

494 Broadway, Suite 3
Long Branch, NJ 07740

V: 732.229.4400
F: 732.229.4488

www.ParallelGrp.com

EXTERIOR ALTERATIONS:
NORWICK RESIDENCE
76 TECUMSEH AVENUE
OCEANPORT, NJ 07757
Block: T Lot: 14

Antonio Esposito, AIA
NJ A01693
NY 03173-1
PA RA409995
Certificate of Authorization
*AC000953

Title:
SITE PLAN
ZONING
SCHEDULE

Comm. No. 2039.22.0144
Date: JANUARY 13, 2023
Drawn By: NS
Checked By: AS
Scale: As Shown

Revisions		
No.	Date	Description

76 TECUMSEH AVENUE
OCEANPORT, NJ

A-002
1 OF 2

ZONING REQUIREMENTS : R-3		BLOCK: T		LOT: 14	
	REQUIRED	EXISTING	PROPOSED	CODE COMPLIANCE	REMARKS
		Y	N	Y	N
MIN. LOT AREA	12,000 SF.	13,270 SF.	NO CHANGE	●	EXISTING
MIN. LOT WIDTH	120'	151'	NO CHANGE	●	EXISTING
MIN. LOT DEPTH	100'	158.11'	NO CHANGE	●	EXISTING
MIN. PRINCIPAL FRONT YARD	30'	30'-4" (REAR YARD) / 100'-0" (FRONT YARD)	60'-0" (REAR YARD) / 150'-0" (FRONT YARD)	●	PROPOSED
MIN. PRINCIPAL SIDE YARD	10' (ONE) / 25' (BOTH)	12'-6 1/2" (BOTH)	15'-2' (ONE) / 31'-2" (BOTH)	●	PROPOSED
MIN. PRINCIPAL REAR YARD	25'	N/A	N/A	●	EXISTING
PRINCIPAL BUILDING HT.	35'	N/A		●	EXISTING
MAX. IMPERVIOUS COVERAGE	31%	26%	32.5%	●	PROPOSED
MAX. BUILDING COVERAGE	25%	15% (2,034 SF.)	18% (2,409 SF.)	●	PROPOSED
MAX. ACCESSORY COVERAGE	5%		2%	●	PROPOSED

AREAS	EXISTING	PROPOSED	TOTALS
DWELLING FOOTPRINT	1,852 SF. *		1,852 SF. *
DRIVEWAY	609 SF.		609 SF.
FRONT COVERED PORCH	182 SF. *		182 SF. *
FRONT WALKWAY	81 SF.		81 SF.
SIDE WALKWAY	302 SF.		302 SF.
REAR PATIO	351 SF.	DEMO EXIST	789 SF.
REAR STEPS	59 SF.		59 SF.
GENERATOR	12 SF.		12 SF.
AC UNITS	18 SF.		18 SF.
BLOCK WALL	16 SF.		16 SF.
COVERED PATIO		371 SF.	371 SF. *
FIREPLACE		23 SF.	23 SF.
TOTALS	3,482 SF.		4,314 SF.

* - DENOTES SQUARE FOOTAGE ADDED IN BUILDING COVERAGE

- SCOPE OF WORK:
- OUTDOOR PERGOLA
 - OUTDOOR KITCHEN
 - MODIFIED PAVER PATIO
 - OUTDOOR FIREPLACE

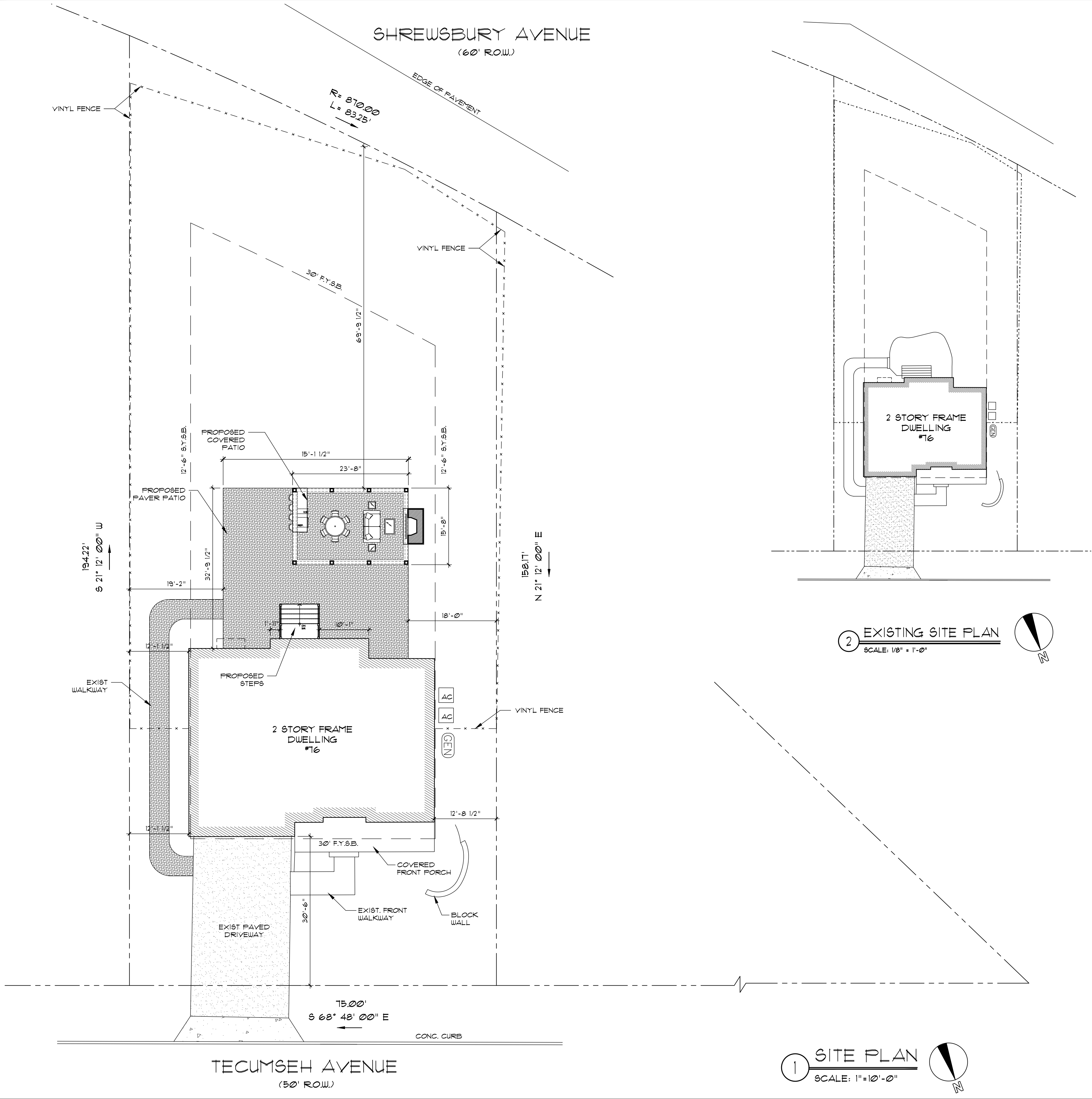
VARIANCES REQUESTED:
PROPOSED IMPROVEMENTS ARE LOCATED IN THE SECONDARY FRONT YARD ALONG SHREWSBURY AVENUE.
390-19 (C)
• ACCESSORY STRUCTURES ARE NOT PERMITTED IN FRONT YARDS.

THE ZONING BOARD OF ADJUSTMENT, IN ACCORDANCE WITH THE BOROUGH OF OCEANPORT SITE PLAN REGULATIONS, APPROVES THIS PLAN ON _____

SIGNED: _____ BOARD CHAIRMAN DATE _____
SIGNED: _____ BOARD SECRETARY DATE _____
SIGNED: _____ BOARD ENGINEER DATE _____

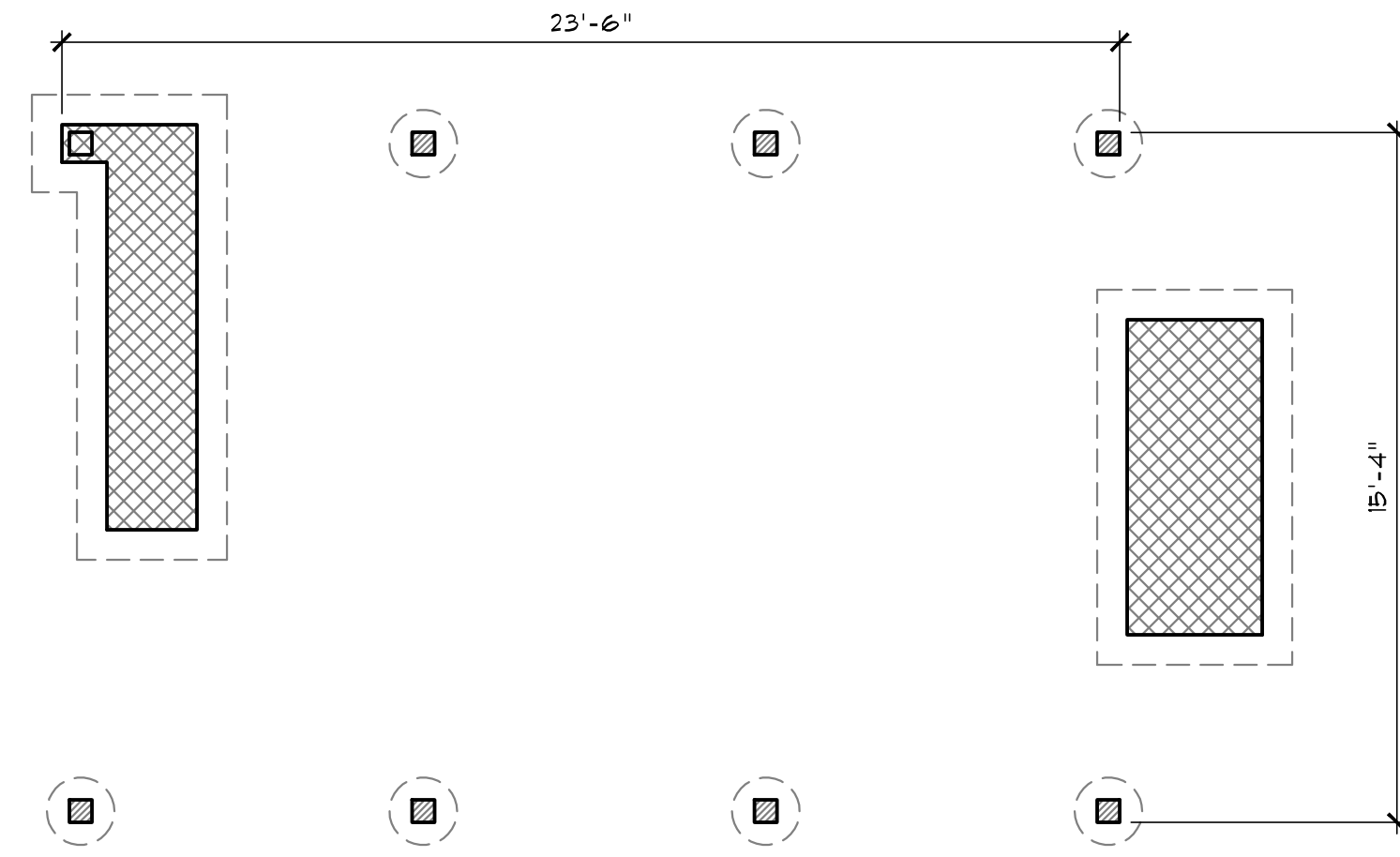
NOTE:
SITE PLAN BASED ON SURVEY BY:
HARRIS SURVEYING, INC.
LAND SURVEYORS
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE #16205
26 MAIN STREET
ROBBINSVILLE, NEW JERSEY, 08691
DATED: AUGUST 8, 2008
PROJECT No. 80104

SITE PLAN LEGEND	
---	PROPERTY LINE
---	WALL ABOVE
---	DEMO
---	OVERHEAD WIRE
---	SETBACK LINE
- x - x - x -	FENCE LINE
---	DRIVE/WALKS
▨	BUILDING FOOTPRINT
▨	CONCRETE

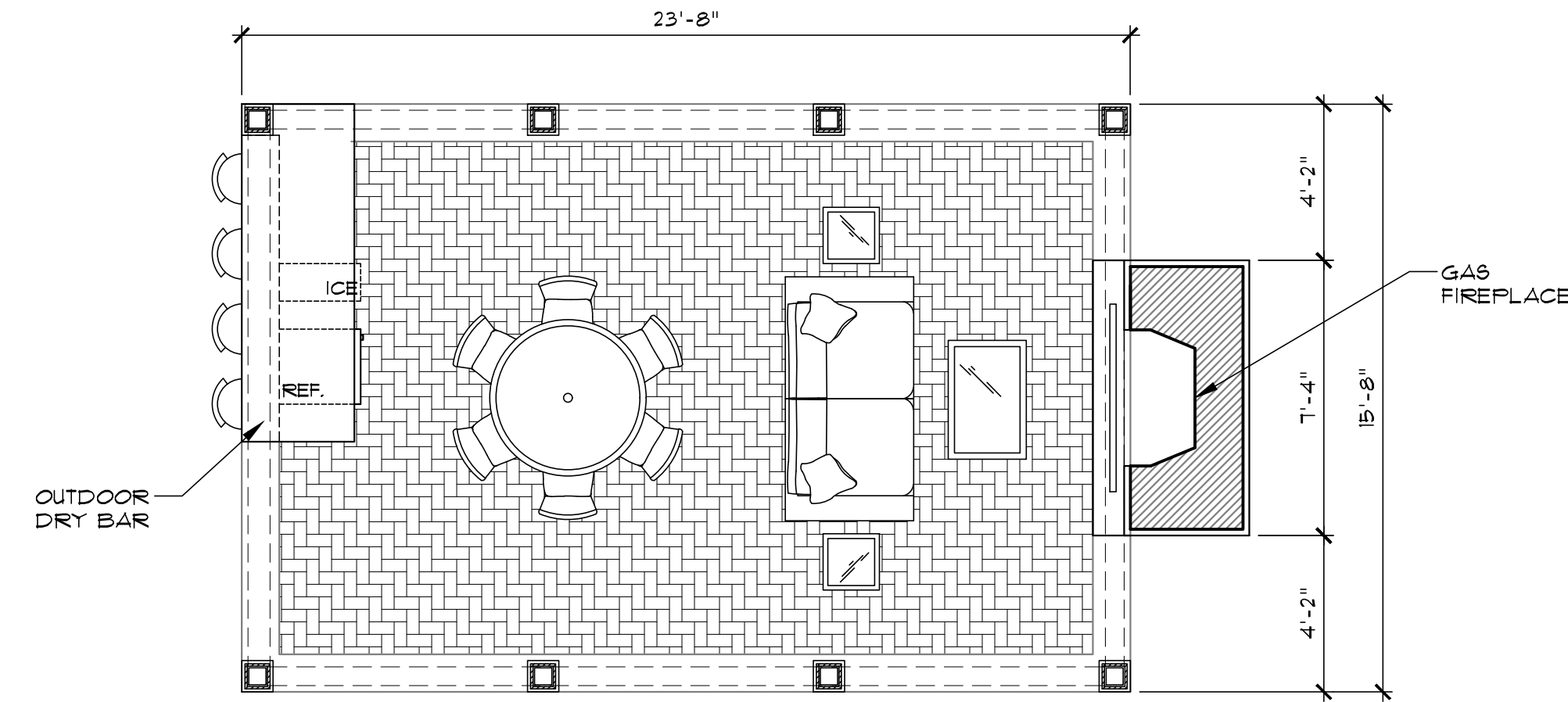


1 SITE PLAN
SCALE: 1" = 10'-0"

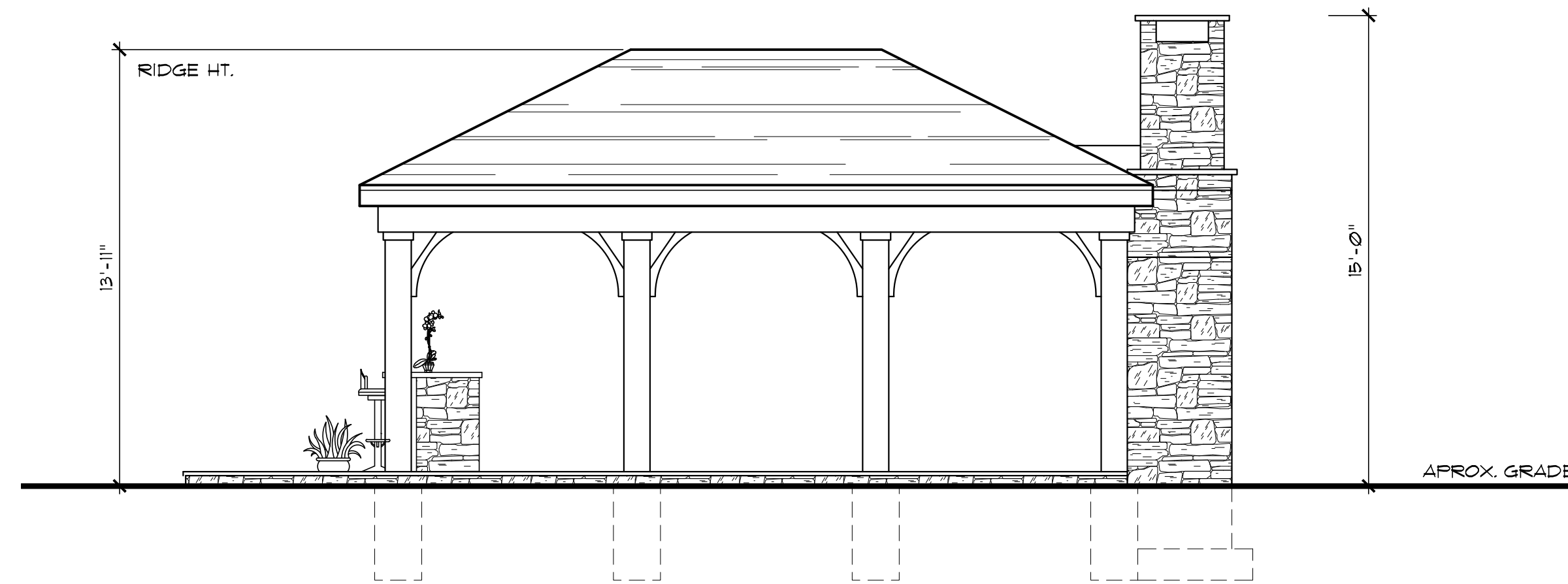
2 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



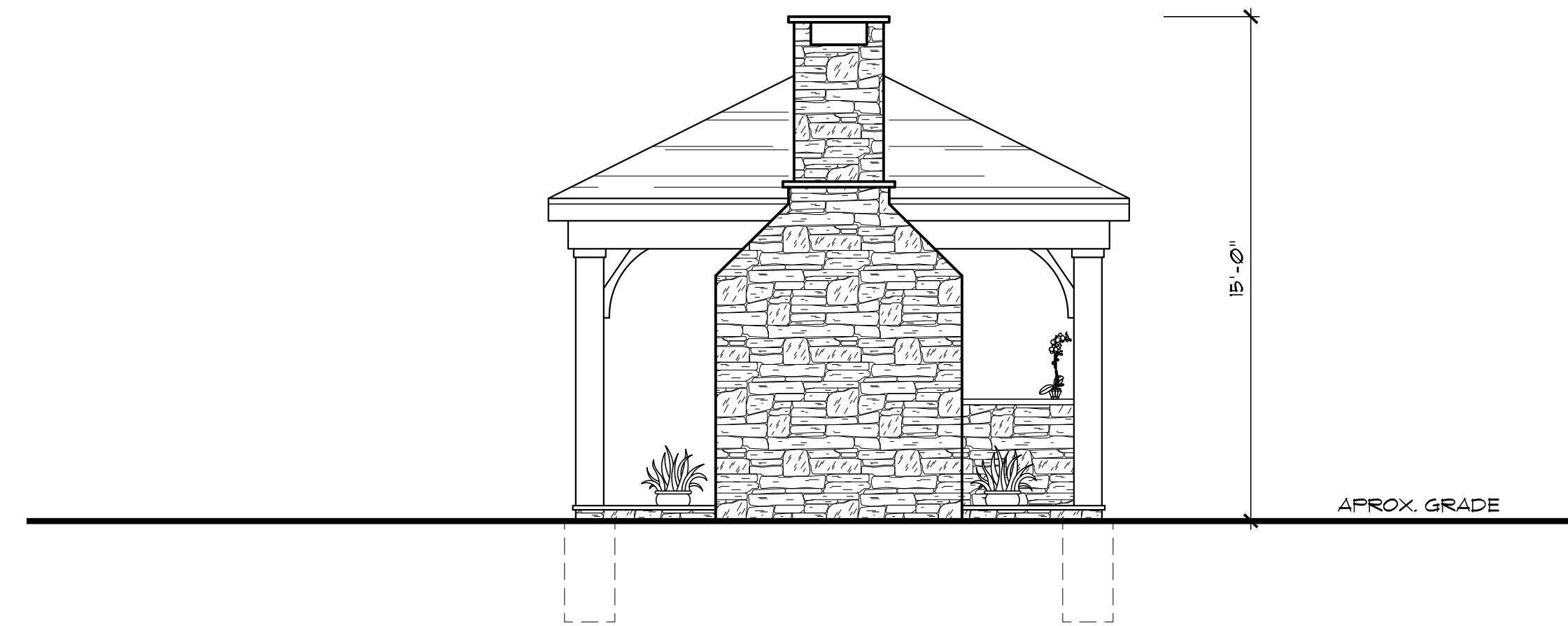
1 FTG/FOUNDATION PLAN
SCALE: 1/4"=1'-0"



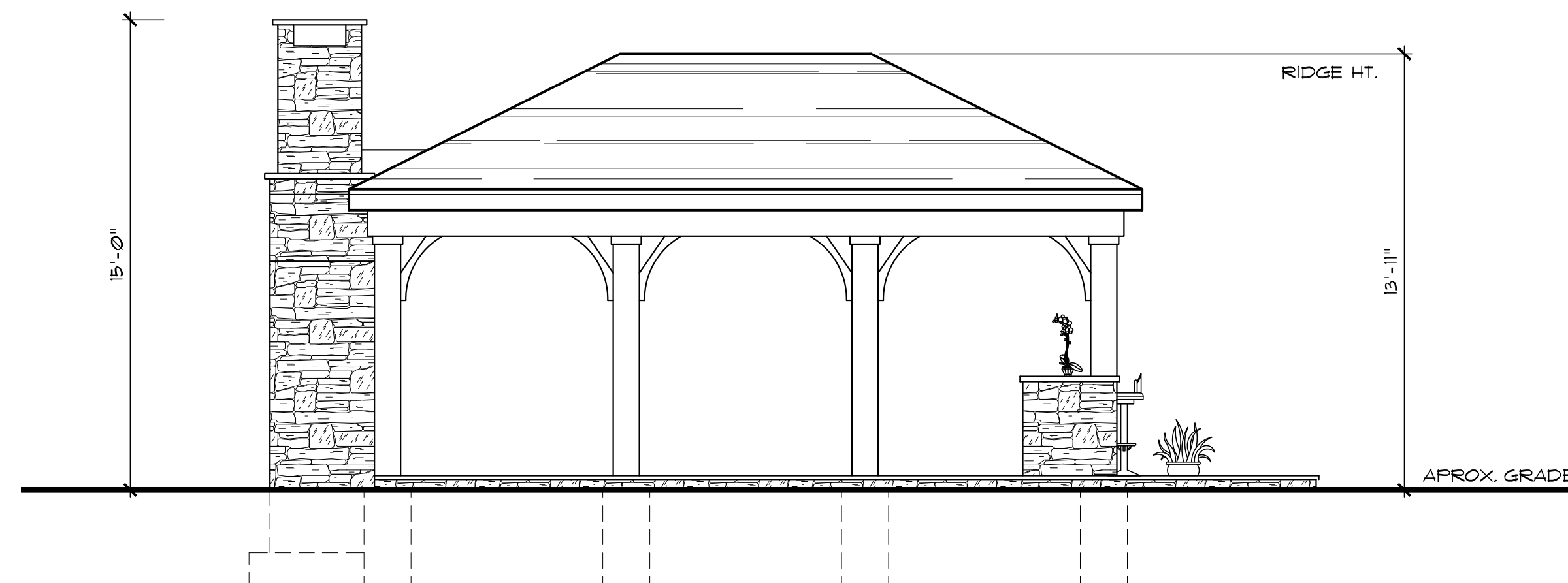
2 FLOOR PLAN
SCALE: 1/4"=1'-0"



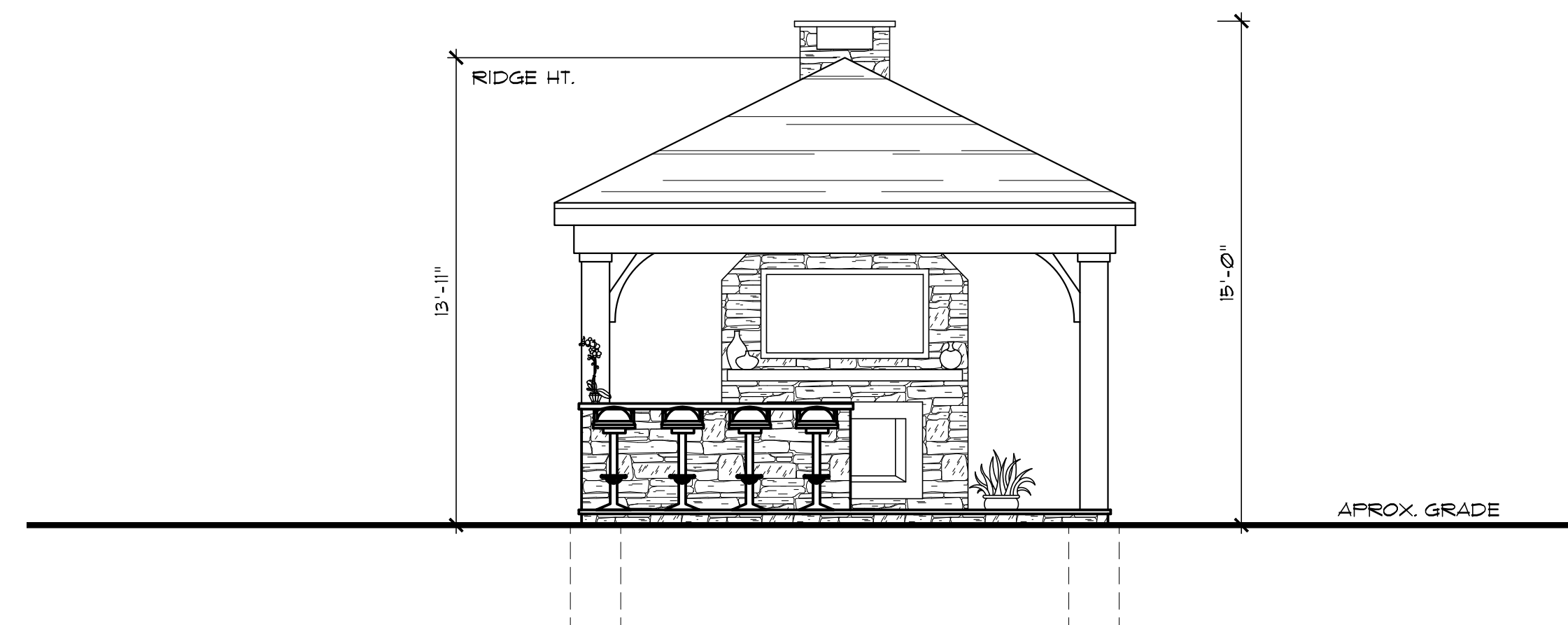
3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

EXTERIOR ALTERATIONS:
NORWICK RESIDENCE
16 TECUMSEH AVENUE
OCEANPORT, NJ 07757
Block: T Lot: 14

Anthony Scillino, AIA
NJ 401699
NY 03133-1
PA RA409995
Certificate of Authorization
*AC000993

Title:
FOUNDATION PLAN
FLOOR PLAN
ELEVATIONS

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