

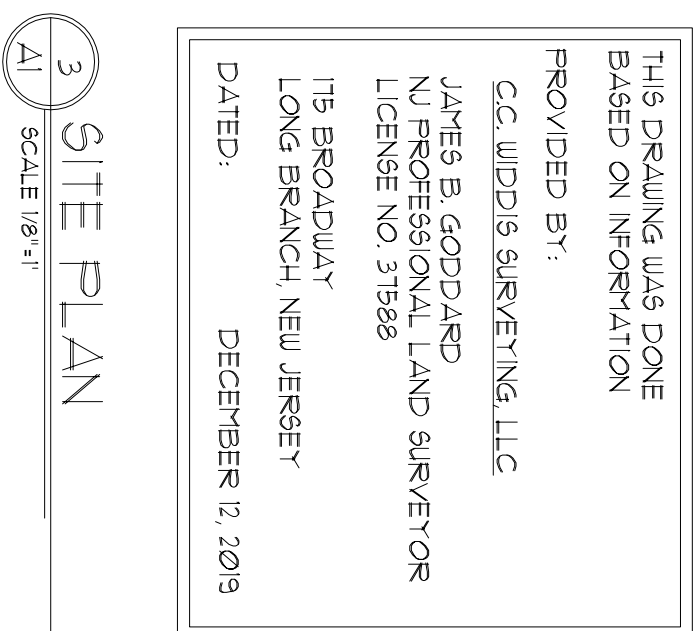
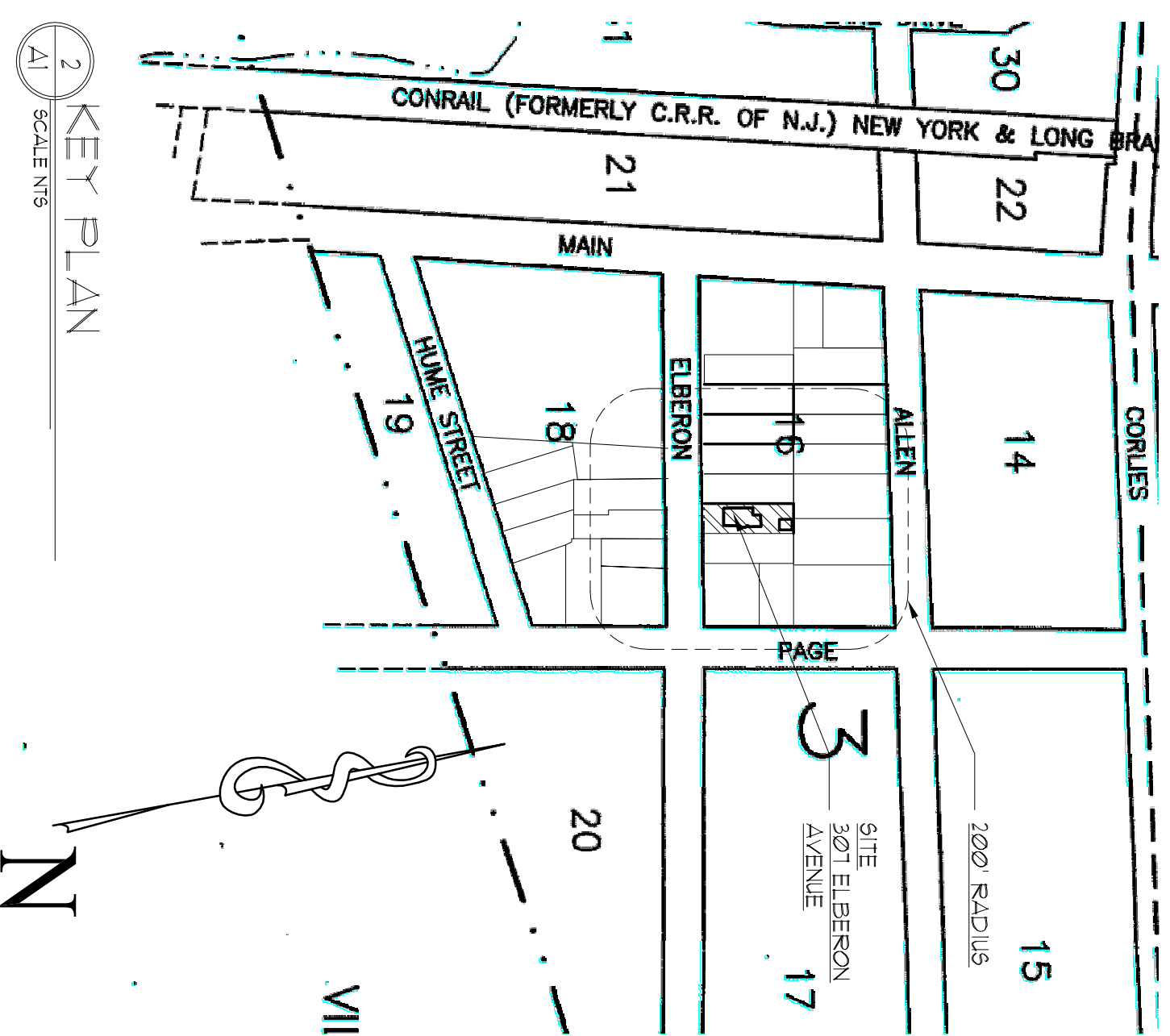
PROPOSED ADDITION FOR:  
**MR. & MRS. FRANCO**

LOT: 13 BLK: 16  
 ALLENHURST, NEW JERSEY

USE GROUP R-5  
 TYPE OF CONSTRUCTION: 5-B

PROJECT DATA - ZONE R2			
REQUIRED	EXISTING	PROPOSED	
LOT AREA	7500 SF.	7500 SF.	
MIN. LOT WIDTH	50'	50'	(NO CHANGE)
MIN. LOT DEPTH	150'	150'	(NO CHANGE)
MAX. BUILDING COVERAGE	32%	1643 SF. + 24%	1643 SF. + 24% (NO CHANGE)
TOTAL LOT COVERAGE	40%	3613 SF. + 48%	3613 SF. + 48% (NO CHANGE)
MIN. FRONT YARD SET BACK	7'-8.92' PER NOTE	7'-8.92'	(NO CHANGE)
MIN. REAR YARD DEPTH OR 30.00'	30.00'	30.00'	(NO CHANGE)
MIN. SIDE YARD 5	5.00'	5.68' (U)	5.68' (U) (NO CHANGE)
MAX. BUILDING HT.	35.00'	33.2'	33.2' (NO CHANGE)

• WHERE THE AVERAGE ALIGNMENT OF THE EXISTING BUILDINGS WITHIN 200 FEET OF THE LOT AND WITHIN THE SAME BLOCK RESULTS IN AN AVERAGE FRONT YARD SETBACK, THE FRONT YARD SETBACKS OF THE DWELLING SHALL BE NO LESS THAN SUCH AVERAGE FRONT YARD SETBACK OR 50 FEET.



THIS DRAWING WAS DONE BASED ON INFORMATION PROVIDED BY:  
 G.C. WIDDIS SURVEYING, LLC  
 JAMES B. GODDARD  
 N.J. PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 315888  
 17B BROADWAY  
 LONG BRANCH, NEW JERSEY  
 DATED: DECEMBER 12, 2019

ELBERON AVENUE  
 ROW 600' PAVEMENT 3550'

**FELDMAN ARCHITECTS FELDMAN**  
 1670 Route 34 North - Suite 1B - Wall, New Jersey 07727 - 732-701-8180

PROPOSED ADDITION FOR:  
 MR. & MRS. FRANCO  
 LOT: 13 BLK: 16  
 ALLENHURST, NEW JERSEY

PROJECT INFO, SITE PLAN,  
 FRONT ELEVATION, ZONING  
 DATA

PROJECT: 1909  
 DWG BY: BH  
 SHEET 1 OF 8  
**A1**

ISSUE FOR ZONING: 1/26/19  
 ISSUE FOR ZONING: 07/06/19  
 ISSUE FOR ZONING: 07/16/19  
 David H. Feldman, R.A., AIA  
 N.J. A11721 TX-24789 FL-4831542  
 NY-02612011 CT-481009311  
 PA-R4463311 VA-04004026  
 Marjorie Dopart-Feldman, R.A., AIA, NCARB  
 N.J. A111543 VT-0030047553  
 MD-A15666 VA-040013843  
 SC-9604 NC-14633 METARC3610 RI-5123

DATE FOR ZONING: 1/26/19  
 DATE FOR ZONING: 07/26/19  
 DATE FOR ZONING: 07/16/19

David H. Feldman, R.A., AIA  
 1670 Route 34 North - Suite 1B - Wall, New Jersey 07727  
 Tel: 908.860.0000  
 Fax: 908.860.0006  
 P.A. #040311 V.A. #04034016  
 Marjorie Popart-Feldman, R.A., AIA, NCARB  
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 Tel: 908.860.0000  
 Fax: 908.860.0006  
 S.C. #3604 N.C. #4633 METACRA 3610 R.# 5123



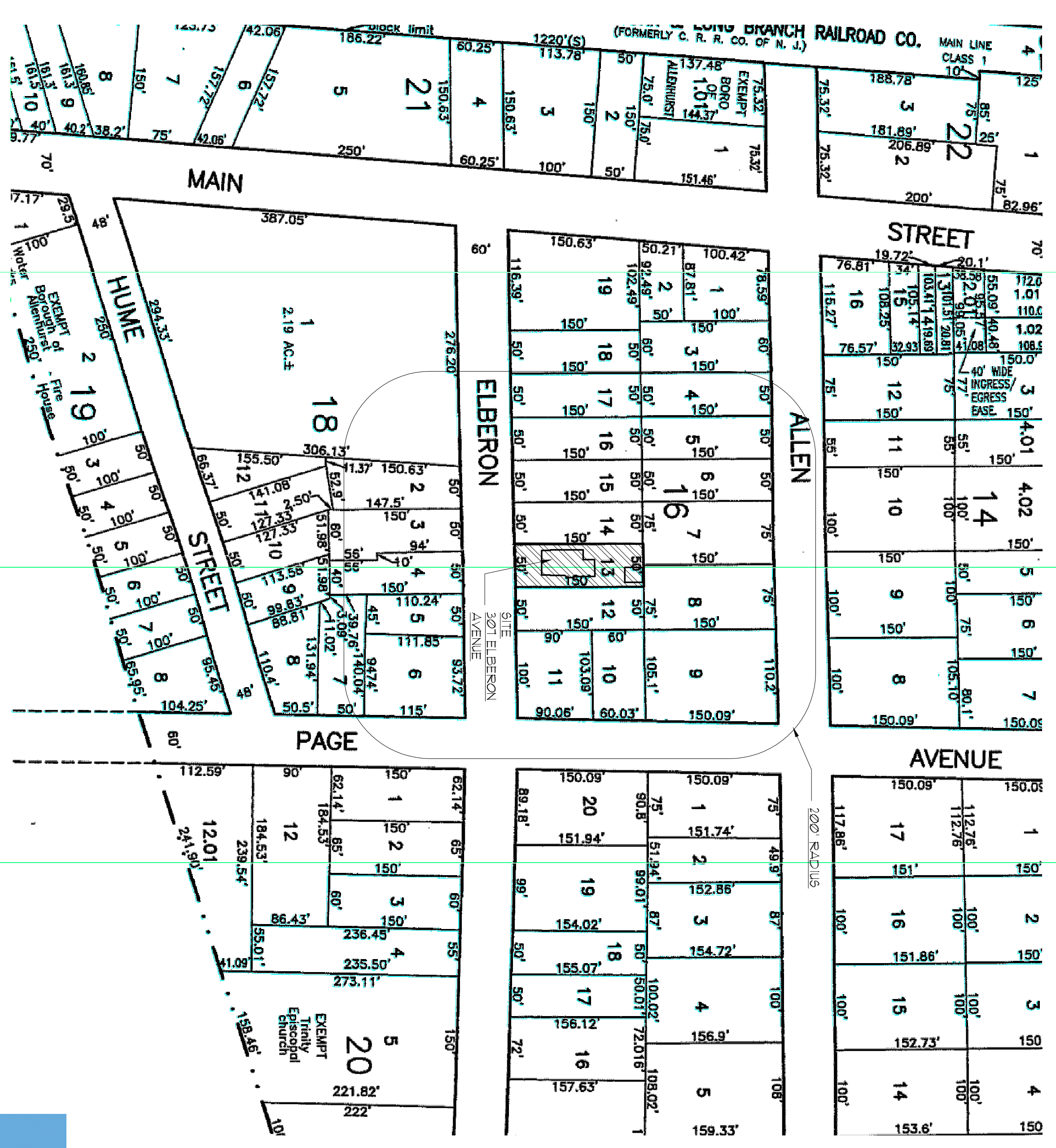
PROPOSED ADDITION FOR:  
 MR. & MRS. FRANCO  
 LOT:13 BLK: 16  
 ALLENHURST, NEW JERSEY

200' KEY PLAN &  
 HOMEOWNERS LIST

PROJECT: 1909  
 DRAWN BY: BH  
 SHEET: 1 OF 8

A2

200' LOT	BLOCK/LOT: 13	PROPERTIES	UTILITIES
1	150.09'	HABERT, JOSEPH 307 ALLEN AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY NATURAL GAS NEW JERSEY WATER WALL, NEW JERSEY, 07119
2	150.09'	THREE HUNDRED EIGHT ALLEN AVENUE, LLC 308 ALLEN AVENUE ALLENHURST, NEW JERSEY, 07111	JERSEY CENTRAL POWER & LIGHT CO. NEW JERSEY WATER POST OFFICE BOX 91 HOKERSSTON, NEW JERSEY, 07962
3	150.09'	HELD, BARBARA A 309 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	COMPASS CABLE COMPANY NEW JERSEY WATER POST OFFICE BOX 198 EATONTOWN, NEW JERSEY, 07124
4	150.09'	DENNIS, PHILIP S, SR. 310 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
5	150.09'	ROBERTSON, GILBERT 311 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
6	150.09'	ROBERTSON, GILBERT 312 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
7	150.09'	ROBERTSON, GILBERT 313 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
8	150.09'	ROBERTSON, GILBERT 314 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
9	150.09'	ROBERTSON, GILBERT 315 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
10	150.09'	ROBERTSON, GILBERT 316 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
11	150.09'	ROBERTSON, GILBERT 317 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
12	150.09'	ROBERTSON, GILBERT 318 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
13	150.09'	ROBERTSON, GILBERT 319 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
14	150.09'	ROBERTSON, GILBERT 320 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
15	150.09'	ROBERTSON, GILBERT 321 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
16	150.09'	ROBERTSON, GILBERT 322 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
17	150.09'	ROBERTSON, GILBERT 323 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
18	150.09'	ROBERTSON, GILBERT 324 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
19	150.09'	ROBERTSON, GILBERT 325 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
20	150.09'	ROBERTSON, GILBERT 326 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
21	150.09'	ROBERTSON, GILBERT 327 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190
22	150.09'	ROBERTSON, GILBERT 328 ELBERON AVENUE ALLENHURST, NEW JERSEY, 07111	NEW JERSEY AMERICAN WATER COMPANY NEW JERSEY WATER SHREVEBURG, NEW JERSEY, 07190



1 200' TAX MAPKEY PLAN  
 SCALE: 1"=60'

THE ZONING BOARD OF ADJUSTMENTS, IN ACCORDANCE WITH THE BOROUGH OF ALLENHURST SITE PLAN REGULATIONS, APPROVES THIS PLAN ON \_\_\_\_\_

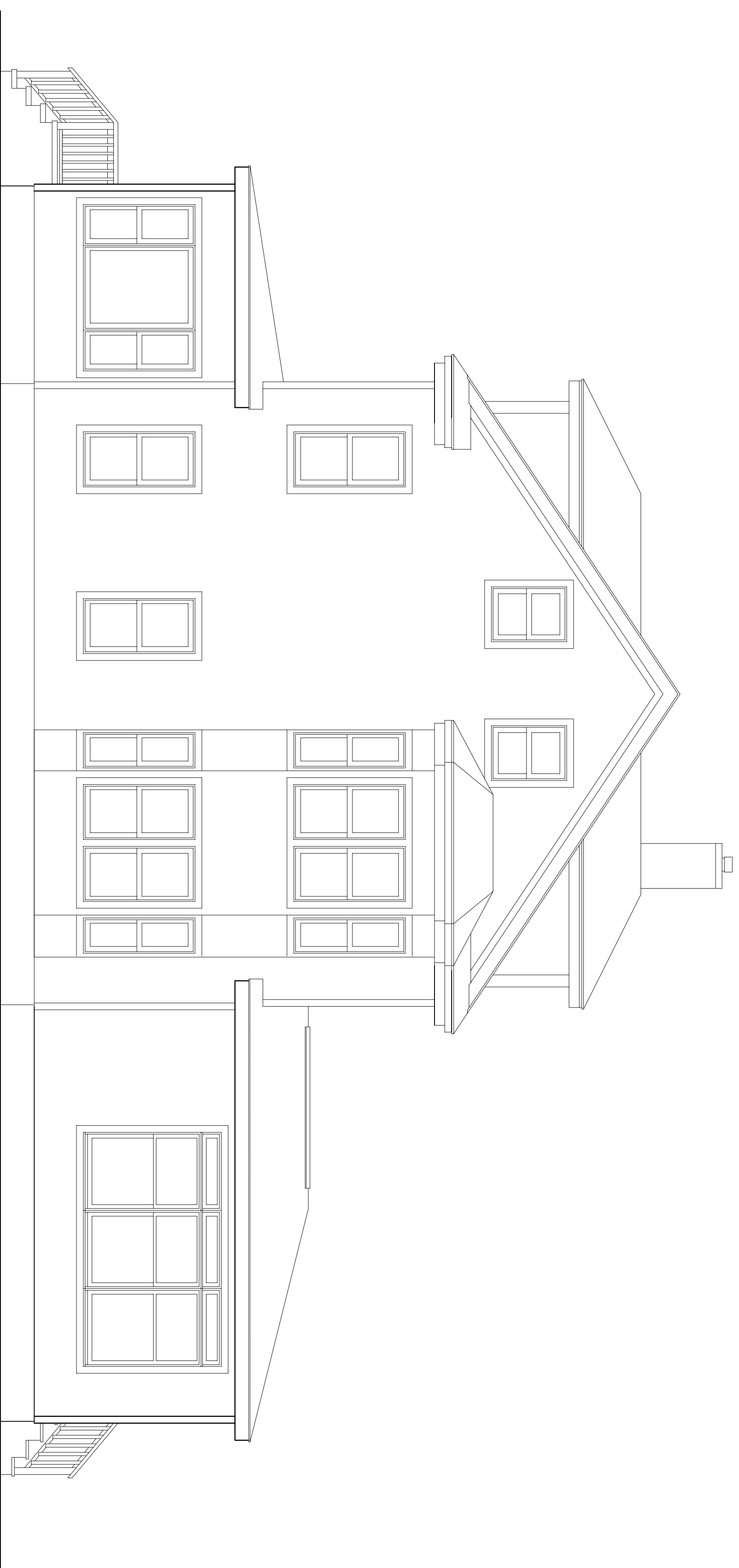
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNING BOARD CHAIRMAN

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SECRETARY

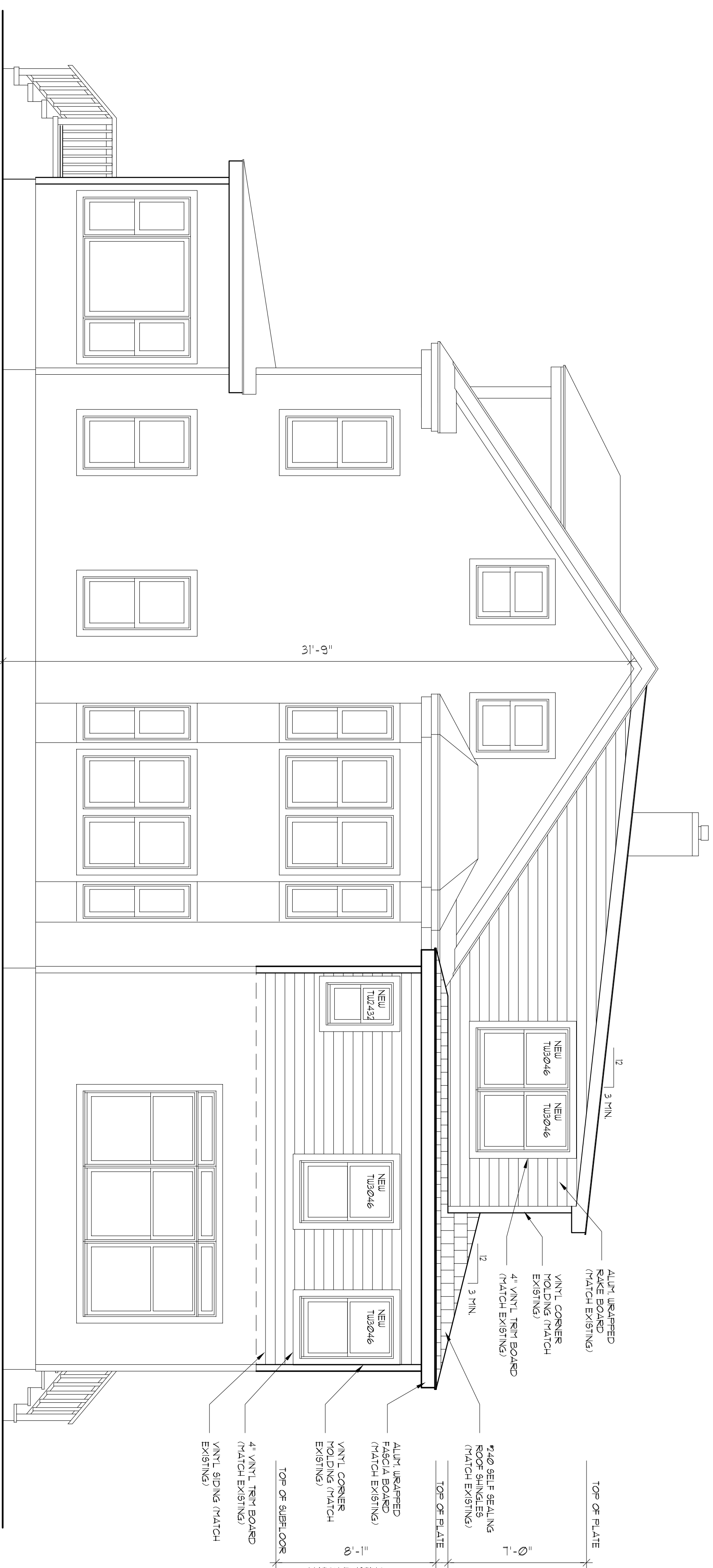
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ENGINEERS



2 KEY PLAN  
 SCALE: 1"=150'



1 EXISTING RIGHT ELEVATION  
SCALE 1/4" = 1'



2 PROPOSED RIGHT ELEVATION  
SCALE 1/4" = 1'

THE ZONING BOARD OF ADJUSTMENTS, IN ACCORDANCE WITH THE BOROUGH OF ALLENHURST SITE PLAN REGULATIONS, APPROVES THIS PLAN ON \_\_\_\_\_

SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING BOARD CHAIRMAN

SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY

SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_  
 ENGINEERS

SCALE FOR ZONING  
1/8" = 1'  
 SCALE FOR ZONING  
0/2" = 1'  
 SCALE FOR ZONING  
0/16" = 1'

David H. Feldman, R.A., AIA  
 N.J. #11721 T.M.#24789 FL.#A831542  
 N.Y. #02670211 C.T.#A8100933  
 P.A.#RA463311 V.A.#04004026

Marjorie Dopart-Feldman, R.A., AIA, NCARB  
 N.J. #111543 V.T.#0202047553  
 M.D.#TB66 V.A.#04003843  
 S.C.#9604 N.C.#14633 M.E.#ARC3610 R.#5123



PROPOSED ADDITION FOR:  
 MR. & MRS. FRANCO  
 LOT:13 BLK: 16  
 ALLENHURST, NEW JERSEY

EXISTING & PROPOSED  
 RIGHT ELEVATIONS

PROJECT: 1909  
 DRAWN BY: BH  
 SHEET: 3 OF 8

A3

Documents prepared by the Architect are submitted to the Authority for use solely with respect to the project. The Authority shall return all documents, including and not limited to, drawings, specifications, and other documents, to the Architect upon completion of the project. The Architect shall retain the right to use the drawings, specifications, and other documents for the project.

SCALE FOR ZONING  
1/8" = 1'-0"

SCALE FOR ZONING  
1/8" = 1'-0"

SCALE FOR ZONING  
1/8" = 1'-0"

David H. Feldman, R.A., AIA  
N.J. #11721 TX#24789 FL#A831542  
NY#02670211 CT#481000931  
PA#R4463311 VA#04004026  
Marjorie Dopart-Feldman, R.A., AIA, NCARB  
N.J. #11543 VT#0202047553  
MD#15566 VA#040013843  
SC#9604 NC#14633 ME#ARC3610 RI#5123



1670 Route 34 North - Suite 1B - Wall, New Jersey 07727 - 732-761-8182

PROPOSED ADDITION FOR:  
**MR. & MRS. FRANCO**  
LOT:13 BLK: 16  
ALLENHURST, NEW JERSEY

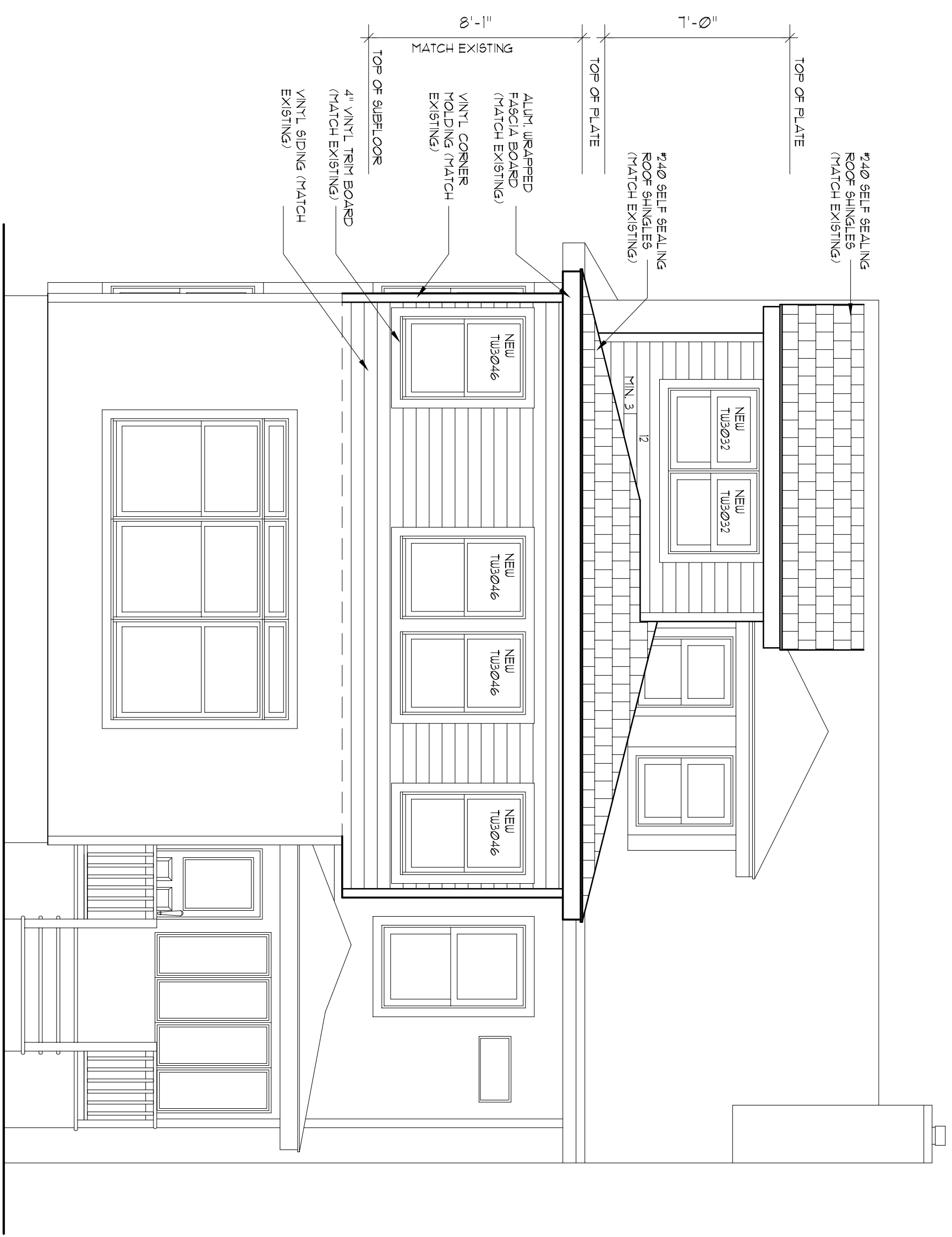
EXISTING & PROPOSED  
REAR ELEVATIONS

PROJECT: 1903  
DWN BY: BH  
SHEET: 4 OF 8

**A4**



1 EXISTING REAR ELEVATION  
SCALE 1/4" = 1'-0"



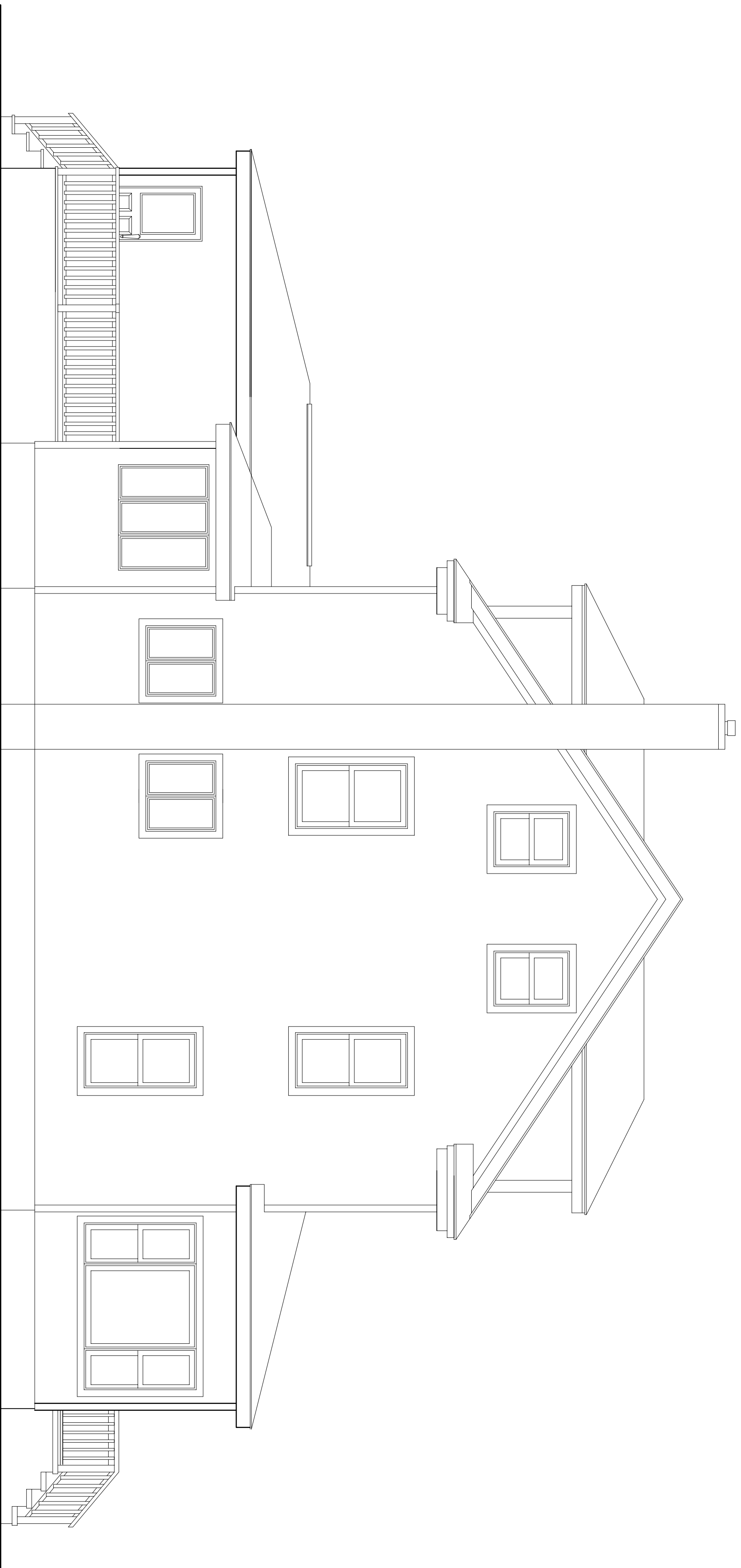
2 PROPOSED REAR ELEVATION  
SCALE 1/4" = 1'-0"

THE ZONING BOARD OF ADJUSTMENTS, IN ACCORDANCE WITH THE BOROUGH OF ALLENHURST SITE PLAN REGULATIONS, APPROVES THIS PLAN ON \_\_\_\_\_

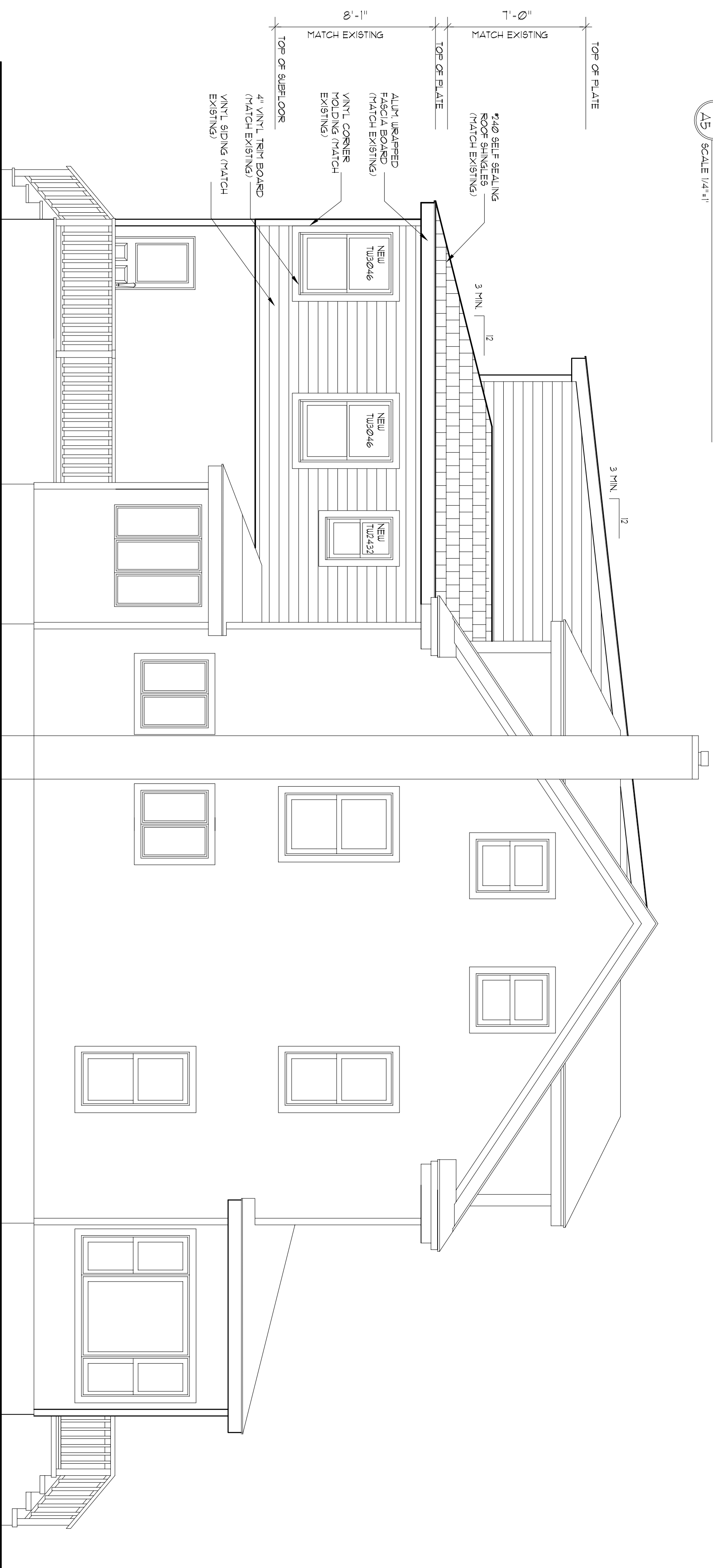
SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING BOARD CHAIRMAN

SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY

SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_  
ENGINEER



1 EXISTING LEFT ELEVATION  
SCALE 1/4" = 1'



2 PROPOSED LEFT ELEVATION  
SCALE 1/4" = 1'

THE ZONING BOARD OF ADJUSTMENTS, IN ACCORDANCE WITH THE BOROUGH OF ALLENHURST SITE PLAN REGULATIONS, APPROVES THIS PLAN ON \_\_\_\_\_

SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNED: PLANNING BOARD CHAIRMAN DATE \_\_\_\_\_  
 SIGNED: SECRETARY DATE \_\_\_\_\_  
 SIGNED: ENGINEER DATE \_\_\_\_\_

SCALE FOR ZONING: 1/8" = 1'  
 SCALE FOR ZONING: 1/4" = 1'  
 SCALE FOR ZONING: 1/2" = 1'

David H. Feldman, R.A., AIA  
 N.J. A11721 T.M. 24789 FL. A.R. 831542  
 N.Y. 02617011 C.T. 48100931  
 P.A. R.A. 42311 V.A. 04024026  
 Marjorie Dopart-Feldman, R.A., AIA, NCARB  
 N.J. A11543 V.T. 02020247553  
 M.D. A.T. 566 V.A. 040203843  
 S.C. 9604 N.C. 14633 M.E.A.R.C. 3610 R.A. 5123



PROPOSED ADDITION FOR:  
 MR. & MRS. FRANCO  
 LOT: 13 BLK: 16  
 ALLENHURST, NEW JERSEY

EXISTING & PROPOSED  
 LEFT ELEVATIONS

PROJECT: 1903  
 DRAWN BY: BH  
 SHEET 5 OF 8  
**A5**

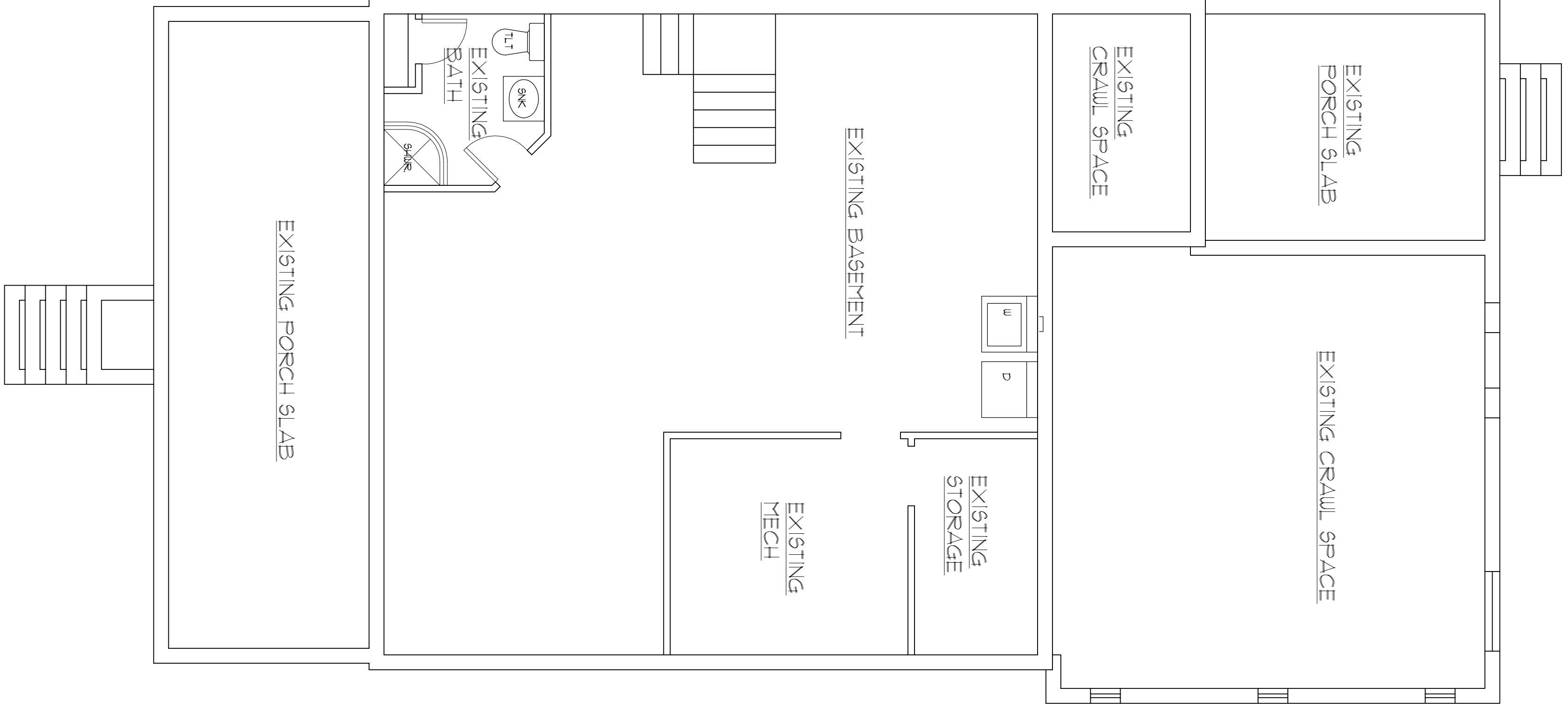


PROPOSED ADDITION FOR:  
**MR. & MRS. FRANCO**  
LOT:13 BLK: 16  
ALLENHURST, NEW JERSEY

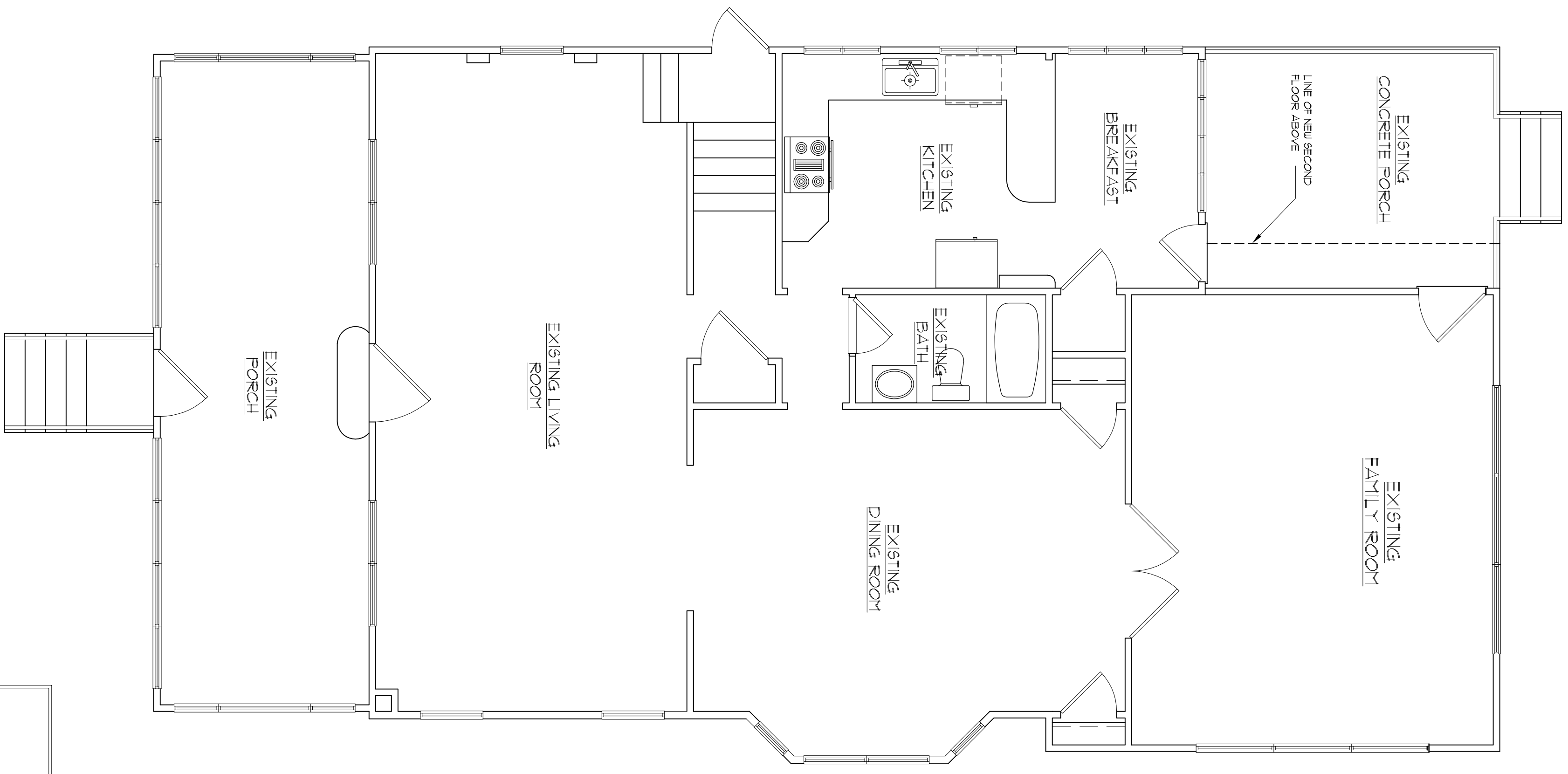
EXISTING BASEMENT  
FIRST FLOOR PLANS

PROJECT: 1909  
DATE BY: BH  
SHEET 6 OF 8

**A6**



1. EXISTING BASEMENT PLAN  
SCALE 1/4" = 1'-0"



2. EXISTING FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

**WALL LEGEND**

	EXISTING STUD WALL TO REMAIN
	EXISTING STUD WALL TO BE REMOVED
	PATCH AND REPAIR ADJACENT CONST. AS REQD.
	NEW STUD WALL

THE ZONING BOARD OF ADJUSTMENTS, IN ACCORDANCE WITH THE BOROUGH OF ALLENHURST SITE PLAN REGULATIONS, APPROVES THIS PLAN ON \_\_\_\_\_

SIGNED: \_\_\_\_\_ PLANNING BOARD CHAIRMAN DATE \_\_\_\_\_  
SIGNED: \_\_\_\_\_ SECRETARY DATE \_\_\_\_\_  
SIGNED: \_\_\_\_\_ ENGINEERS DATE \_\_\_\_\_

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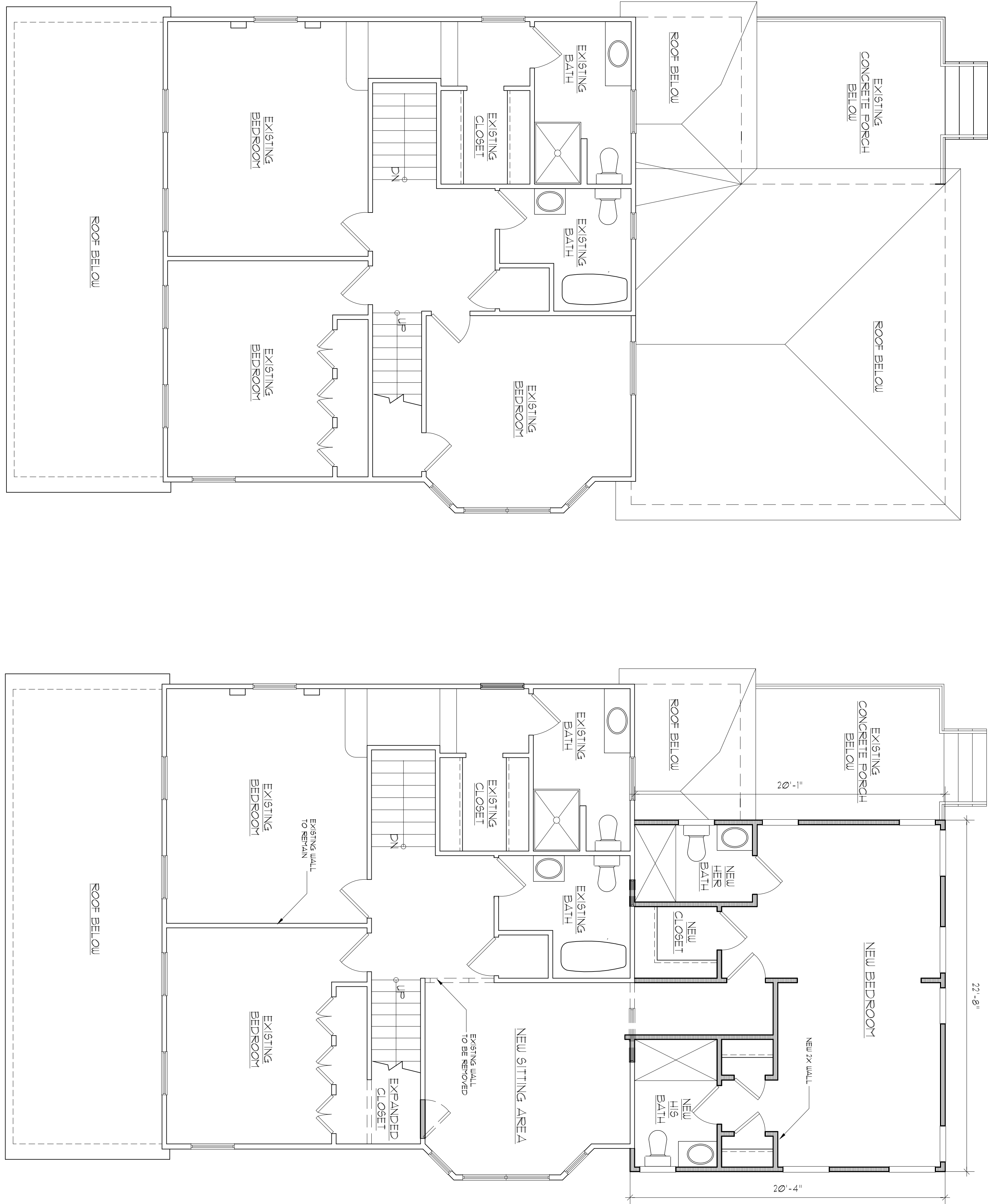


PROPOSED ADDITION FOR:  
**MR. & MRS. FRANCO**  
LOT:13 BLK: 16  
ALLENHURST, NEW JERSEY

EXISTING & PROPOSED  
SECOND FLOOR PLANS

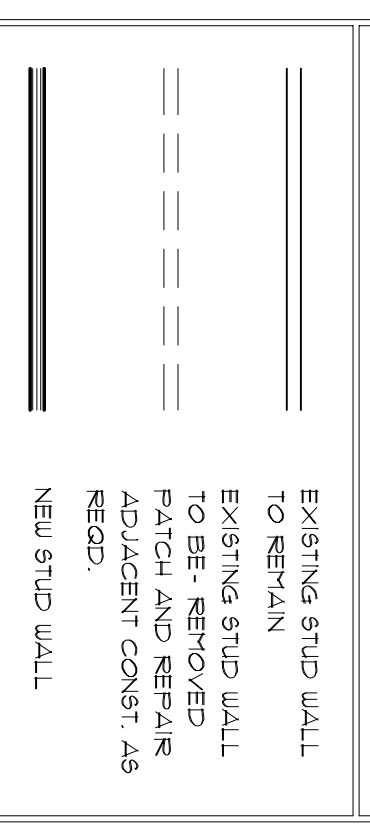
PROJECT: 1903  
DWG BY: BH  
SHEET 1 OF 8

**A7**



PROPOSED  
SECOND FLOOR  
ADDITION 456 SF

**WALL LEGEND**



THE ZONING BOARD OF ADJUSTMENTS, IN ACCORDANCE WITH THE BOROUGH OF ALLENHURST SITE PLAN REGULATIONS, APPROVED THIS PLAN ON \_\_\_\_\_

SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING BOARD CHAIRMAN

SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY

SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_  
ENGINEERS

1 EXISTING SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

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

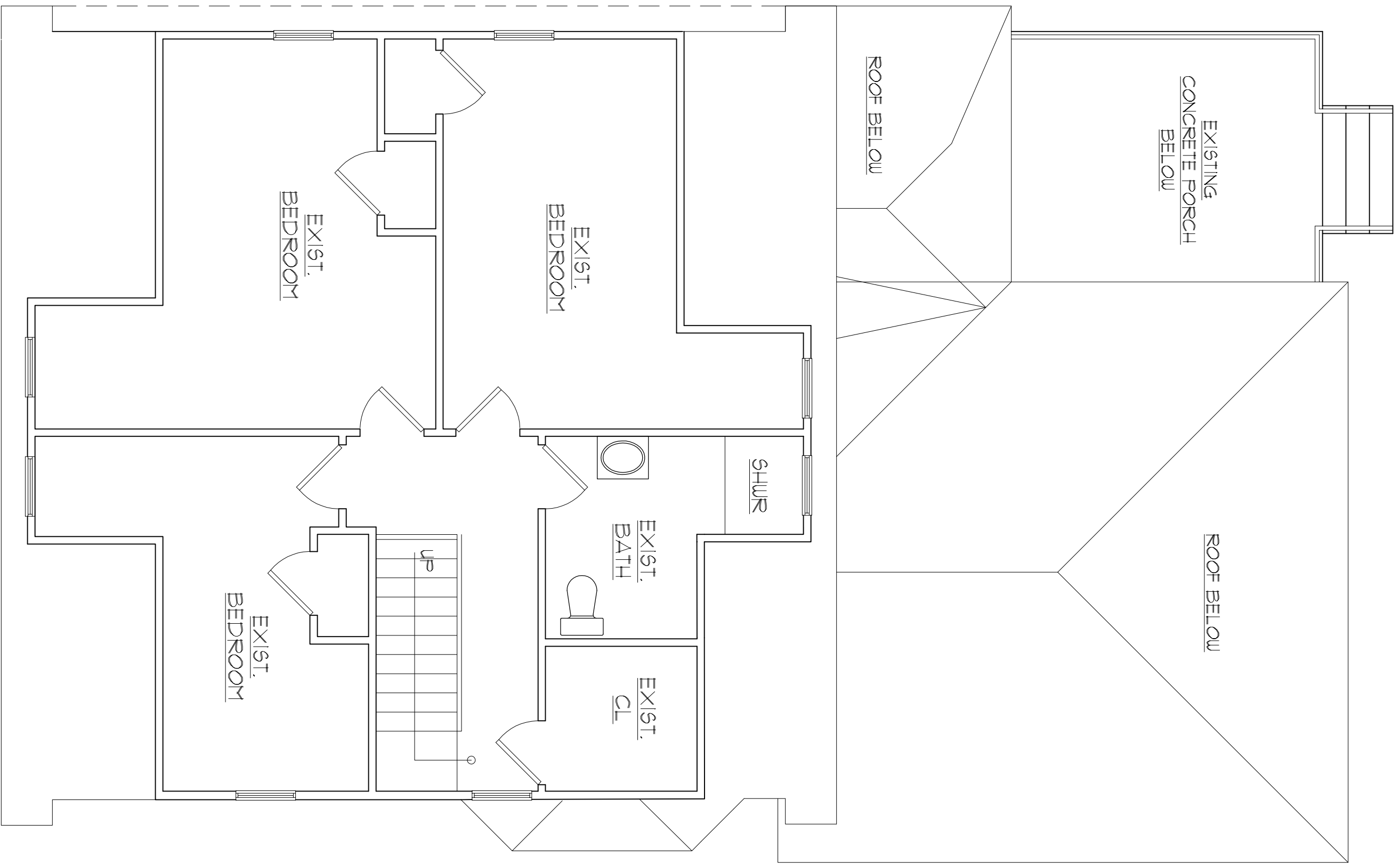


PROPOSED ADDITION FOR:  
**MR. & MRS. FRANCO**  
LOT:13 BLK: 16  
ALLENHURST, NEW JERSEY

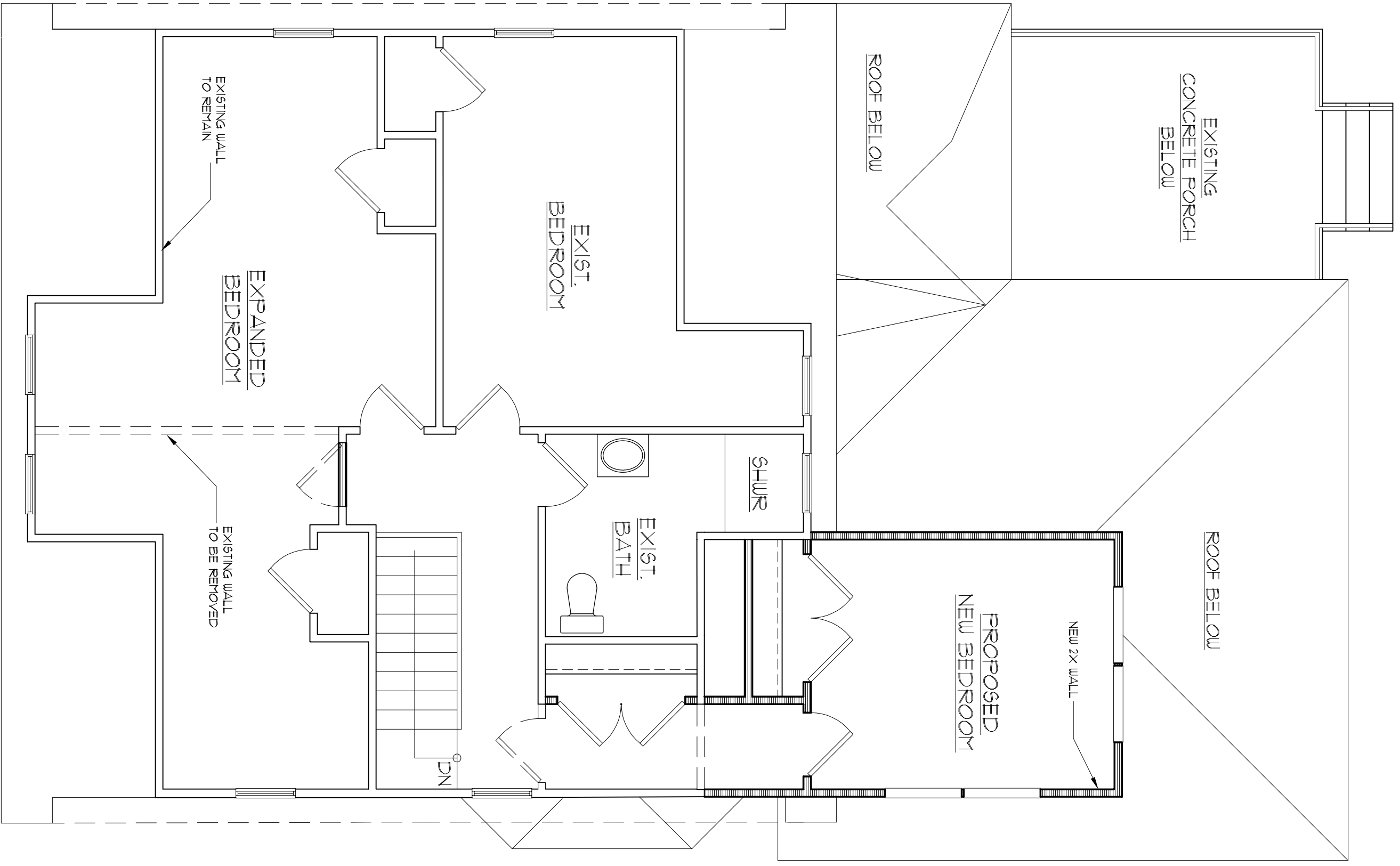
**EXISTING & PROPOSED  
ATTIC FLOOR PLANS**

PROJECT: 1903  
DWN BY: BH  
SHEET 8 OF 8

**A8**



**1** EXISTING ATTIC PLAN  
SCALE 1/4" = 1'



**2** PROPOSED ATTIC PLAN  
SCALE 1/4" = 1'

PROPOSED THIRD  
FLOOR ADDITION  
169 SF

WALL LEGEND	
	EXISTING STUD WALL
	EXISTING STUD WALL TO BE REPAIR
	EXISTING STUD WALL TO BE REMOVED
	PATCH AND REPAIR ADJACENT CONST. AS REQD.
	NEW STUD WALL

THE ZONING BOARD OF ADJUSTMENTS, IN ACCORDANCE WITH THE BOROUGH OF ALLENHURST SITE PLAN REGULATIONS, APPROVES THIS PLAN ON \_\_\_\_\_

SIGNED: _____	PLANNING BOARD CHAIRMAN	DATE _____
SIGNED: _____	SECRETARY	DATE _____
SIGNED: _____	ENGINEERS	DATE _____