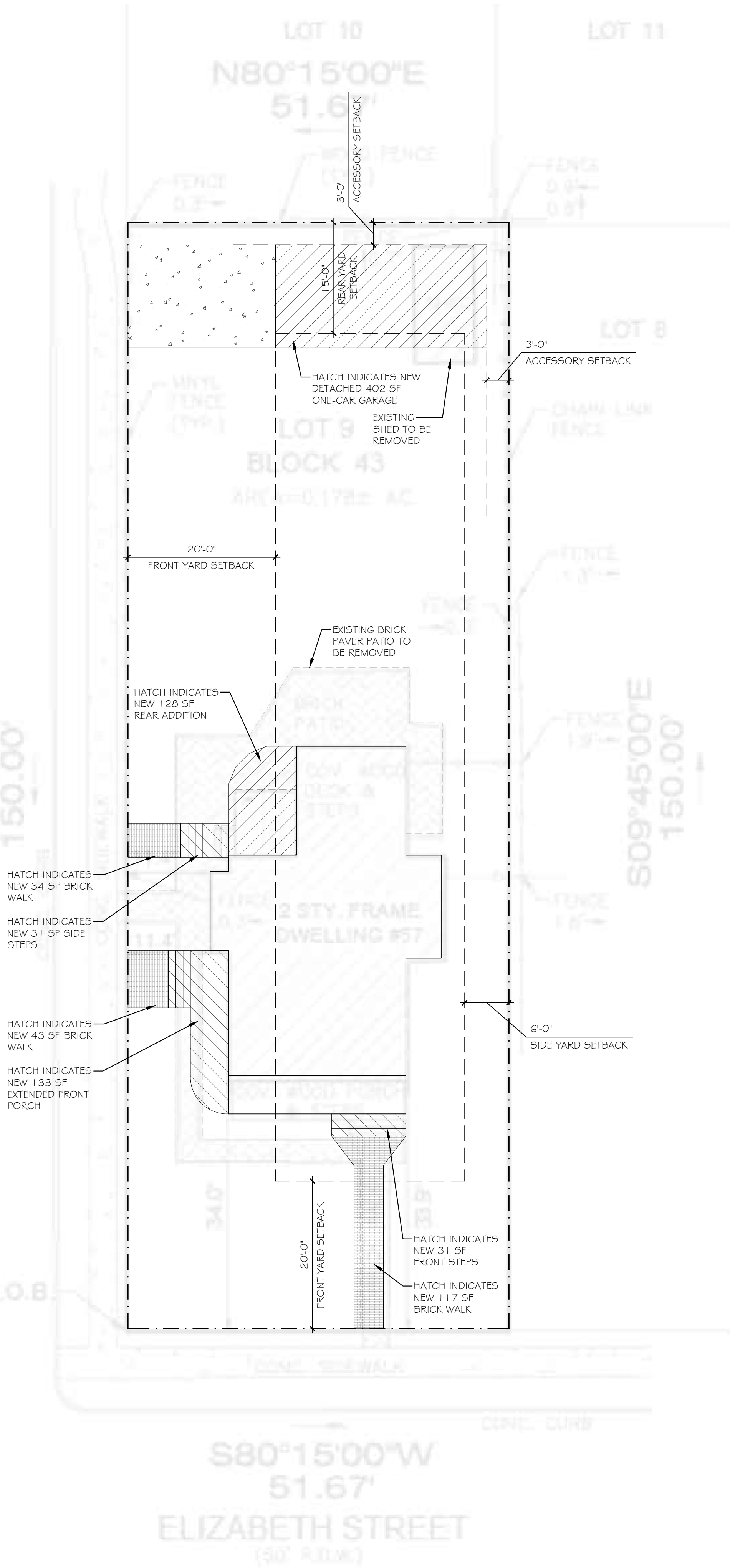




ZONING ANALYSIS			
		DATE OF FIRST CODE RESEARCH : 9/16/2022	
PROJECT NAME : THE OCCCHIPINTI RESIDENCE		DATE OF SECOND CODE RESEARCH :	
STREET ADDRESS : 57 ELIZABETH STREET			
BLOCK : 43 LOT : 9			
ZONING DISTRICT : RA			
LOT REQUIREMENTS :			
LOT AREA :		REQUIRED 5000 SF	EXISTING 7750.5 SF
LOT WIDTH :		50 FEET	51.67 FEET
SETBACKS :		UNCHANGED	
FRONT :		20 FEET	11.4 FEET
		(EXISTING NON-CONFORMING)	
REAR :		15 FEET (PRINCIPAL) 3 FEET (ACCESSORY)	+/- 71 FEET (PRINCIPAL) 3 FEET (ACCESSORY)
SIDE YARDS :		UNCHANGED (PRINCIPAL) 3 FEET (ACCESSORY)	
ONE SIDE :		6 FEET (PRINCIPAL) 3 FEET (ACCESSORY)	+/- 9.25 FEET (PRINCIPAL) +/- 4.5 FEET (ACCESSORY)
COMBINED :		16 FEET (PRINCIPAL)	+/- 9.25 FEET
LIST OF AREAS :			
BUILDING FOOTPRINT :		1033 SF (PRINCIPAL) + 148 SF (COVERED FRONT PORCH) + 86 SF (REAR COVERED PORCH) = 1267 SF TOTAL	1267 SF (EXISTING) - 86 SF (REMOVED REAR PORCH) + 128 SF (REAR ADDITION) + 133 SF (EXTENDED FRONT PORCH) = 1442 SF TOTAL
PROPOSED ADDITION(S) :		128 SF (REAR ADDITION) 133 (EXTENDED FRONT PORCH)	
DRIVEWAY :		N/A	280 SF
BRICK PAVERS :		821 SF (REMOVED)	117 SF (NEW FRONT WALK) + 43 SF + 34 SF (NEW SIDE WALKS) = 194 SF TOTAL
GARAGE :		N/A	402 SF
SHEDS :		124 SF (REMOVED)	N/A
MAXIMUM BUILDING COVERAGE :		30% OF LOT AREA (PRINCIPAL) (2325 SF) 10% OF LOT AREA (ACCESSORY) (775 SF) 40% OF LOT AREA (TOTAL) (3100 SF)	1267 SF (PRINCIPAL) (16.4% OF LOT AREA) 124 SF (SHED) (1.6% OF LOT AREA) 1267 SF + 124 SF = 1391 SF TOTAL (18% OF LOT AREA)
		1267 SF (EXISTING PRINCIPAL) + 128 SF (REAR ADDITION) + 133 SF (EXTENDED FRONT PORCH) = 1528 SF TOTAL (19.8% OF LOT AREA) 402 SF (GARAGE) (5.2% OF LOT AREA) 1528 SF + 402 SF = 1930 SF TOTAL (25% OF LOT AREA)	
MAXIMUM PERCENTAGE OF FRONT YARD PARKING COVERAGE :		30% OF FRONT YARD (1089 SF)	0 SF
		280 SF (7.8% OF FRONT YARD)	
MAXIMUM IMPERVIOUS LOT COVERAGE :		60% OF LOT AREA (BUILDINGS & IMPERVIOUS SURFACES) (4650 SF)	1391 SF (BLDG) + 821 SF (BRICK) = 2212 SF TOTAL (28.6% OF LOT AREA)
		1930 SF (BUILDING) + 280 SF (DRIVEWAY) + 194 SF (BRICK) = 2404 SF TOTAL (31.1% OF LOT AREA)	
MAXIMUM HEIGHT :		30 FEET / 2.5 STORIES (PRINCIPAL) 16 FEET / 1.5 STORY (ACCESSORY)	+/- 27 FEET / 2.5 STORIES (PRINCIPAL) 12 FEET / 1 STORY (SHED) (REMOVED)
		UNCHANGED (PRINCIPAL) 15.9 FEET / 1.5 STORIES (GARAGE)	

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.

PROJECT DATA

SCOPE OF WORK :

INTERIOR ALTERATIONS, ONE STORY
ADDITION AT SIDE AND REAR OF
HOME. EXPANDED FRONT PORCH.
NEW DETACHED GARAGE / STUDIO.

BUILDING INFORMATION

USE GROUP : R5
CONSTRUCTION TYPE : 5B

REVISIONS:

MINKLER
ARCHITECTURE & DESIGN

PROJECT:

ALTERATIONS FOR:
THE OCCHIPINTI RESIDENCE

57 ELIZABETH AVENUE
BLOCK 43, LOT 9
KEYPORT BOROUGH, MONMOUTH COUNTY, NEW JERSEY 07735

A. VINCENT MINKLER

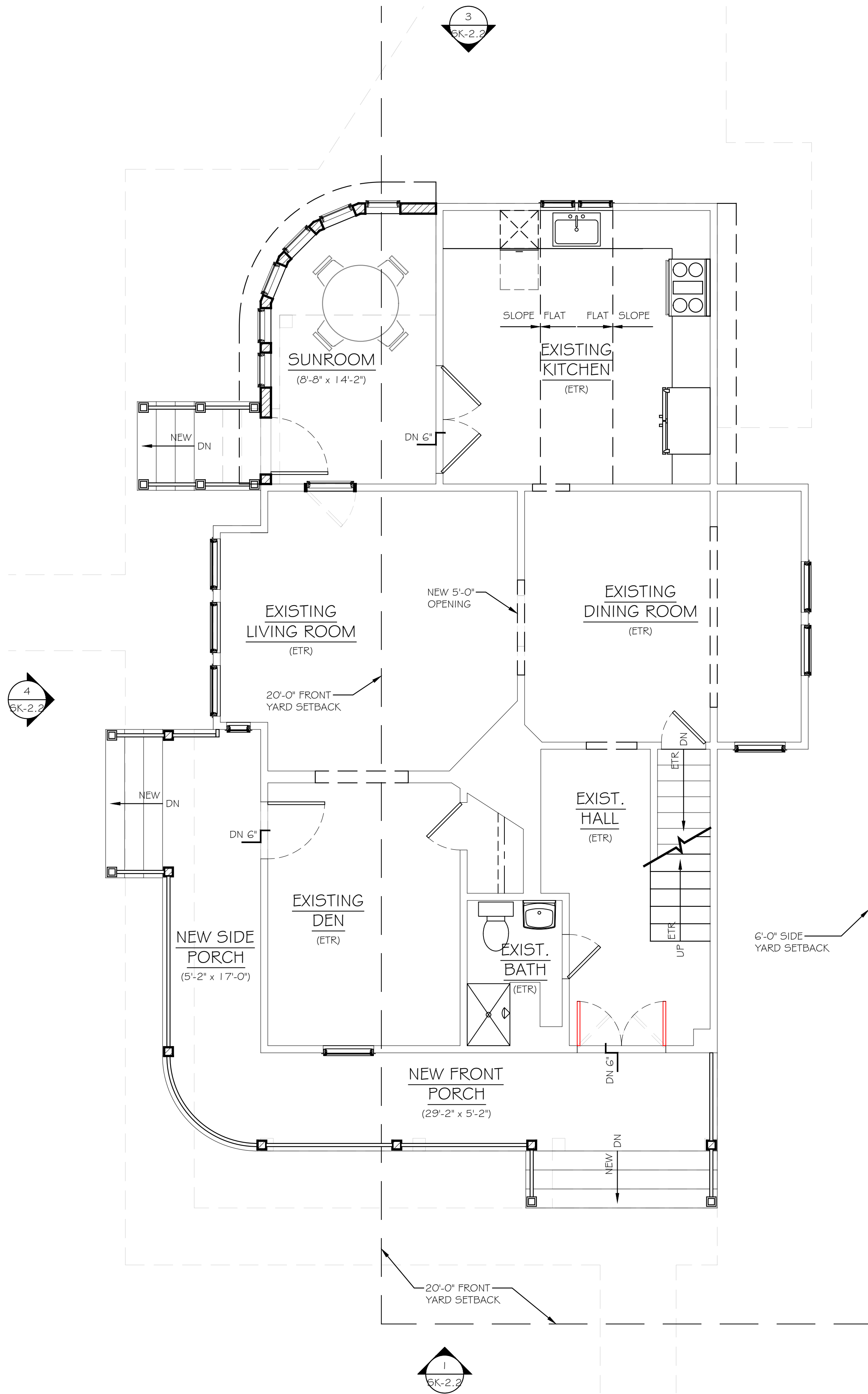
NJ Lic. No. 21A101978200

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SHEET 01 OF 04

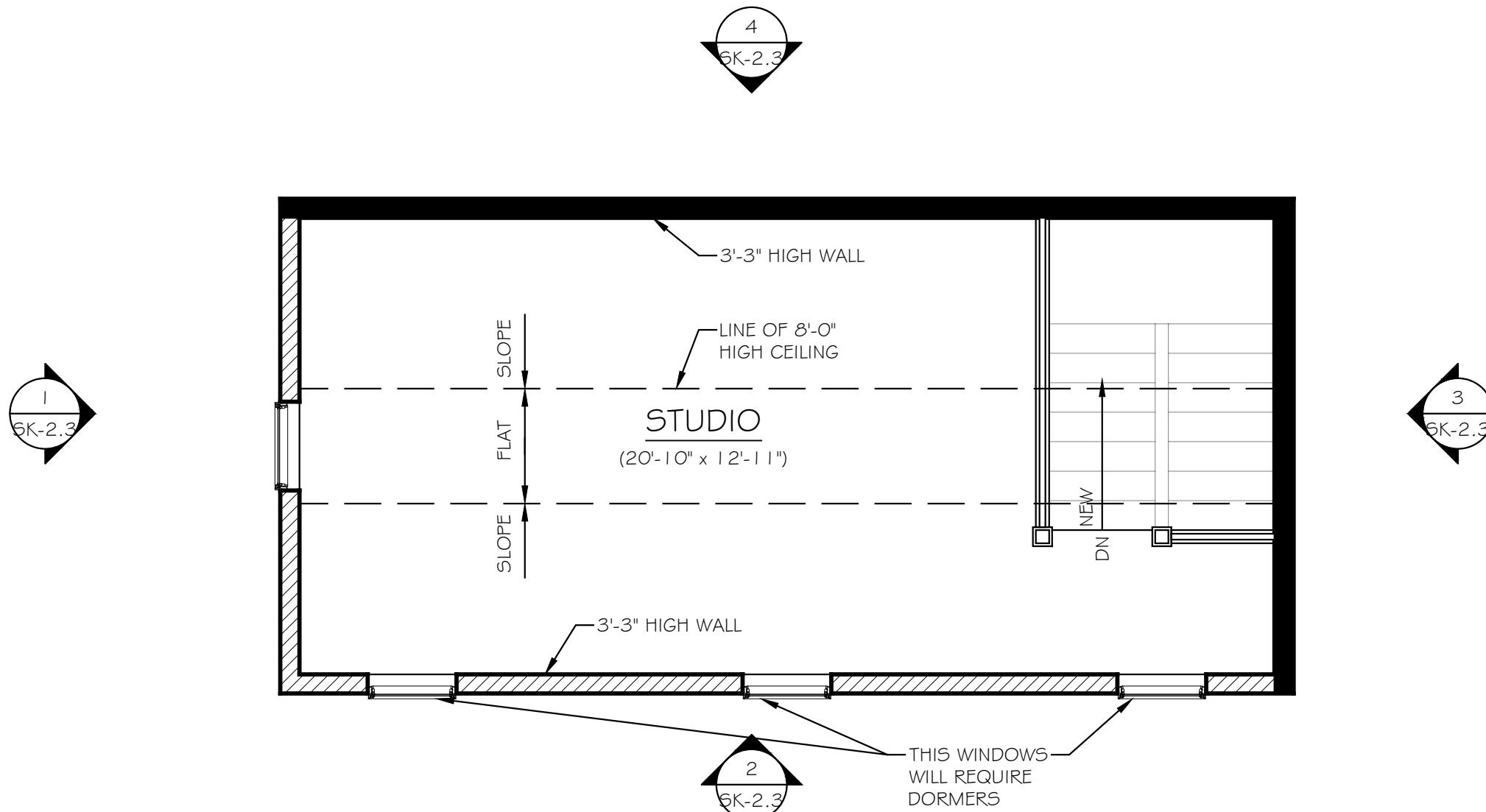
54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

DATE: DECEMBER 7, 2022

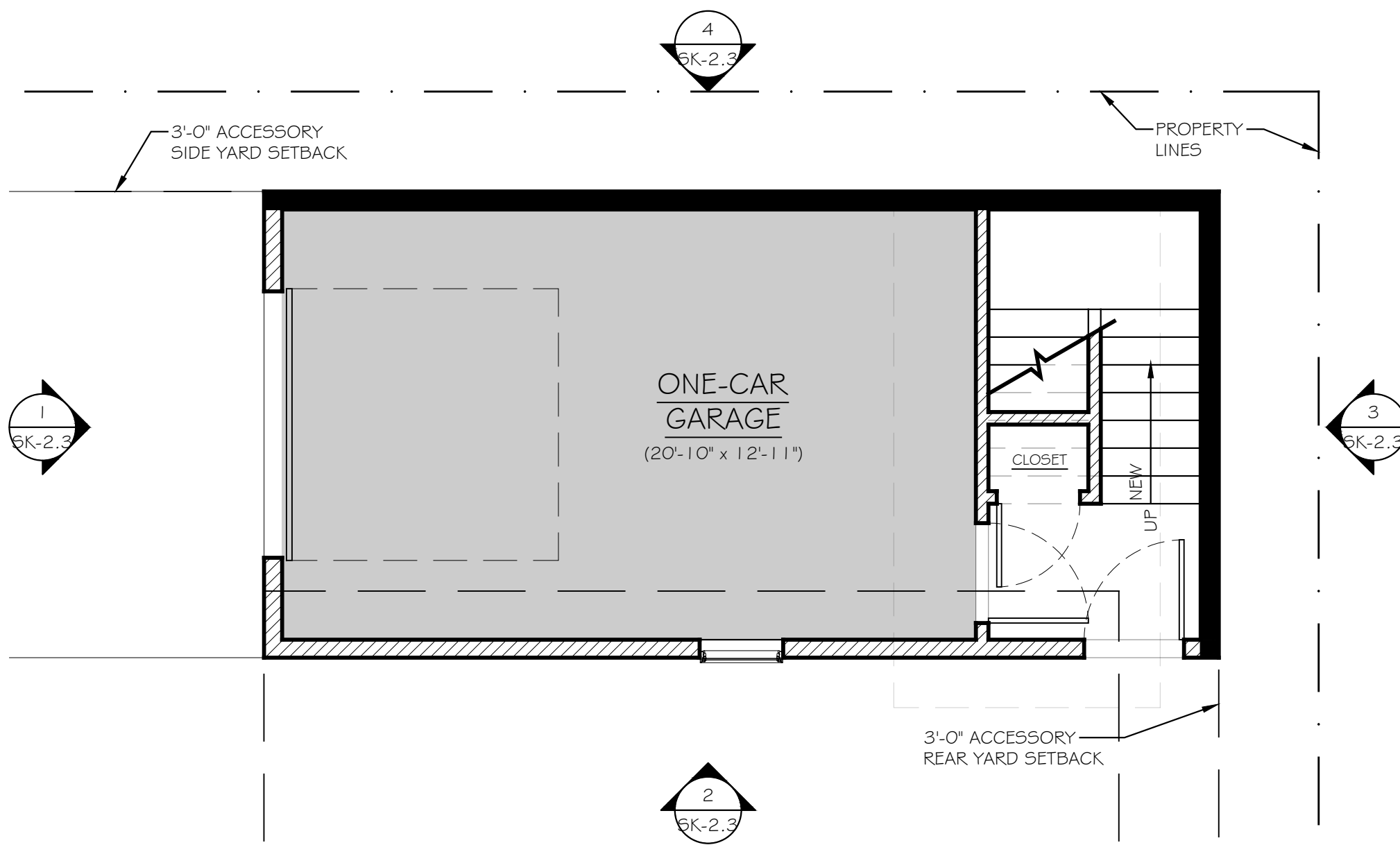


1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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



3 PROPOSED STUDIO PLAN (ABOVE GARAGE)
SCALE: 1/4" = 1'-0"



2 PROPOSED DETACHED GARAGE PLAN
SCALE: 1/4" = 1'-0"

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

SK-2.1
SHEET 02 OF 04

PROJECT:

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REVISIONS:

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DATE:

DECEMBER 7, 2022



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



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



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



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

REVISIONS:

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ARCHITECTURE & DESIGN

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PROJECT:

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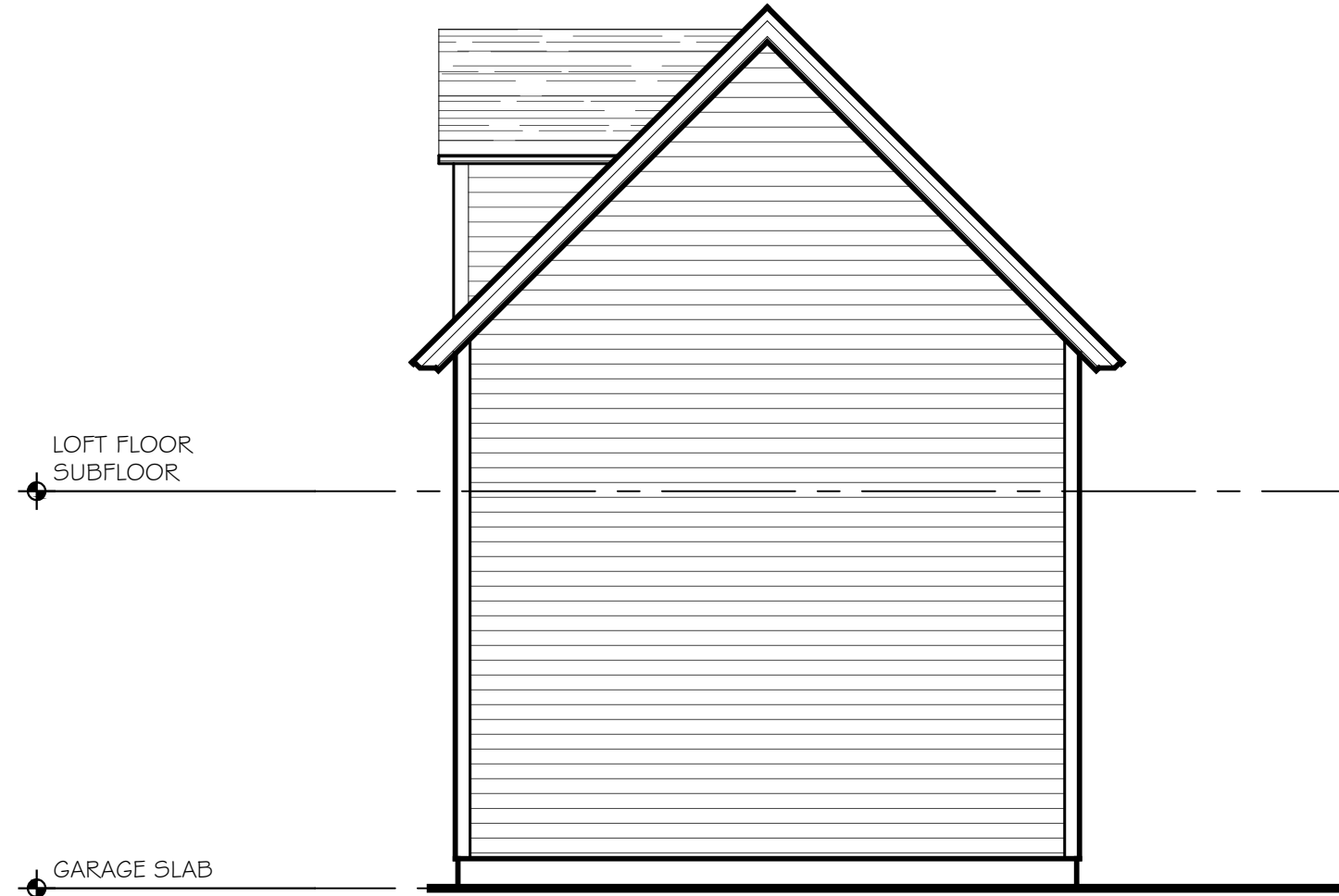
SK-2.2
SHEET 03 OF 04



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



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



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



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

PROJECT:

ALTERATIONS FOR:
THE OCCHIPINTI RESIDENCE

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KEYPORT BOROUGH, MONMOUTH COUNTY, NEW JERSEY 07735

A. VINCENT MINKLER

NJ Lic. No. 21A101978200

SK-2.3
SHEET 04 OF 04

MINKLER
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REVISIONS:

DATE:

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