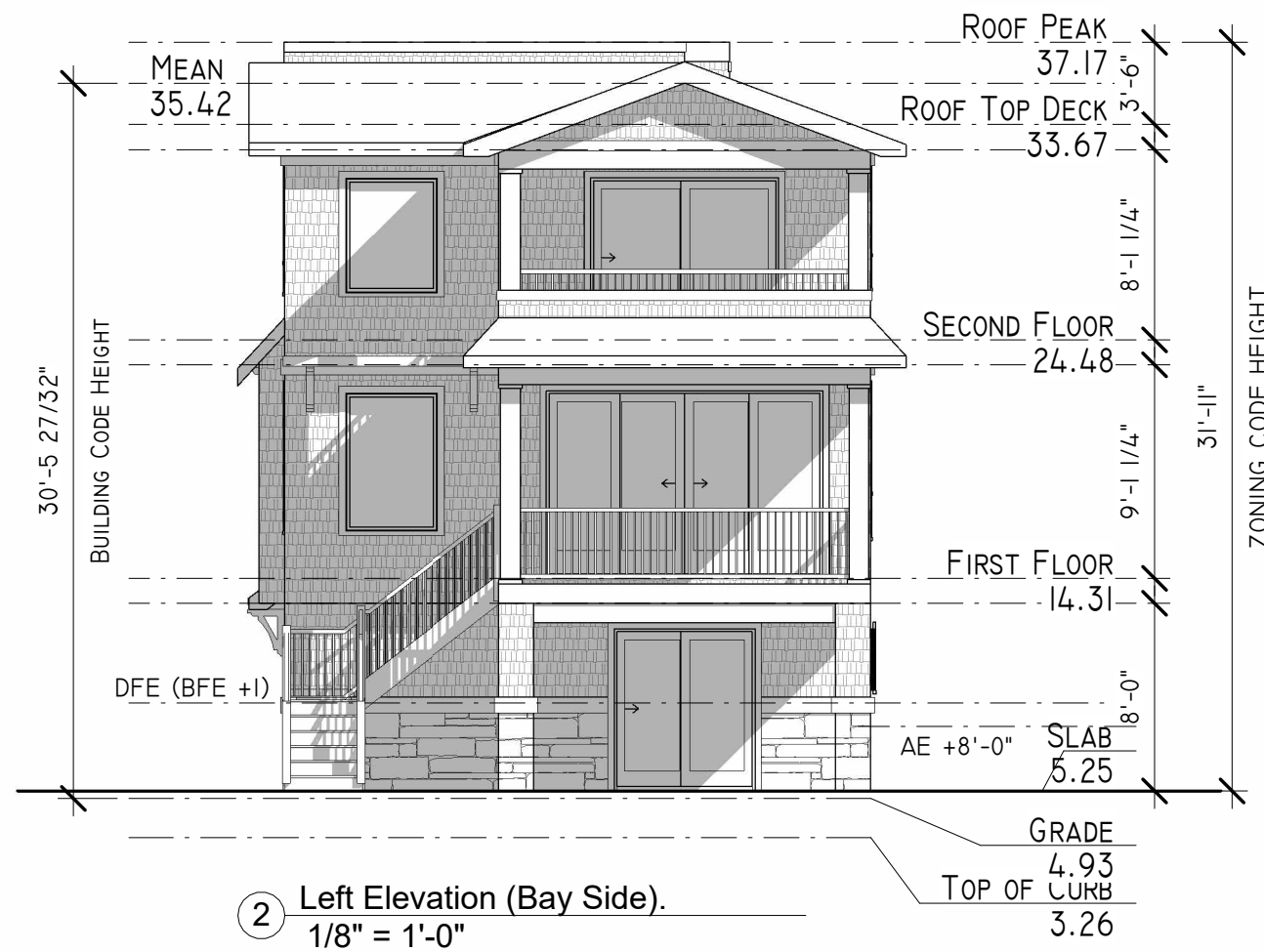
6 S Barnegat



7 Rear and Bay Side



8 W 19th Street



BORLAND RESIDENCE

300 W 19TH ST
SHIP BOTTOM, NJ 08008
BLOCK: 50 LOT: 1

PROPOSED NEW RESIDENCE

VARIANCE PLAN
RENDERINGS AND ELEVATIONS

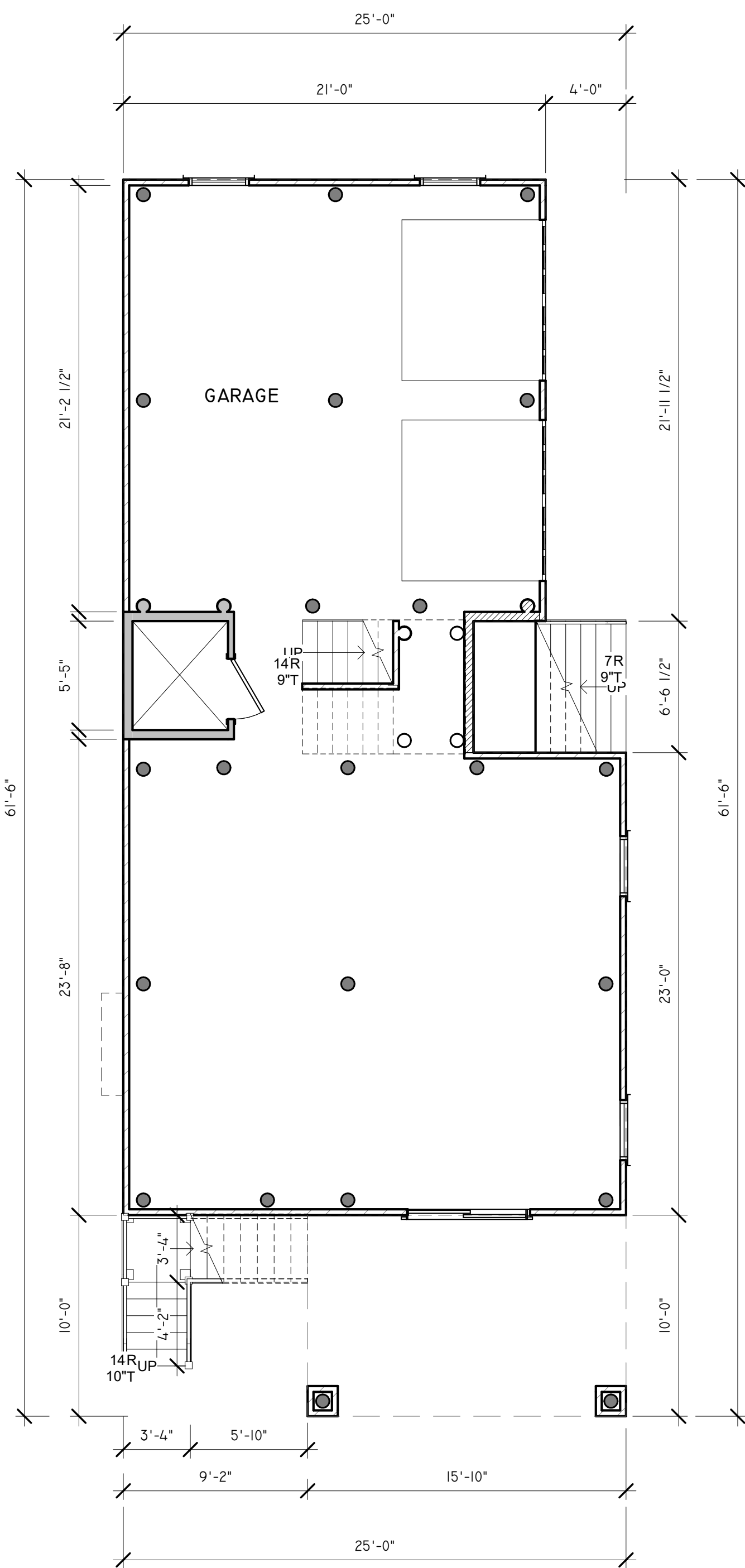
TEN 10 ARCHITECTURE LLC
714 N. MAIN STREET
MANAHAWKIN NJ, 08050
609.549.0502
INFO@TEN10ARCH.COM
WWW.TEN10ARCH.COM
CERT. OF AUTH. # AC-959



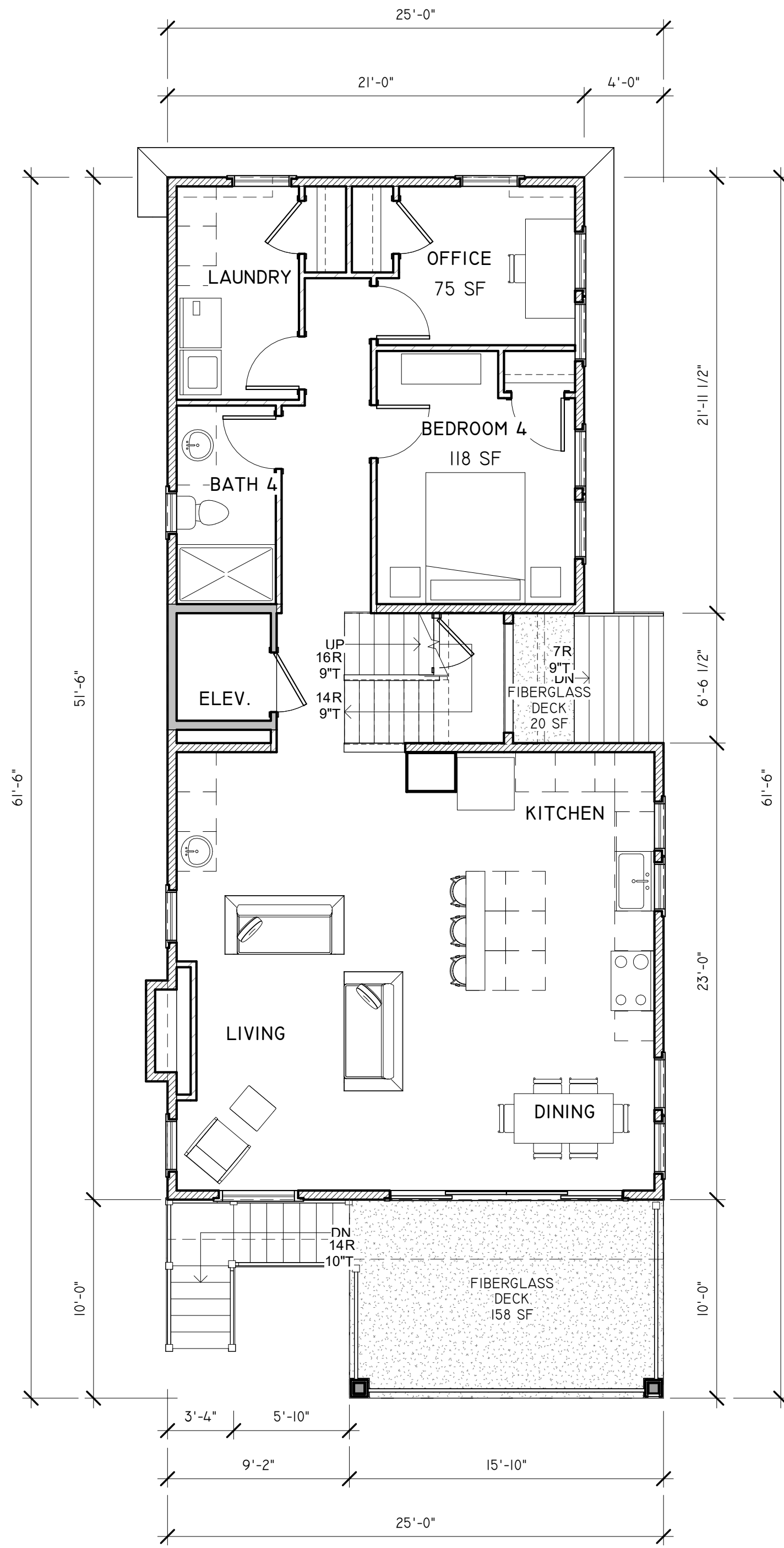
DANIEL PAUL WHEATON
REGISTERED ARCHITECT
NJ 16 9 4 6
PROJ. 133.0064-1500

REVISIONS:

DRAWN: KAP	DATE: 04-28-2025
CHECKED: DPW	SCALE: 1/8" = 1'-0"
DWG. No. ZB-2	FILE No: 25-017



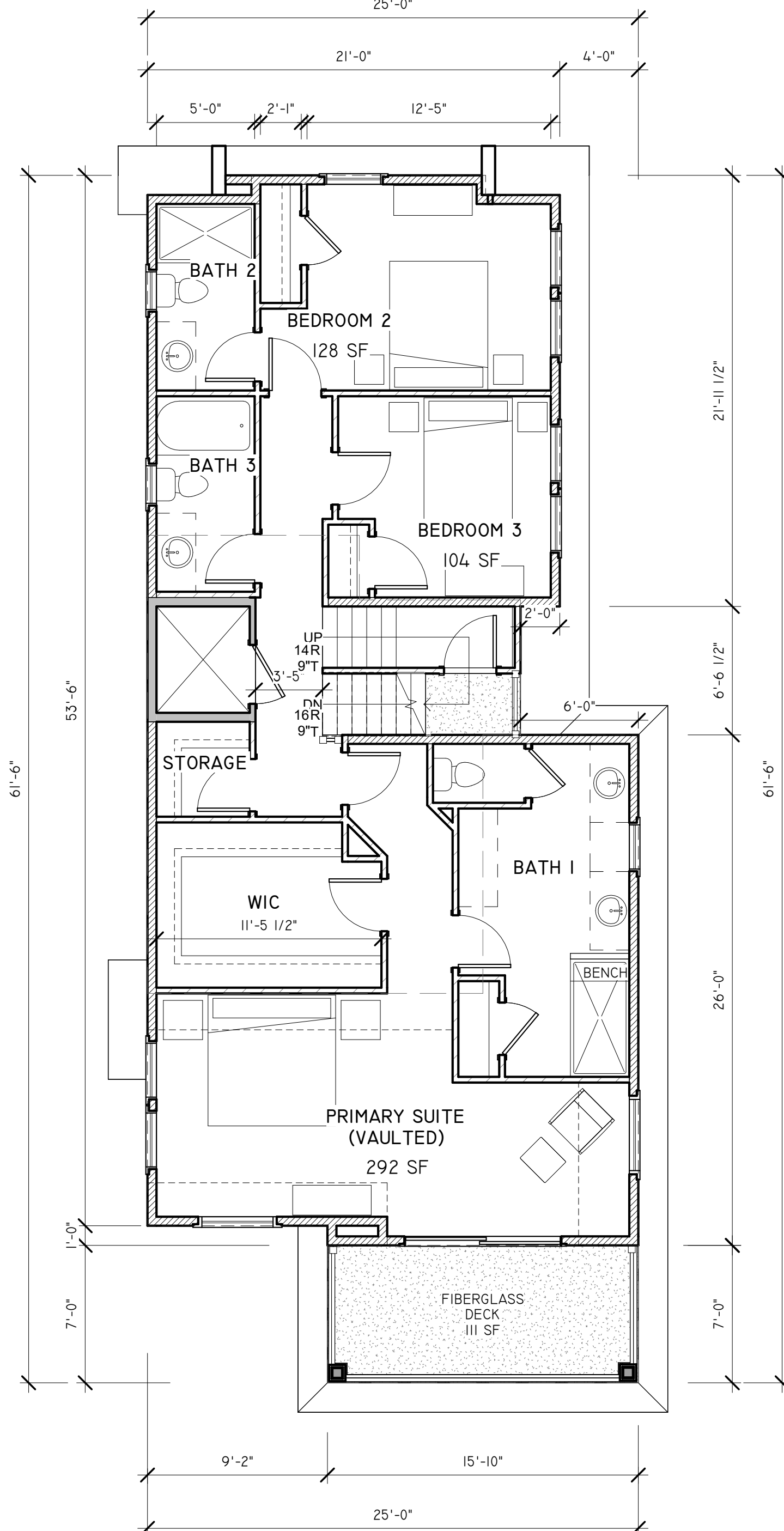
① Foundation Plan.
3/16" = 1'-0"



② First Floor.
3/16" = 1'-0"

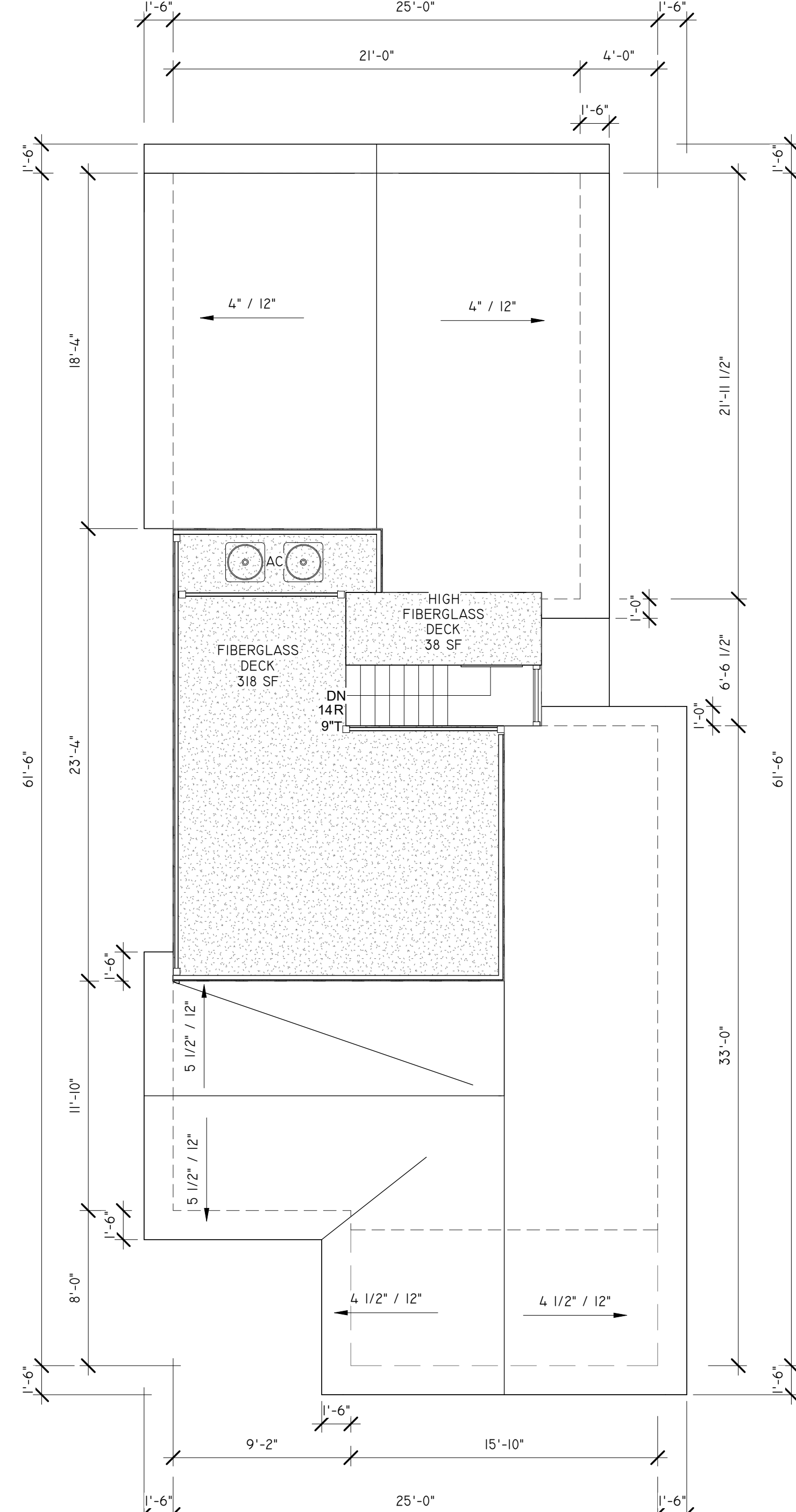
LIVING AREA: 1174 SF
ENTRY DECK AREA : 20 SF
REAR DECK AREA : 158 SF

TOTAL LIVING AREA : 2,414 SF



③ Second Floor.
3/16" = 1'-0"

LIVING AREA: 1240 SF
FRONT DECK AREA : 111 SF



④ Roof Top Deck.
3/16" = 1'-0"

BORLAND RESIDENCE

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SHIP BOTTOM, NJ 08008
BLOCK: 50 LOT: 1

PROPOSED NEW RESIDENCE

VARIANCE PLAN
FLOOR PLANS

TEN 10 ARCHITECTURE LLC
714 N. MAIN STREET
MANHAWKIN, NJ, 08050
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REGISTERED ARCHITECT
NJ 18 9 4 6
PROFESSIONAL NUMBER
23100644500

REVISIONS:

DRAWN: KAP	DATE: 04-28-2025
CHECKED: DPW	SCALE: 3/16" = 1'-0"
DWG. No. ZB-3	FILE No: 25-017