



**BRIGHTON AVENUE**  
(10' R.O.W.)

**PARALLEL TO OCEAN AVENUE**

HATCH INDICATES  
IMPROVED AREAS

① SITE PLAN  
SCALE: 3/32" = 1'-0"

**BUILDING & SITE COVERAGES**

DWELLING = 4,221.0 SF
FRONT COVERED PORCHES = 346.0 SF
REAR COVERED PATIO = 344.0 SF
REAR COVERED RAISED PATIO = 632.0 SF (PRINCIPAL BUILDING = 5606.0 SF)
FRONT OPEN PORCH/STEPS = 241.0 SF
RAMP = 252.0 SF
FRONT WALL/STEPS = 316.0 SF
DRIVEWAY (EAST) = 400.0 SF
DRIVEWAY (WEST) = 368.0 SF
LEFT SIDE LANDINGS/STEPS/WALK = 156.0 SF
RIGHT SIDE STAIRS/WALL = 111.0 SF
REAR WALL/STEPS = 481.0 SF
IN-GROUND POOL = 750.0 SF
POOL PATIO = 1950.0 SF
POOL HOUSE = 660.0 SF
REAR WALK = 65.0 SF
EXERCISE AREA = 360.0 SF
BASKETBALL COURT = 1380.0 SF
UTILITY EQUIPMENT PAD = 100.0 SF
TOTAL = 13,048.0 SF

LOT COVERAGE:  
LOT 125'-0" X 210'-0" = 33,750.0 SF  
33,750.0 SF X 40% = 13,500.0 SF ALLOWED  
PROPOSED 13,048.0 SF = OK

**ZONING DATA** R-2 DISTRICT

	REQUIRED	PROPOSED	VARIANCE REQUIRED	NOTES
MINIMUM LOT AREA	16,750.0 SF	33,750.0 SF	NO	
LOT WIDTH (FRONTAGE)	150'-0"	125'-0"	NO	
LOT DEPTH	125'-0"	210'-0"	NO	
FRONT YARD SETBACK	50'-0"	64'-0"	NO	
FRONT YARD SETBACK (20%)	25'-0"	25'-2"	YES	VARIANCE FOR SIDE PORCH
SIDE YARD SETBACK (20%)	25'-0"	25'-2"	YES	VARIANCE FOR STAIRS TO BASEMENT
REAR YARD SETBACK (20% OR 50'-0')	50'-0"	104'-0"	NO	
BUILDING HEIGHT (PRINCIPAL)	42'-0"	41'-11 1/4"	NO	
BUILDING COVERAGE (PRINCIPAL 20%)	6,750 SF	5606.0 SF (16.6%)	NO	
SURFACE COVERAGE (40%)	13,500 SF	13,048.0 SF (38.9%)	NO	
ACCESSORY BUILDING (POOLHOUSE)				
SIDE YARD	10'-0"	16'-2 3/4"	NO	
REAR YARD	10'-0"	65'-0"	NO	
BUILDING HEIGHT (ACCESSORY)	18'-0"	17'-4"	NO	
BUILDING COVERAGE (35%)	11,812.5 SF	660.0 SF	NO	
ACCESSORY BUILDING (EXERCISE AREA)				
SIDE YARD	10'-0"	10'-2"	NO	
REAR YARD	10'-0"	17'-4 3/4"	NO	
BUILDING HEIGHT (ACCESSORY)	18'-0"	17'-4"	NO	
BUILDING COVERAGE (35%)	11,812.5 SF	560.0 SF	NO	
SWIMMING POOL				
SIDE YARD	30'-0"	31'-0"	NO	
REAR YARD	30'-0"	51'-0 1/4"	NO	

**WARREN  
MEISTERS  
ARCHITECTS**  
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DRAWING TITLE  
**SITE PLAN  
ZONING INFORMATION**

SCALE  
3/32" = 1'-0"

DRAWN BY  
M.S.

PROJECT  
**DANA RESIDENCE  
72 BRIGHTON AVENUE  
DEAL, NJ 07723**

DATE  
06/28/2021  
08/12/2021

REVISION  
PLANNING BOARD  
PLANNING BOARD

**Z-100**