

ZONING DATA
ZONE R-3

	REQUIRED	EXISTING
MINIMUM LOT AREA	12,000 SF	15,000 SQ. FT.
MINIMUM LOT WIDTH	120 FT	150.00 FT
MINIMUM LOT DEPTH	100 FT	100.00 FT
MIN. FRONT SETBACK	30 FT	31.00 FT
MIN. REAR SETBACK	25 FT	30.93 FT
MIN. SIDE SETBACK (ONE/BOTH)	10 FT/25 FT	15.75/65.68
MAX. BUILDING COVERAGE (PRINCIPAL)	25 %	18.1%
MAX. BUILDING COVERAGE (ACCESSORY)	5%	1%
MAX. LOT COVERAGE (IMPERVIOUS)	37%	47.3%* (PRE-EXIST.)
MAX. BUILDING HEIGHT (PRINCIPAL)	35 FT	25 FT
MIN. SETBACK (ACCESSORY)(SIDE)	10 FT	58.39 FT
MIN. SETBACK (ACCESSORY)(REAR)	5 FT	7.76 FT

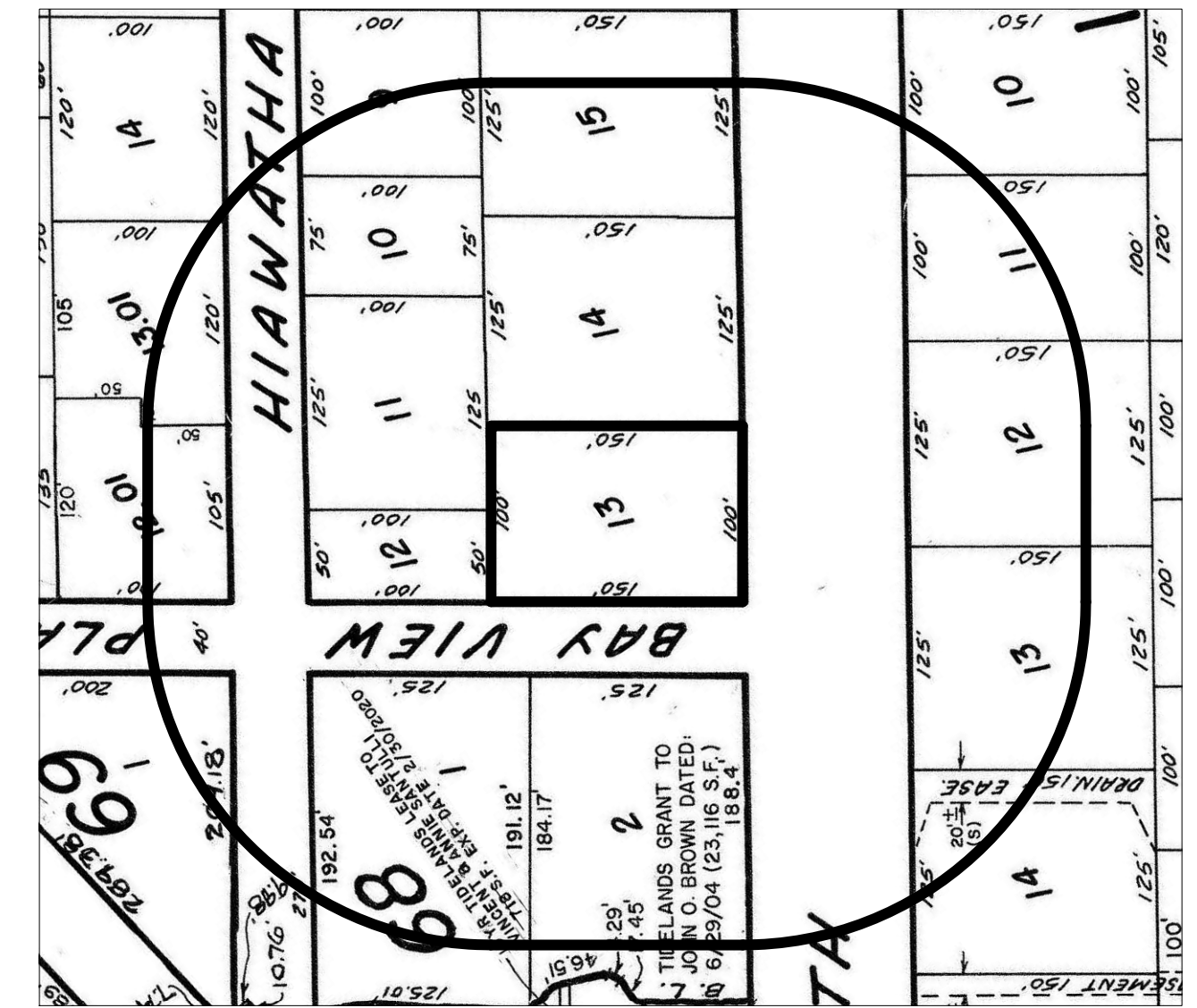
*PRE-EXISTING CONDITION

CONSTRUCTION NOTES:

1. THE OWNER/APPLICANT PROPOSES TO CONSTRUCT A 6' HIGH VINYL FENCE IN THE FRONT YARD. THE PROPOSED FENCE IS TO EXTENDED TO RIGHT OF WAY LINE OF MONMOUTH BOULEVARD AS SHOWN HEREON.

GENERAL NOTES:

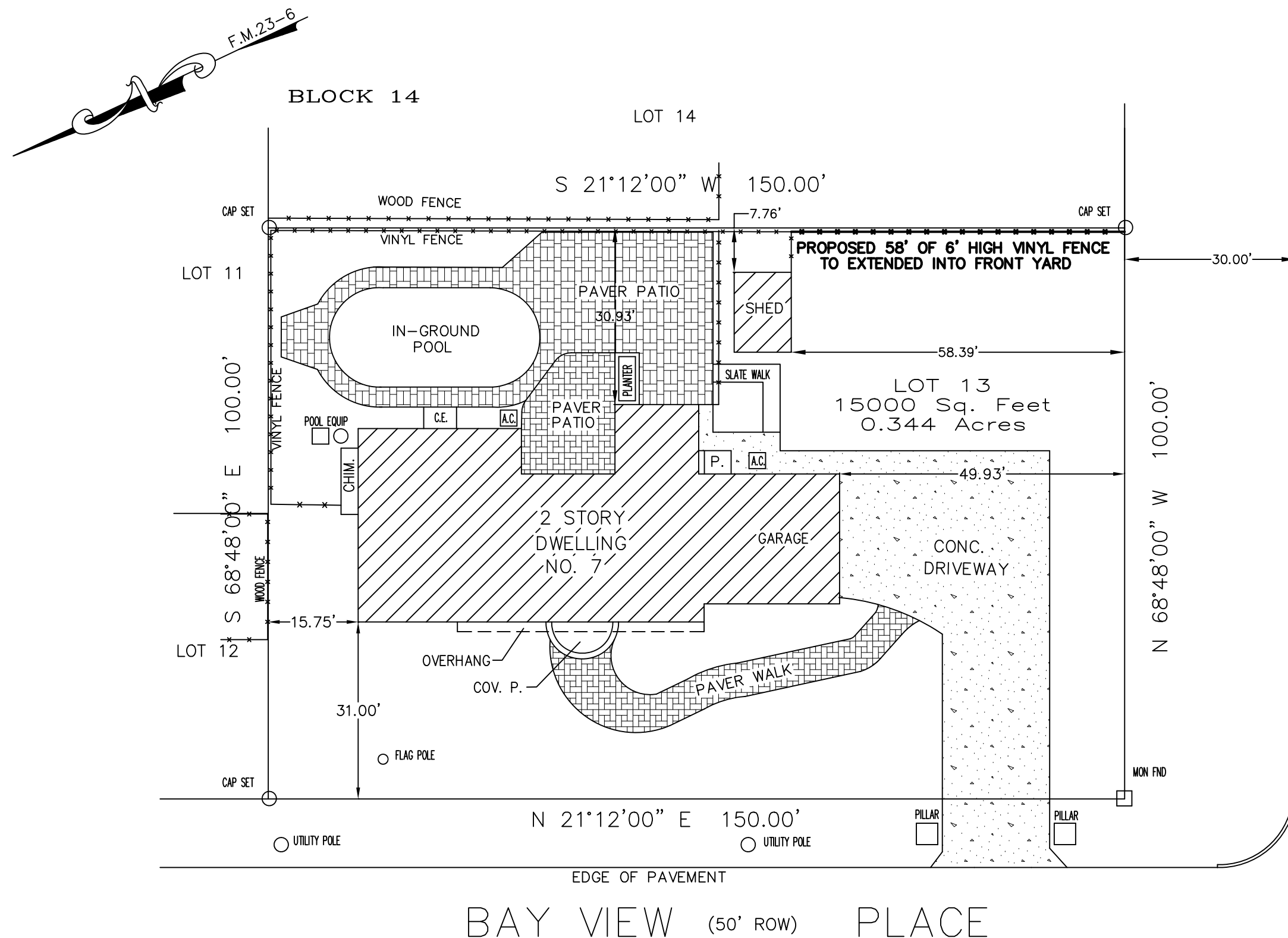
1. THE PROPERTY IS KNOWN AS LOT 13 IN BLOCK 14 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF OCEANPORT.
2. THE PROPERTY IS ALSO KNOWN AS LOTS 95, 97, 99 & 101 IN BLOCK 15 AS SHOWN ON A CERTAIN MAP ENTITLED "PERFECTED AND AMENDED MAP OF PROPERTY KNOWN AS PORTAUCPECK" SAID MAP WAS FILED IN THE OFFICE OF THE MONMOUTH COUNTY CLERK ON 11-11-1920 AS MAP NUMBER 23-6.
3. THE PROPERTY IS IN AN AE ZONE WITH A BASE FLOOD ELEVATION OF 10' AS SHOWN ON THE FIRM PANEL NUMBER 34025C0184H DATED 06-15-2022.
4. INFORMATION SHOWN HEREON IS BASED ON A SURVEY BY THIS FIRM DATED 11-14-2018 AND REVISED THROUGH 8-22-2022.
5. OFFSET DIMENSIONS FROM STRUCTURE TO THE PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES



200' RADIUS & KEY MAP (1"=100')

OWNERS WITHIN 200'

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
12	10		2	SCHUEFFEL, J. SPENCER & ELIZABETH A 130 MONMOUTH BLVD OCEANPORT, N J	130 MONMOUTH BLVD	
12	11		2	CANCELLERI, FRANCIS L & ANN M 132 MONMOUTH BLVD OCEANPORT, N J	132 MONMOUTH BLVD	
12	12		2	LONDA, SARA JEANNE 140 MONMOUTH BLVD OCEANPORT, N J	140 MONMOUTH BLVD	
12	13		2	MOLINO, BRUNO 144 MONMOUTH BLVD OCEANPORT, N J	144 MONMOUTH BLVD	
12	14		2	VAUGHAN, WILLIAM J & JESSICA A 150 MONMOUTH BOULEVARD OCEANPORT, N J	150 MONMOUTH BLVD	
14	9		2	BEAMS, DANIEL G & TARA E 102 HIAWATHA AVE OCEANPORT, N J	102 HIAWATHA AVE	
14	10		2	KEENAN, PATRICK & BLACKBURN, MELISSA 106 HIAWATHA AVE OCEANPORT, N J	106 HIAWATHA AVE	
14	11		2	PREETAM, LUCIA & HIRAMANI 110 HIAWATHA AVENUE OCEANPORT, N J	110 HIAWATHA AVE	
14	12		2	BIRDSELL, GERALD & KIMBERLY 11 BAYVIEW PL OCEANPORT, N J	11 BAYVIEW PL	
14	14		2	DEL VECCHIO, FRANK & JOYCE 139 MONMOUTH BLVD. OCEANPORT, N J	139 MONMOUTH BLVD	
14	15		2	GIACASTRO, FRANKIE & JENNIFER 133 MONMOUTH BOULEVARD OCEANPORT, N J	133 MONMOUTH BLVD	
16	12.01		2	BAY CASTLE, LLC, ATTN K. GERHARD 150 KINGS ROAD PALM BEACH, FL	15 BAYVIEW PL	
16	13.01		2	STETTER, KEVIN & TRACY 111 HIAWATHA AVENUE OCEANPORT, N J	111 HIAWATHA AVE	
16	14		2	KING, KENNETH C & VITA J 103 HIAWATHA AVE OCEANPORT, N J	103 HIAWATHA AVE	
68	1		2	ROHL, JONATHAN ROBERT & GUILLETTE, C 118 HIAWATHA AVE OCEANPORT, N J	118 HIAWATHA AVE	1.01
68	2		2	BADLIN, RUSSELL M & LISA 6 BAYVIEW PLACE OCEANPORT, N J	6 BAYVIEW PL	2.01
69	1		2	MIGLIACCIO, HOLLY & CANESSA, SHANNON 18 BAYVIEW PLACE OCEANPORT, N J	18 BAYVIEW PL	



APPLICANT/OWNER

RALPH C. MARRA & ANNE C. MARRA
7 BAY VIEW PLACE
OCEANPORT, NJ 07757
PHONE (908) 675-5266

VARIANCE/PERMIT PLAN
PREPARED FOR
"MARRA"
LOT 13 OF BLOCK 14
SITUATED IN
BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

	LAND CONTROL SERVICES, LLC SURVEYING & MAPPING 620 WARDELL STREET LONG BRANCH, NEW JERSEY 07740 (732) 229-7628 landcontrol1@gmail.com	DATE	09/01/2022
		SCALE	1" = 20'
		DRAWN	CWK
JAMES B. GODDARD, PLS LICENSE NO. 37588		CHECKED	JBG
		FILE NO.	1607
		SHEET	1 OF 1