

Site Photograph

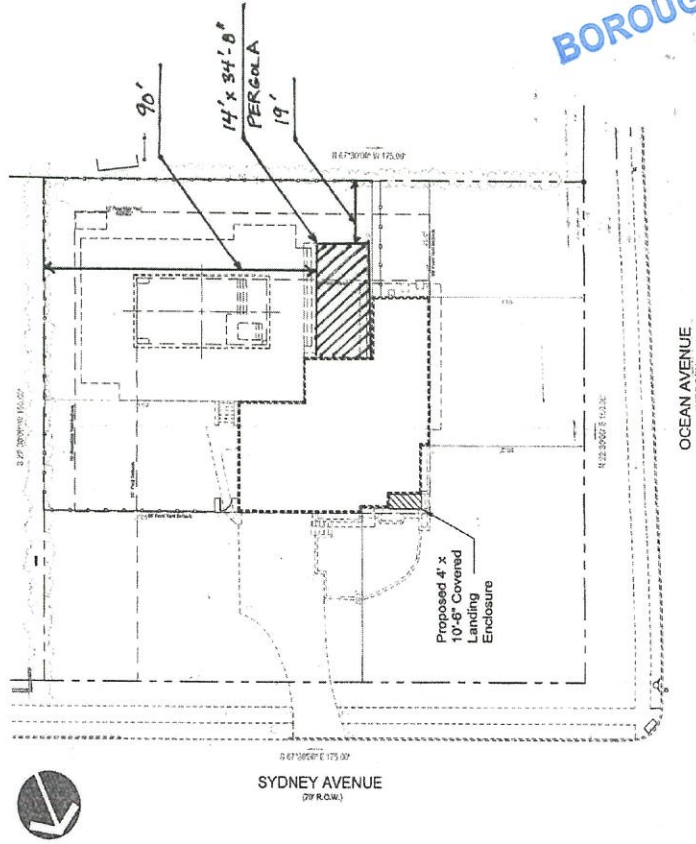
Use Requirements	R-1		Conforming
	Required	Proposed	
Single Family	18,750	26,250	Yes
Lot Area (sf)	150	175	Yes
Lot Width (ft)	125	150	Yes
Front Yard (ft)	50	50.1	Yes
Side Yard (ft)	30	83/35	Yes
Shed/Pergola setback (ft)*	30	19	NO

* 20% of width side setback = 30'
 Lot is corner lot with longer dimension on Sydney Avenue. House faces Sydney Avenue but front on house is considered to be on Ocean Avenue for zoning purpose.

Zoning Table



Location Map



OCEAN AVENUE
(NEW RIGHT-OF-WAY)

SYDNEY AVENUE
(NEW RIGHT-OF-WAY)

Proposed 4' x 10'-6" Covered Landing Enclosure

14' x 34'-0" PERGOLA
19'



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BOROUGH OF DEAL

Portion of Site Survey taken from:
 Site Plan for the Pardo Residence,
 prepared by Moss Gilday Group,
 March 31, 2017

New construction areas taken from:
 Rear Patio Pergola Project,
 prepared by Pisano Development Group,
 December 27, 2021

Date	Revisions	PISANO DEVELOPMENT GROUP Pisano Development Group, LLC P.O. Box 6556, Lawrenceville, NJ 08648 www.pisanodevelopment.com	ZP-1 February 22, 2022 Sheet 1 of 1
	Comments		
30 Sydney Avenue - Block 81, Lot 3 Borough of Deal, Monmouth County, New Jersey Scale: 1" = 40'		ZONING PLOT PLAN	
Robert C. Pisano NJPE 44505			