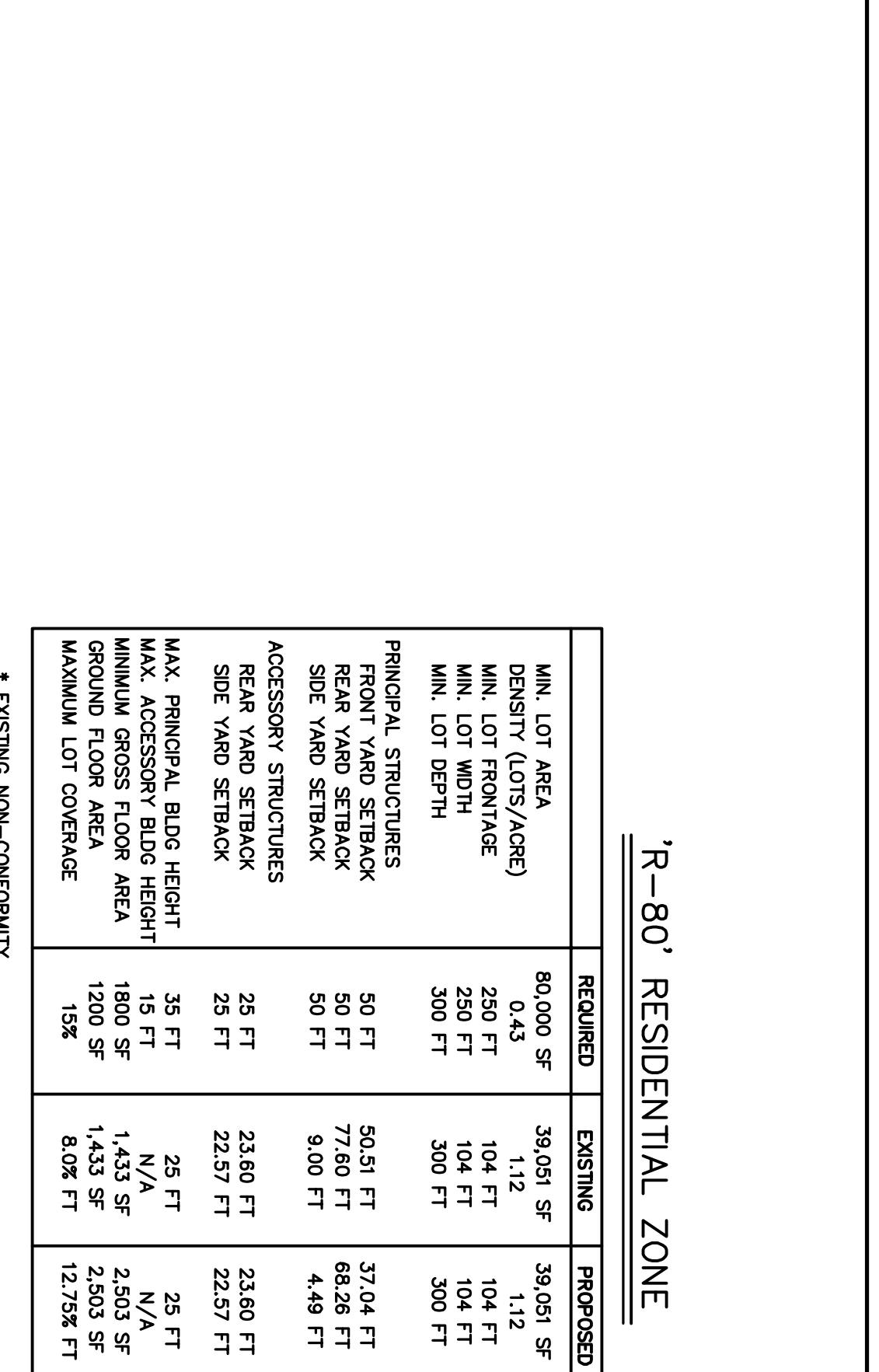


**EXISTING LOT COVERAGE CALCULATIONS**

LOT COVERAGE	LOT SIZE
DRIVEWAY	39,051 SF
DWELLING	1,045 SF
FRONT PORCH	1,433 SF
FRONT WALKWAY	50 SF
REAR PORCH	115 SF
REAR DECK	74 SF
REAR WALLS	340 SF
POOL PATIO	73 SF
<b>TOTAL</b>	<b>3,130 SF</b>
<b>LOT COVERAGE</b>	<b>8.0%</b>

EXISTING CONDITIONS



**PROPOSED LOT COVERAGE CALCULATIONS**

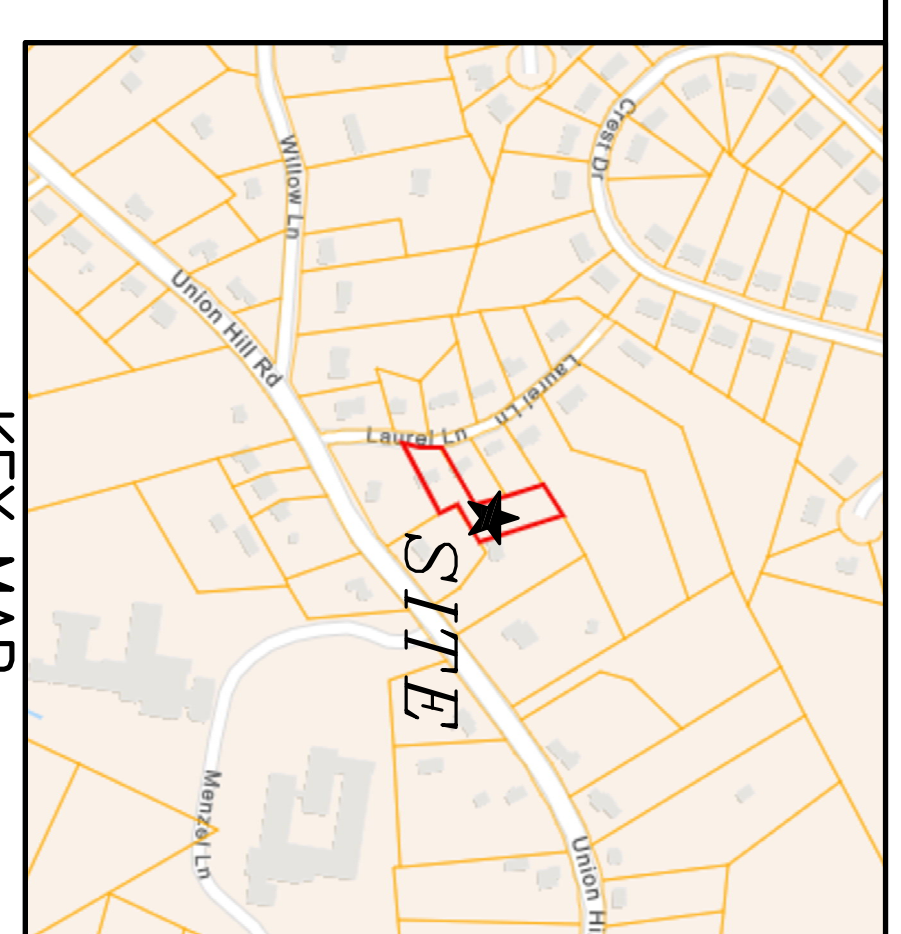
LOT COVERAGE	LOT SIZE
DRIVEWAY	39,051 SF
DWELLING	1,562 SF
DWELLING ADDITION	1,433 SF
BEDROOM EXPANSION	483 SF
FRONT PORCH ADDITION	201 SF
FRONT WALKWAY/STEPS	174 SF
REAR PORCH	148 SF
REAR DECK	174 SF
REAR WALLS	340 SF
POOL PATIO	73 SF
PROPOSED BEDROOM EXPANSION	492 SF
<b>TOTAL</b>	<b>4,980 SF</b>
<b>LOT COVERAGE</b>	<b>12.75%</b>

PROPOSED CONDITIONS

**'R-80' RESIDENTIAL ZONE**

	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	80,000 SF	39,051 SF	39,051 SF	NO*
DENSITY (LOTS/ACRE)	0.43	1.12	1.12	NO*
MIN. LOT FRONTAGE	250 FT	104 FT	104 FT	NO*
MIN. LOT WIDTH	250 FT	104 FT	104 FT	NO*
MIN. LOT DEPTH	300 FT	300 FT	300 FT	NO
PRINCIPAL STRUCTURES	50 FT	50.51 FT	37.04 FT	YES
FRONT YARD SETBACK	50 FT	77.80 FT	88.28 FT	NO
REAR YARD SETBACK	50 FT	9.00 FT	4.49 FT	YES
SIDE YARD SETBACK	25 FT	23.60 FT	23.60 FT	YES
ACCESSORY STRUCTURES	25 FT	22.57 FT	22.57 FT	YES
REAR YARD SETBACK	25 FT	23.60 FT	23.60 FT	YES
SIDE YARD SETBACK	25 FT	22.57 FT	22.57 FT	YES
MAX. PRINCIPAL BLDG HEIGHT	35 FT	25 FT	25 FT	NO
MAX. ACCESSORY BLDG HEIGHT	15 FT	N/A	N/A	NO
MAXIMUM FLOOR AREA	1200 SF	1,433 SF	2,503 SF	NO
GROUND FLOOR AREA	1200 SF	1,433 SF	2,503 SF	NO
MAXIMUM LOT COVERAGE	15%	8.0%	12.75%	NO

\* EXISTING NON-COMFORMITY



- GENERAL NOTES**
- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A PLAN ENTITLED: SURVEY OF PROPERTY SITUATED AT #1 LAUREL LANE IN THE TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY. PREPARED BY JAMES P. HAN, N.J.P.L.S. Lic. No. 2-6550795/900, DATED JULY 7, 2014.
  - SITE IS KNOWN AS BLOCK 268.07, LOT 15 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY.
  - THE SITE CONTAINS A TOTAL AREA OF 3.144 ACRES.
  - THIS IS NOT A SURVEY. THIS IS A VARIANCE PLAN ONLY. NO OTHER PURPOSE IS IMPLIED OR IMPLIED. THIS IS NOT A CONSTRUCTION PLAN.

PLAN PREPARED FOR:  
 NICHOLAS PETERPAUL  
 & ERIN ODELL  
 4 LAUREL LANE  
 MARLBORO, NJ 07726  
 EMAIL: ECODELL@GMAIL.COM  
 PHONE: 732-796-4789

REV. DATE DESCRIPTION

1	9-8-2020	UPDATED ARCHITECTURAL PLANS
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**TWO RIVER ENGINEERING**  
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 Fax: 732.866.4346  
[www.twrivereng.com](http://www.twrivereng.com)

**VARIANCE PLAN & BUILDING PERMIT PLOT PLAN**  
 FOR  
 BLOCK 268.07  
 LOT 15  
 TOWNSHIP OF MARLBORO  
 MONMOUTH COUNTY  
 NEW JERSEY

PROJECT NO.:  
 DATE: FEB. 5  
 DRAWING NO.:  
 DRAWN BY: A  
 CLIENT: ODELL  
 SCALE: AS SH

**A.J. GAR**  
 N.J. Professor  
 License No. 24