

ZONING ANALYSIS

DATE OF FIRST CODE RESEARCH: 3/2/2022
DATE OF SECOND CODE RESEARCH:

PROJECT NAME: **THE INZALACO RESIDENCE**

STREET ADDRESS: **38 ASBURY AVE**

BLOCK: **87** LOT: **1**

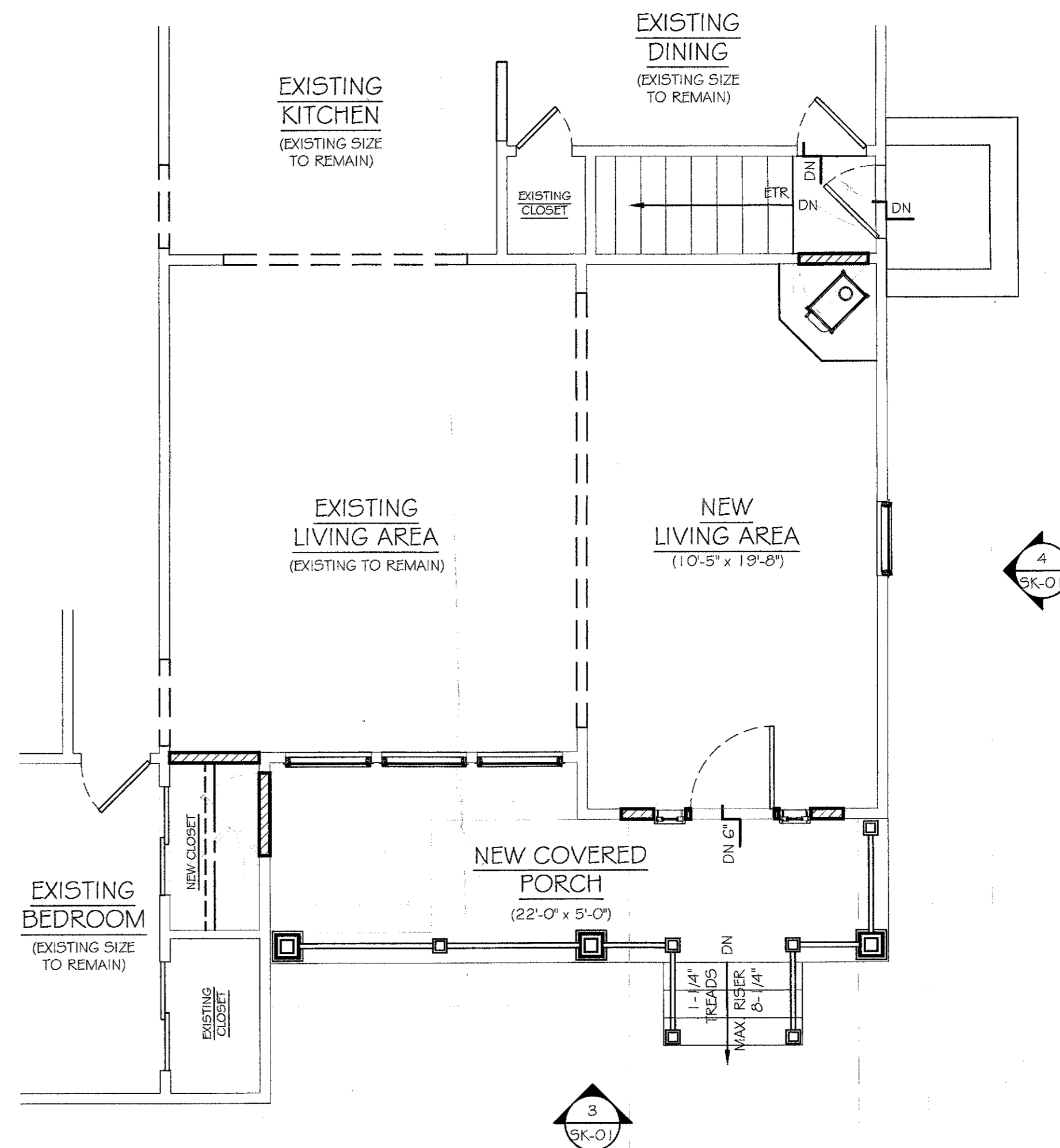
ZONING DISTRICT: **R-1**

LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
LOT AREA:	7500 (CORNER LOT)	10,020 SF	UNCHANGED
LOT FRONTAGE:	75 FEET	100.2 FEET	UNCHANGED
SETBACKS:			
FRONT:	20 FEET (PRINCIPAL)	25.3 FEET	25.3 FEET
REAR:	20 FEET (PRINCIPAL) 5 FEET (ACCESSORY)	+/- 27 FEET (PRINCIPAL) 1.0 (ACCESSORY)	UNCHANGED (EXISTING NON-CONFORMING)
SIDE YARDS:			
ONE SIDE:	10 FEET (PRINCIPAL) 5 FEET (ACCESSORY)	25.3 FEET (PRINCIPAL) +/- 10 FEET (ACCESSORY)	UNCHANGED
BOTH SIDES:	20 FEET (PRINCIPAL)	+/- 50 FEET (PRINCIPAL)	UNCHANGED
LIST OF AREAS:			
BUILDING FOOTPRINT:		1650 SF	UNCHANGED
SHEDS:		46 SF + 130 SF + 122 SF + 120 SF = 418 SF TOTAL	UNCHANGED
CONCRETE / PATIO:		3711 SF (REAR PATIO & DRIVEWAY (INCLUDING 607 SF POOL)) + 127 SF (FRONT WALK) + 216 SF (SIDE WALK) + 48 SF (FRONT STEPS) + 285 SF (ASPHALT DRIVE) = 4387 SF TOTAL	4387 SF (TOTAL EXISTING) - 48 SF (FRONT STEPS) - 127 SF (FRONT WALK) - 99 SF (PORTION OF SIDE WALK REMOVED) - 285 SF (ASPHALT DRIVE) + 133 SF (NEW FRONT WALK) = 3961 SF TOTAL
FRONT PORCH:		N/A	155 SF (COVERED)
LOT SHAPE REQUIREMENTS (MINIMUM DIAMETER):	45 FEET (CORNER LOT)	30 FEET	UNCHANGED (EXISTING NON-CONFORMING)
MAXIMUM BUILDING COVERAGE:	25% OF LOT AREA (2505 SF)	1650 SF + 418 SF = 2068 TOTAL SF (20.7% OF LOT AREA)	1650 SF + 418 SF + 155 SF = 2223 TOTAL SF (22.2% OF LOT AREA)
MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE:	50% OF LOT AREA (5010 SF)	1650 SF + 418 SF + 4387 SF = 6455 TOTAL SF (64.5% OF LOT AREA)	2223 SF (BUILDING COVERAGE) + 3961 SF = 6184 TOTAL SF (61.8 OF LOT AREA)
GROSS FLOOR AREA:	1,040 SF (1 STORY) -or- 900 SF (FIRST FLOOR) 1500 SF (TOTAL FLOORS)	1366 SF (FIRST FLOOR)	1366 SF (EXISTING) + 217 SF (CONVERTED GARAGE) = 1583 SF TOTAL
MAXIMUM USABLE FLOOR AREA RATIO (UFAR):	0.4	1649 SF / 10020 SF = 0.16	UNCHANGED
MAXIMUM HEIGHT:	35 FEET / 2.5 STORIES	16 FEET / 1 STORIES	16 FEET / 1 STORIES

NOTE:
THE ADJACENT DRAWING IS A REPRODUCTION OF
AN ORIGINAL SURVEY PROVIDED BY THE HOME
OWNER. ORIGINAL SURVEY SHOWN FADED TO CALL
ATTENTION TO ANY MARK-UPS BY THIS OFFICE.

WALL LEGEND

DETAIL	DESCRIPTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN
	NEW 2x WALL STUDS (SEE PLAN FOR SIZE)



1 PLOT DIAGRAM
SCALE: 1" = 10'-0"

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



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



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

RECEIVED
SEP - 8 2022
PLANNING BOARD

REVISIONS: 8/8/2022 UPDATED SURVEY
DATE: MARCH 22, 2022

MINKLER
ARCHITECTURE & DESIGN

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PROJECT: ADDITIONS & ALTERATIONS FOR:
THE INZALACO RESIDENCE

38 ASBURY AVE
BLOCK 87, LOT 1
ATLANTIC HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY 07716

A. VINCENT MINKLER
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SHEET 01 OF 01