

# proposed variance for KURKOWSKI RESIDENCE

13 CHURCH STREET  
SEA BRIGHT, NEW JERSEY  
BLOCK 14 ~ LOT 8

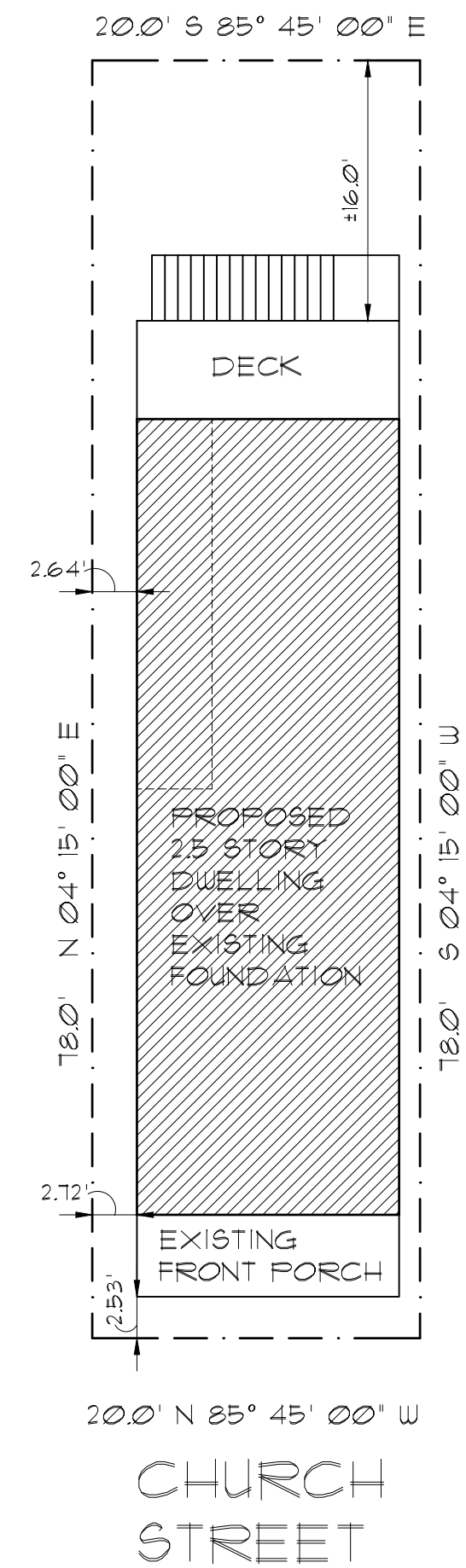
BUILDING DEPARTMENT DATA	
	PROPOSED
HABITABLE SPACES	
FIRST FLOOR	711 SQ. FT.
SECOND FLOOR	129 SQ. FT.
ATTIC (more than 7' height)	438 SQ. FT.
TOTAL	1944 SQ. FT.
VOLUME	31372 CU. FT.
CONSTRUCTION CLASS	5A
USE GROUP	R-5

\* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

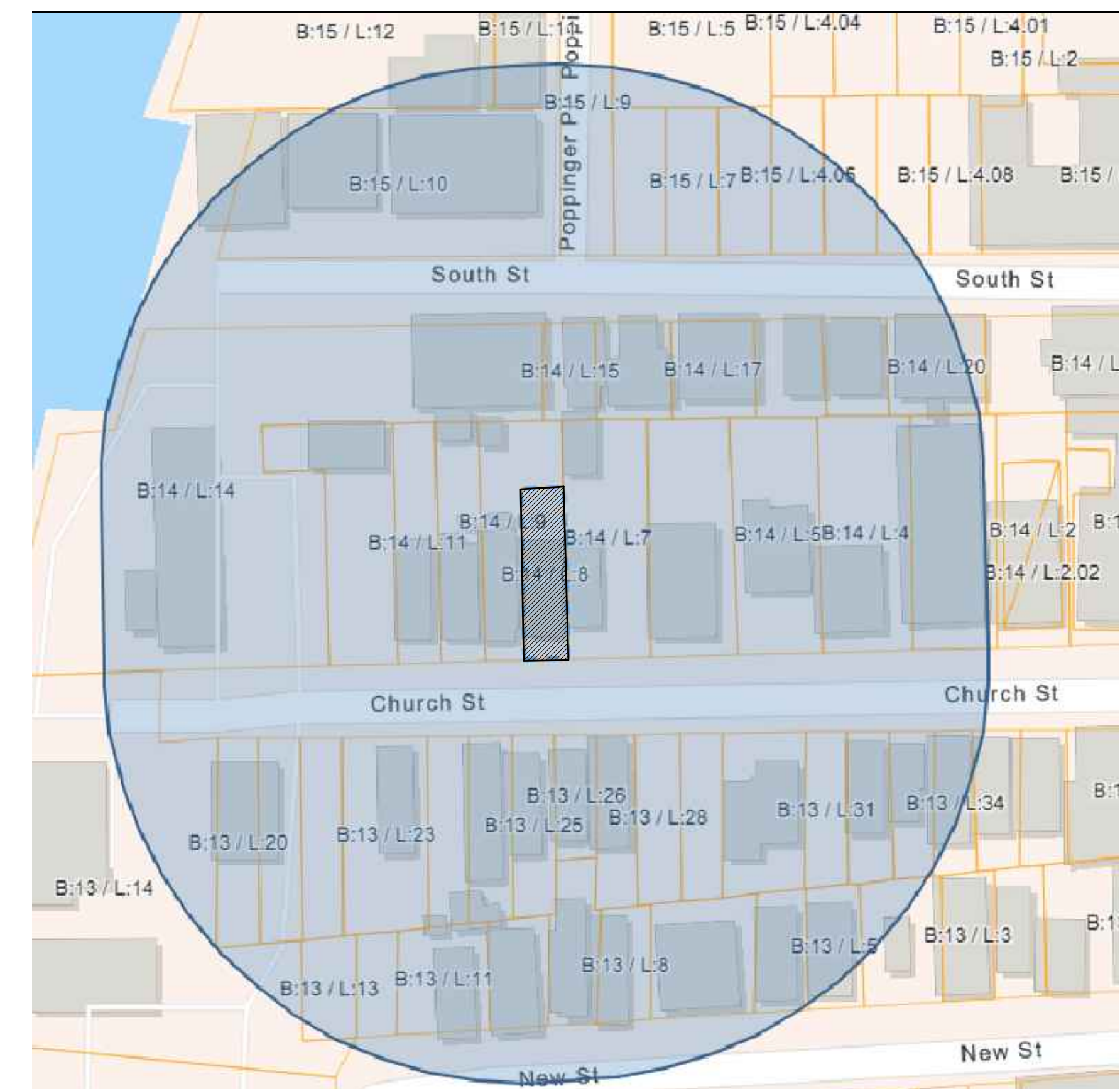
INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY MICHAEL J. WILLIAMS N.J. P.L.S. LIC. No. 246A2150500. DATED 04/16/15.

LICENSED SURVEYOR TO VERIFY SETBACKS, PROPERTY LINES AND SET PROPER FIRST FLOOR ELEVATION AND CORNERS OF BUILDING PRIOR TO CONSTRUCTION

ZONING DATA (R-3)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	1,800 SQ. FT.	1,560 SQ. FT.	1,560 SQ. FT.	EXISTING NON-CONFORMITY UNCHANGED
MINIMUM LOT FRONTAGE	25 FT.	20 FT.	20 FT.	EXISTING NON-CONFORMITY UNCHANGED
MINIMUM LOT DEPTH	60 FT.	78 FT.	78 FT.	
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK	5 TO 12 FT.	25.3 FT.	25.3 FT.	EXISTING NON-CONFORMITY UNCHANGED
MINIMUM REAR SETBACK	15 FT.	16 FT.	16 FT.	
MINIMUM SIDE SETBACK (ONE/BOTH)	3/6 FT.	12.64/13.44 FT.	12.64/13.44 FT.	EXISTING NON-CONFORMITY UNCHANGED
MAX. BUILDING HEIGHT (STORIES/FT.)	2.5/38 FT.	2/25.3 FT.	3/37.5 FT.	VARIANCE REQUIRED (NUMBER OF STORIES)
MAXIMUM BUILDING COVERAGE	50 %	56.4 %	56.98 %	EXISTING NON-CONFORMITY INTENSIFIED VARIANCE REQUIRED
MAXIMUM LOT COVERAGE	70 %	67.8 %	67.8 %	
MINIMUM GFA	880 SQ. FT.	1282 SQ. FT.	1944 SQ. FT.	



**SITE PLAN**  
SCALE: 1" = 10'-0"



**200 FT KEY MAP**  
SCALE: N.T.S.



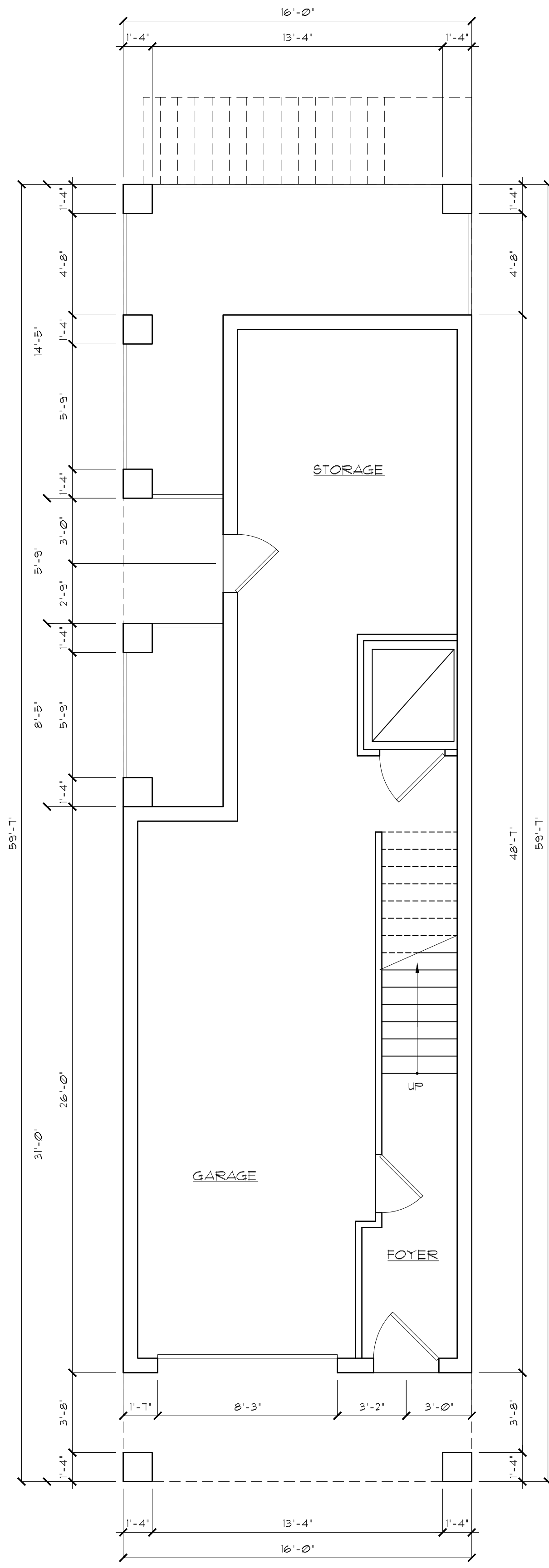
ANTHONY M. CONDO ARCHITECT  
20 BINGHAM AVENUE, RUMSON NJ 07760  
Telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcatarchitect.com

REVISIONS	DATE

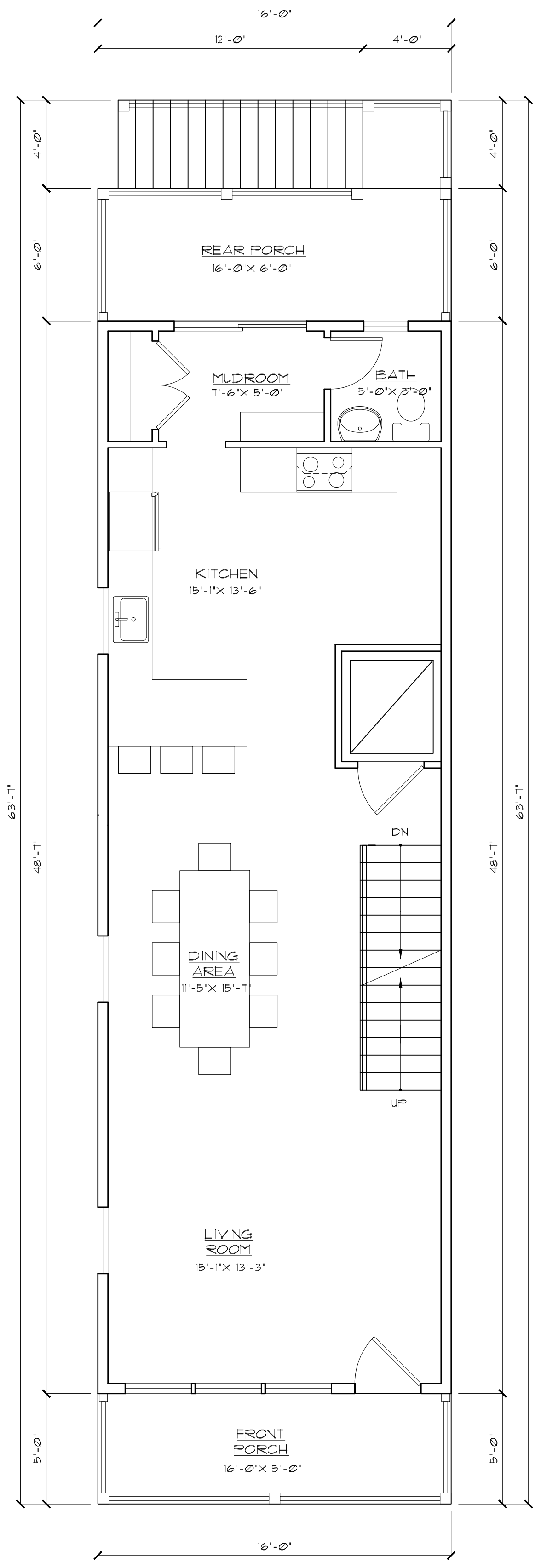
CLIENT: KURKOWSKI RESIDENCE  
ADDRESS: 13 CHURCH STREET, SEA BRIGHT, NEW JERSEY  
JOB NUMBER: 22-050  
BLOCK: 14  
LOT: 8

DATE: 6/27/22  
DRAWN BY: MB  
SHEET NO.: V-1

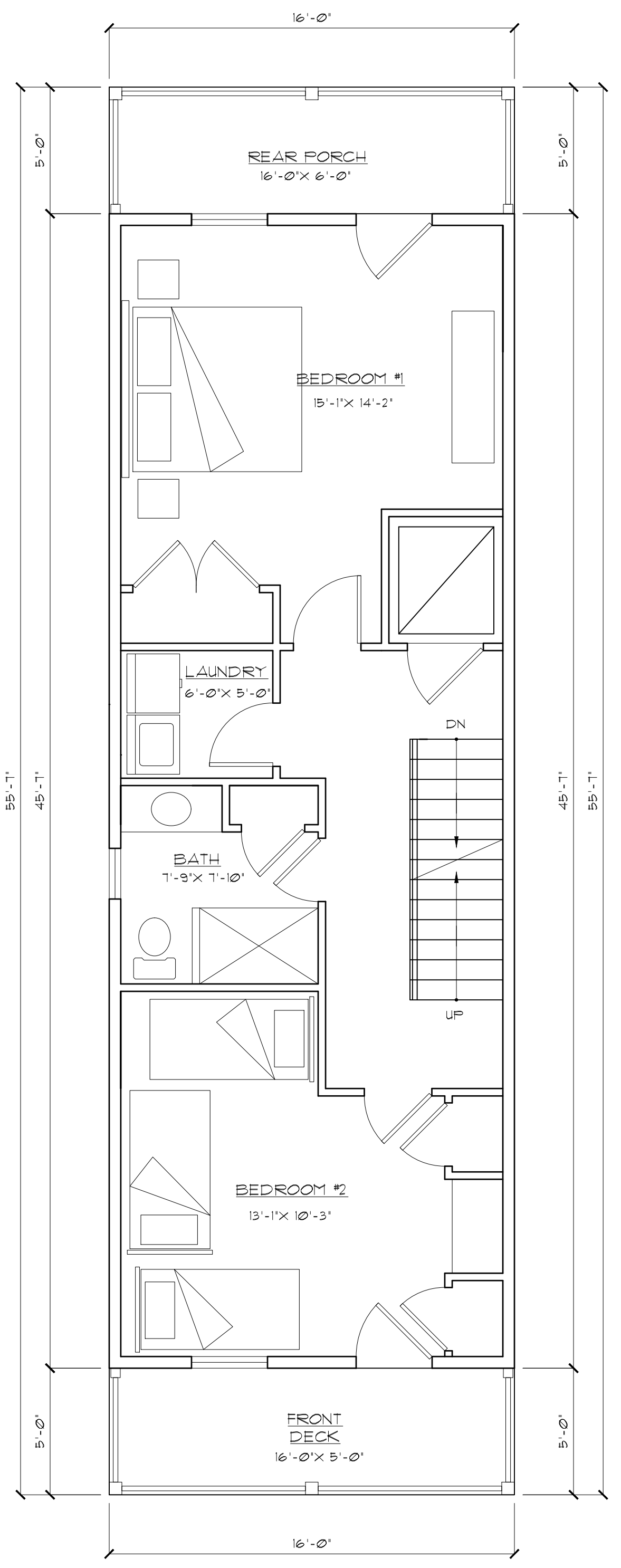
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



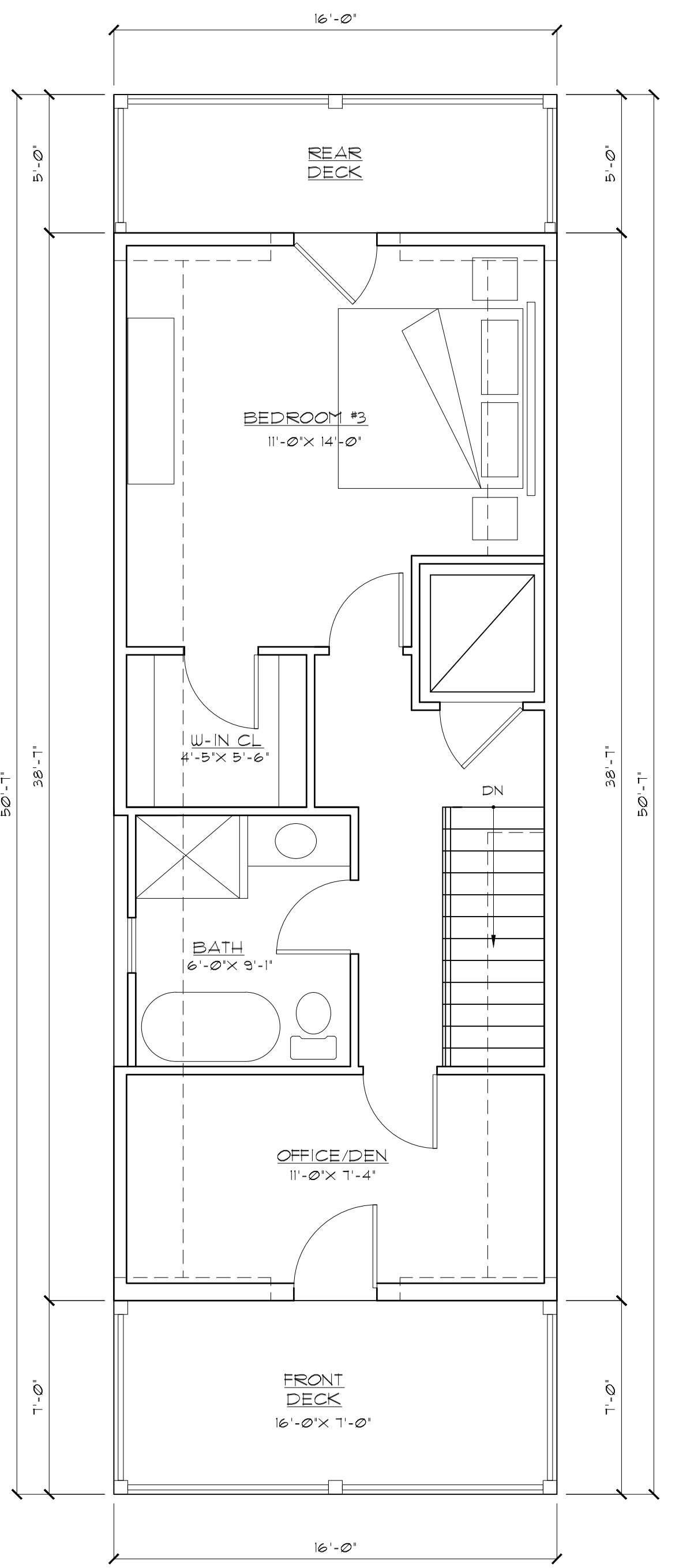
**GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



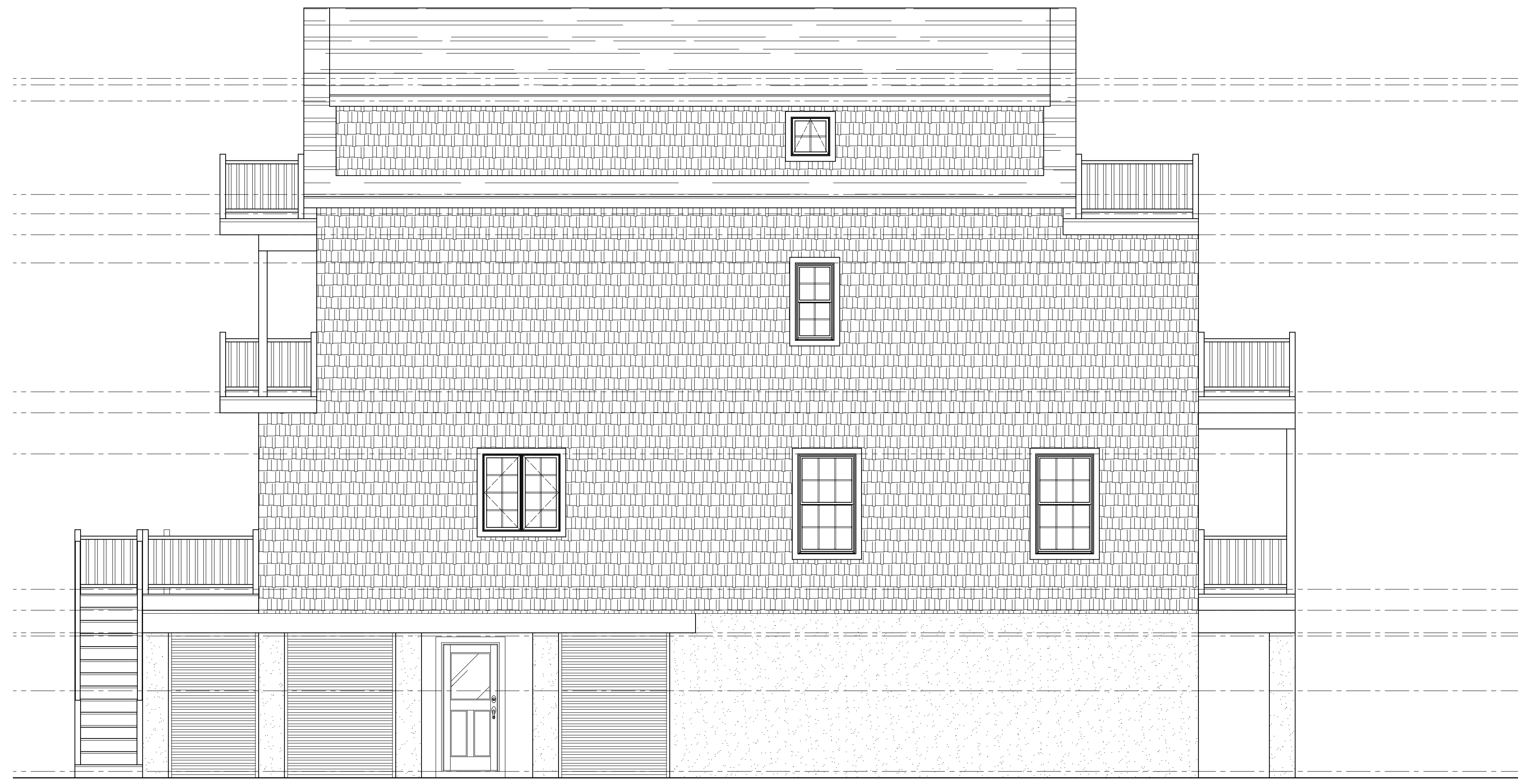
**ATTIC FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

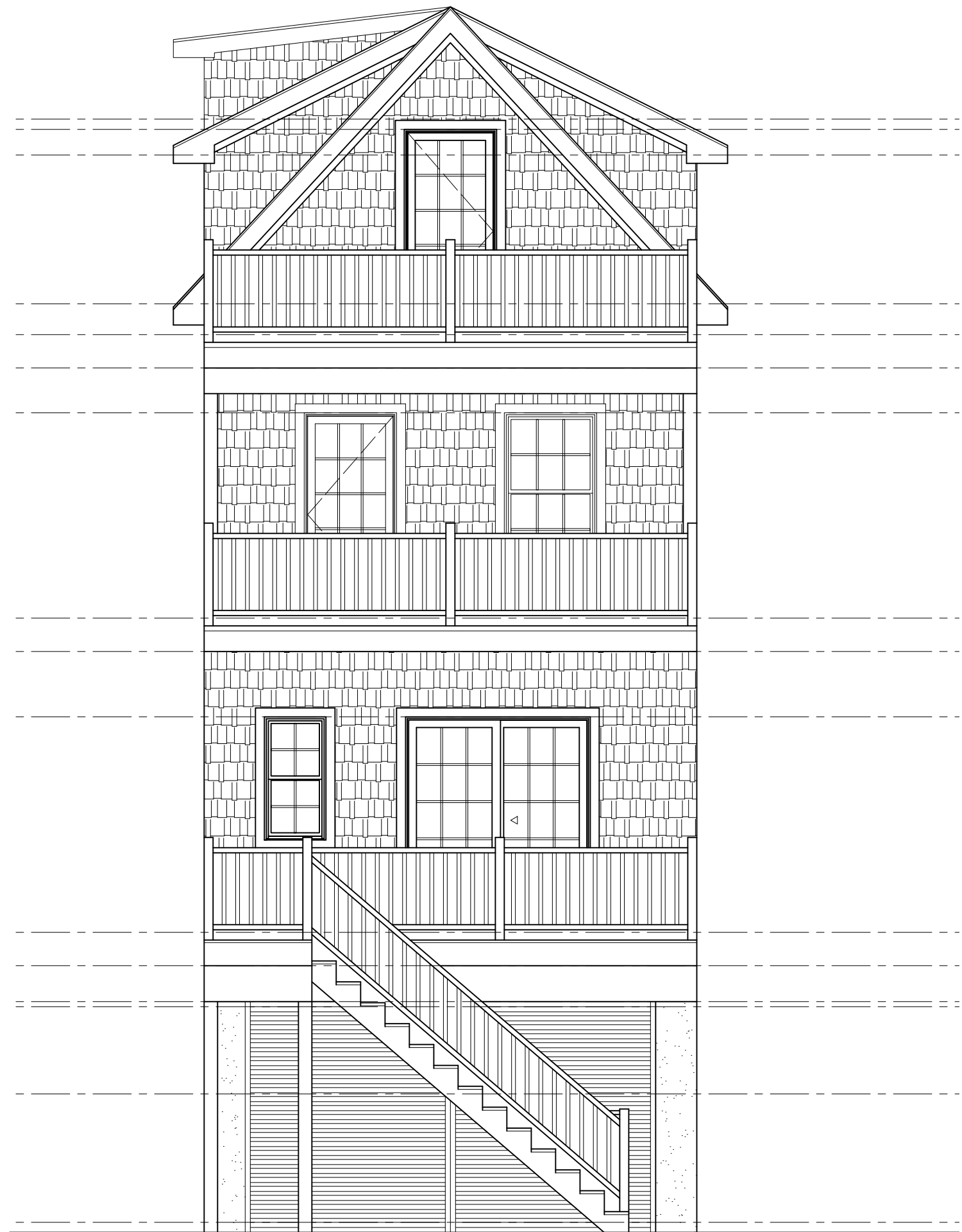
DATE: 6/27/22		DRAWN BY: MB		CLIENT: KURKOWSKI RESIDENCE	
SHEET NO. V-2		BLOCK: 14		ADDRESS: 13 CHURCH STREET, SEA BRIGHT, NEW JERSEY	
JOB NUMBER: 22-050		LOT: 8		ARCHITECT: ANTHONY M. CONDOURIS - INC.	
20 BINGHAM AVENUE, RUMSON, NJ 07760		Telephone: 732-842-3800		Fax: 732-842-7777	
www.amcarlchitect.com		www.amcarlchitect.com		NJ STATE LIC# A13804	



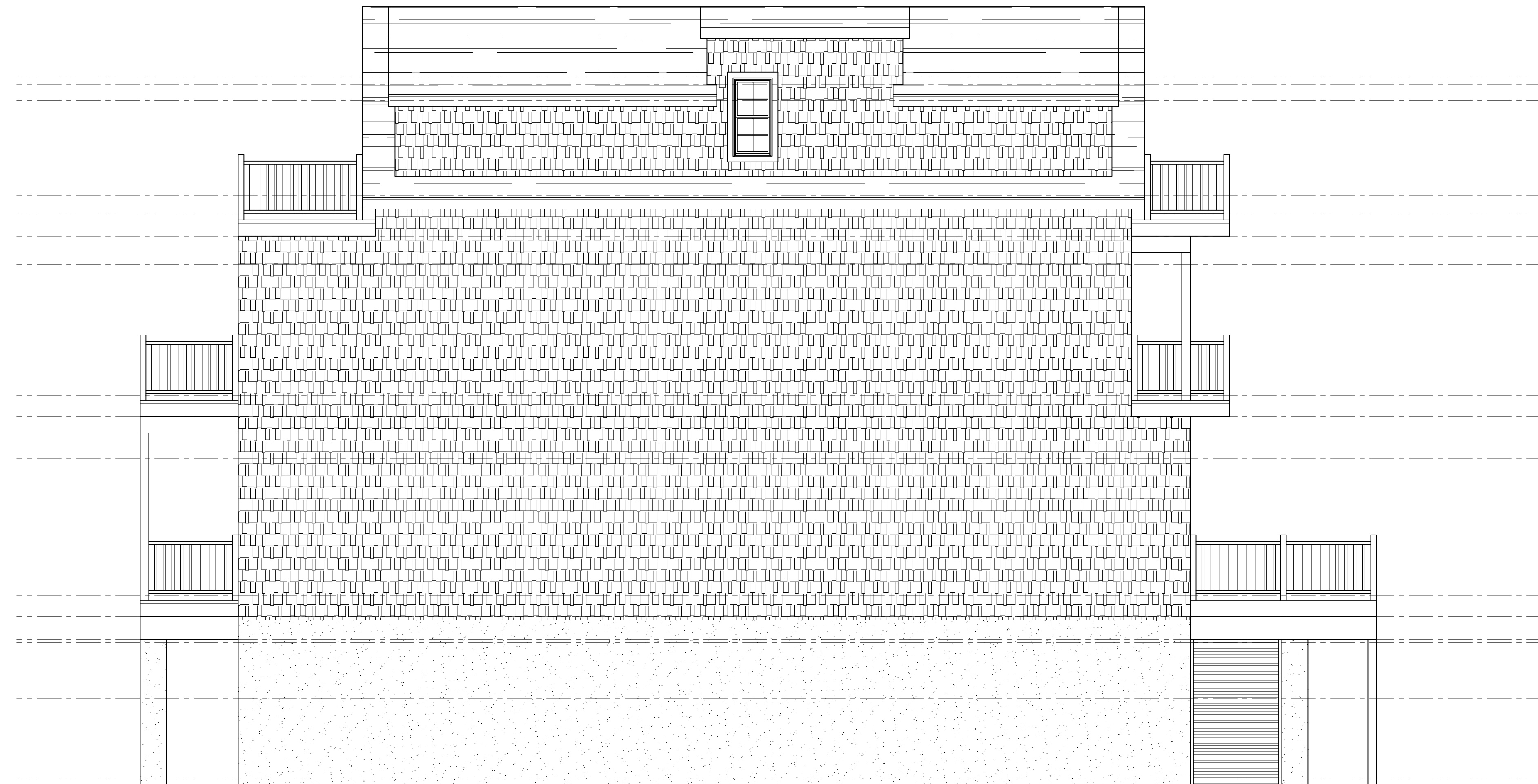
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

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 JOB NUMBER: 22-050    BLOCK: 14    LOT: 8

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 DRAWN BY: MB  
 SHEET NO.: **V-3**