

GENERAL NOTES
 PROPERTY ID KNOWN AS BLOCK 165, LOT 10 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY.
 PROPERTY IS LOCATED IN THE B-1 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.093± ACRES (4,058 S.F.)
 APPLICANT: DIEGO BARBOSA
 396 WILLIAMS AVENUE
 W. LONG BRANCH, NJ 07740

APPLICANT PROPOSES TO CONSTRUCT A NEW 2 STORY DWELLING.

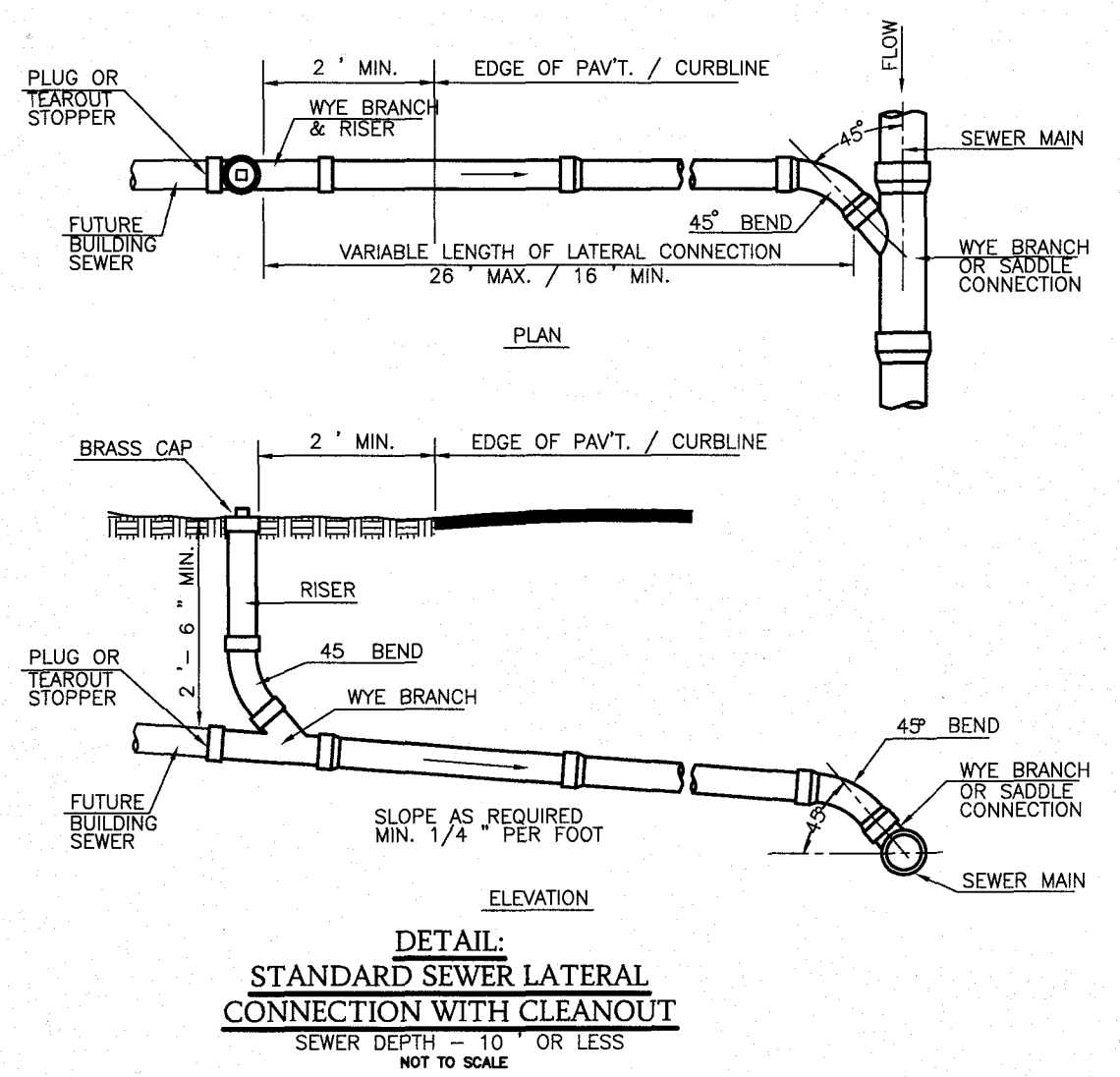
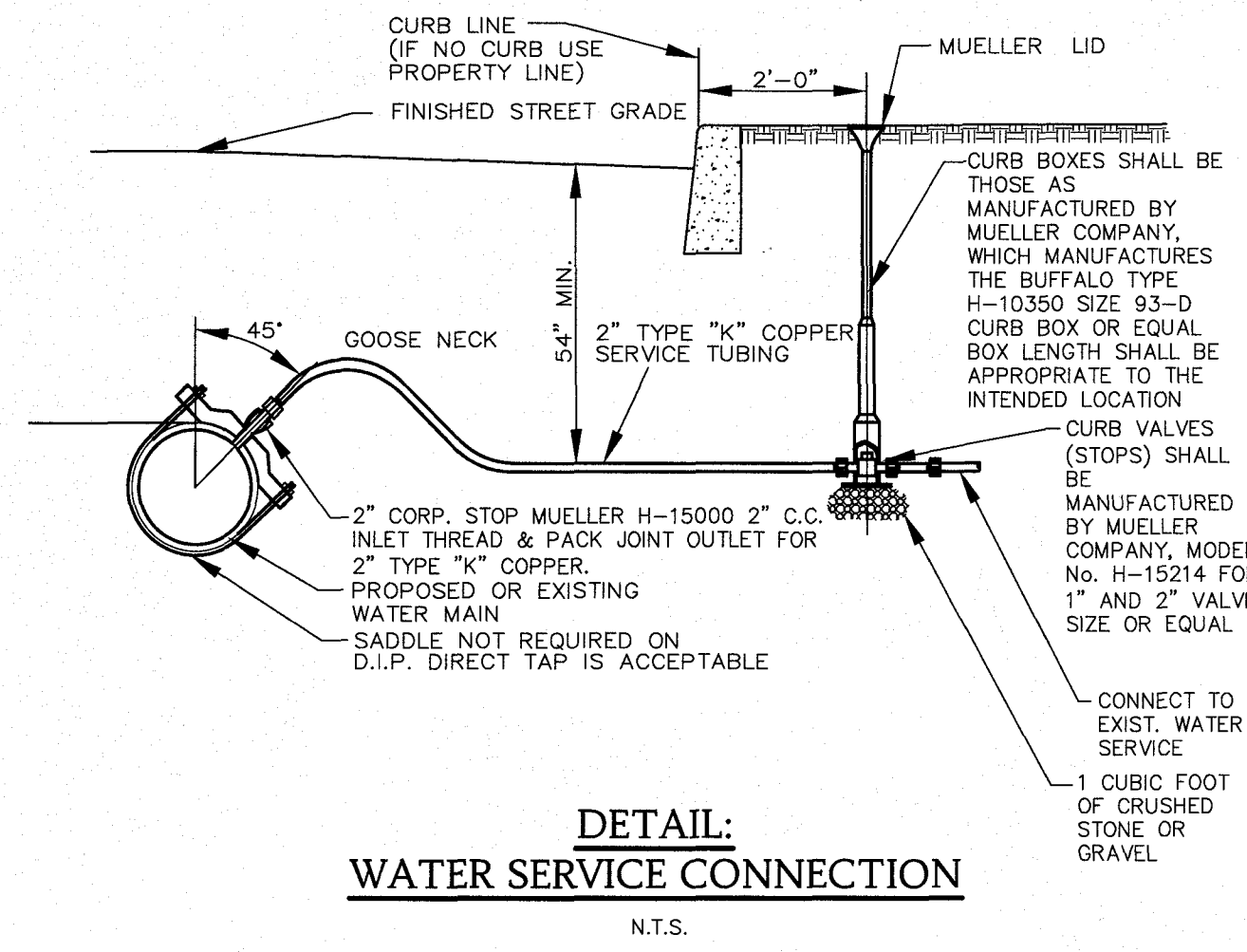
DESCRIPTION	ZONE B-1	
	REQUIRED/PERMITTED	PROPOSED
BUILDING USE	SINGLE FAMILY	SINGLE FAMILY
LOT AREA	5,000 S.F.	* 4,058 S.F.
MIN. LOT FRONTAGE	50 FT.	* 40 FT.
FRONT YARD SETBACK	25 FT.	25.00 FT.
SIDE YARD SETBACK	7.5 FT/15 FT	* 7.45 FT./* 14.95 FT.
REAR YARD SETBACK	25 FT.	* 23.75 FT.
MAX. LOT COVERAGE (PRINCIPAL BUILDING)	25 % (1,014.5 S.F.)	22.77 % (924 S.F.)
MAX. LOT COVERAGE (ALL)	50 % (2,029 S.F.)	37.06 % (1,504 S.F.)
ACC. SIDE SETBACK	5 FT.	N/A
ACC. REAR SETBACK	5 FT.	N/A
MAX. BUILDING HEIGHT	35 FT.	** 38.88 FT.

- * - INDICATES EXISTING NON-COMFORMITY
 ** - INDICATES VARIANCE REQUIRED
- PLAN NOTES**
- PROP. WATER & SEWER SERVICES TO BE INSTALLED.
 - ELEVATIONS BASED ON 1988 N.A.V.D.
 - PROPERTY IS LOCATED IN FLOOD ZONE AE EL-11 PER FEMA PRELIMINARY FIRM MAP.
 - BUILDING HEIGHT SHALL MEAN THE VERTICAL DIMENSION MEASURED FROM THE ORIGINAL LOT GRADE OR ANY REVISED LOT GRADE SHOWN ON A SITE PLAN, SUBDIVISION PLAN, OR PLOT PLAN APPROVED BY THE APPROPRIATE MUNICIPAL AGENCY. SUCH REVISED LOT GRADE SHALL NOT INCLUDE MOUNDING, TERRACING, OR OTHER DEVICES DESIGNED TO ALLOW INCREASED BUILDING HEIGHT.

PROP. LOT COVERAGE (PRINCIPAL BUILDING)		
PROP. BUILDING	924	S.F.
PROP. TOTAL LOT COVERAGE (PRINCIPAL BUILDING)	924	S.F. 22.77%

PROP. LOT COVERAGE		
PROP. BUILDING COVERAGE	924	S.F.
PROP. REAR DECK	203	S.F.
PROP. SIDE STEPS	37	S.F.
PROP. FRONT WALKWAY AND DRIVEWAY	340	S.F.
PROP. TOTAL LOT COVERAGE	1,504	S.F. 37.06%

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY THOMAS CRAIG FINNEGAN LAND SURVEYING LLC. DATED 3/24/2024.
 BUILDING INFORMATION TAKEN FROM ARCHITECTURAL PLANS PREPARED BY JASON PEIST ARCHITECT, LLC. DATED 5/29/2024.



REV. NO.	DATE	DESCRIPTION

VARIANCE PLAN

**9 RANDALL STREET
 BLOCK 165 - LOT 10
 FOR DIEGO BARBOSA**

**BOROUGH OF KEANSBURG
 MONMOUTH COUNTY, NEW JERSEY**

KBA ENGINEERING SERVICES LLC
 Engineering Planning

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DRN	CHK
GEA	JJK
PROJECT NO. 2024-063	
SCALE AS SHOWN	
DATE 6/25/2024	
SHEET 1 OF 1	

JOSEPH J. KOCIUBA, P.E., P.P.
 P.E. License No.: GE45850