

DENNIS TOWNSHIP ZONING BOARD SIGNATURES

BOARD CHAIRMAN _____

BOARD ENGINEER _____

BOARD SECRETARY _____

BLANE STEINMAN

RESIDENTIAL COMMERCIAL

ARCHITECT

L.L.C.

2220 ROUTE 9 NORTH
CLERMONT, NEW JERSEY 08210
TEL.: 609-624-2099 FAX: 609-624-2098

Blane Steinman

BLANE E. STEINMAN, BA
NJ AT 13174
FL AR 95223
NCARB CERTIFIED

JOSEPH D. GITTLE
SENIOR DESIGNER

EMMA DE LA MESA
SENIOR ARCHITECT
NCARB CERTIFIED

CONSULTANTS

REVISIONS

REV. #	DATE	NOTES	SHEET #

PROJECT
ALTERATIONS & ADDITION FOR:
RICKY & KIRSTEN BAILEY
BLOCK: 15
LOT(S): 21

223 HOFFMAN'S MILL ROAD
DENNIS TOWNSHIP, NEW JERSEY

EXISTING & PROPOSED SITE DATA

DATE: 01.30.26
SCALE: AS NOTED
DRAWN: ZG,JG,AF
CHECKED: BES

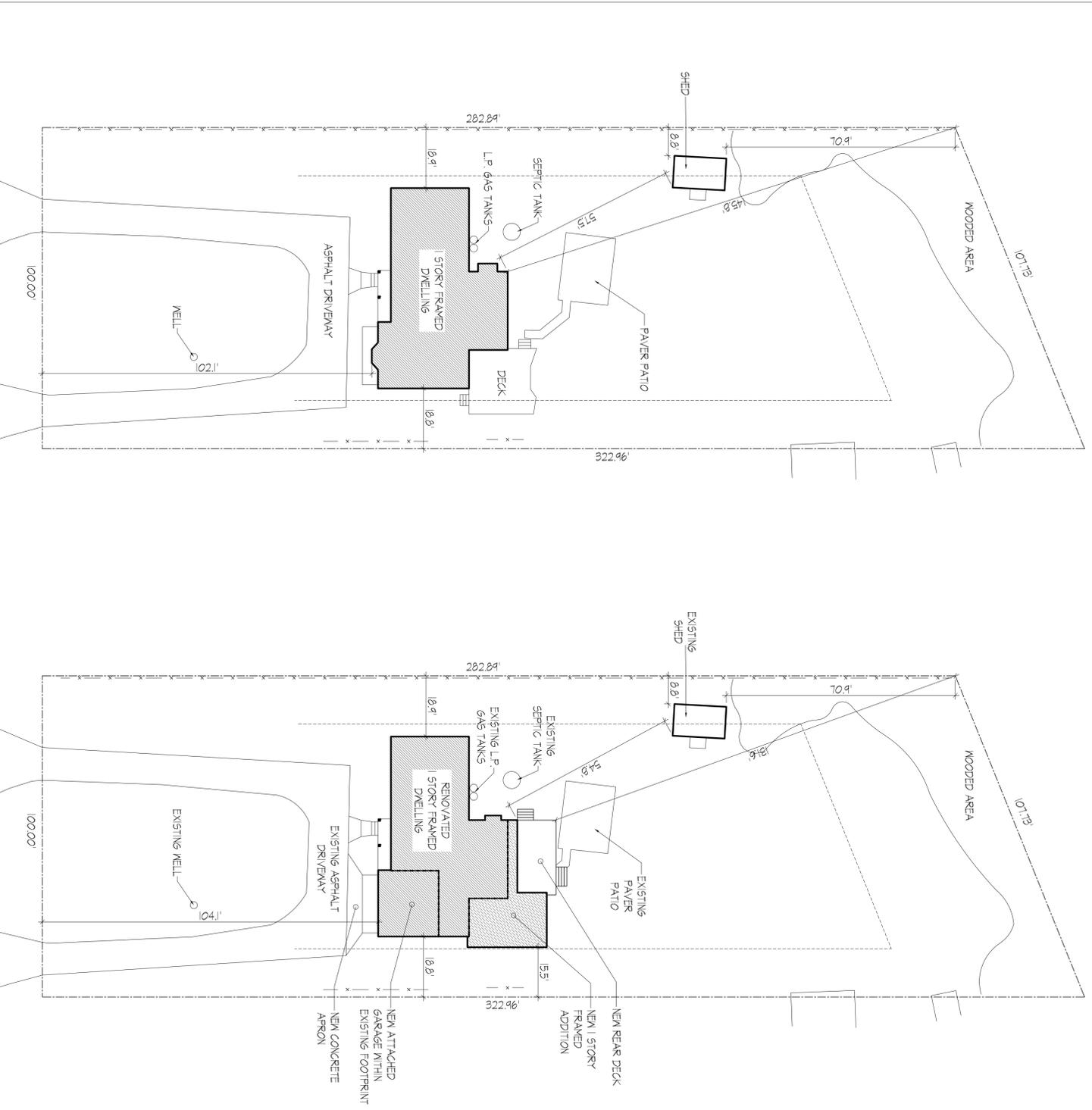
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V1

LOT AREA	ZONING REGULATIONS FOR BY DISTRICT	EXISTING CONDITIONS	PROPOSED CONDITIONS	CONFORMING
3.2 ACRES		4.8 ACRES	4.8 ACRES	EMC
LOT FRONTAGE:	100 FT. MIN.	100 FT.	100 FT.	YES
LOT WIDTH:	100 FT. MIN.	100 FT.	100 FT.	YES
LOT DEPTH:	125 FT. MIN.	309 FT.3	309 FT.3	YES
FRONT YARD SETBACK *	TBD	102.1 FT.	104.1 FT.	TBD
REAR YARD SETBACK:	50 FT. MIN.	140 FT.	140 FT.	YES
SIDE YARD SETBACK:	5 FT. MIN.	1.64 FT. / 1.88 FT.	1.64 FT. / 1.55 FT.	YES
MAX. BUILDING COVERAGE:	15.37 SF OR 5% MAX.	112 SF OR 2.5%	2398 SF OR 11%	NO
BUILDING HEIGHT:	30 FT. MAX.	18'-2 1/4"	20'-5 1/4"	YES
STORIES:	2.5 MAX.	1	1	YES
ACCESSORY BUILDING:	0 FT. MIN.	8.8 FT.	8.8 FT.	EMC
SIDE YARD SETBACK:	0 FT. MIN.	10.4 FT.	10.4 FT.	YES
REAR YARD SETBACK:	0 FT. MIN.	51.5 FT.	54.8 FT.	YES
DIST. TO OTHER BLDGS.:	0 FT. MIN.	154.4 SF OR 5%	154.4 SF OR 5%	YES
MAX. BUILDING COVERAGE:	30.11 SF OR 8% MAX.	154.4 SF OR 5%	154.4 SF OR 5%	YES

BUILDING DATA:

FIRST FLOOR	EXISTING:	ADDITION:	TOTAL:
ATTACHED GARAGE	0 SF	355 SF	355 SF
UNCOVERED DECK	396 SF	-125 SF	271 SF
COVERED PORCH	66 SF	0 SF	66 SF
	464 SF	61 SF	495 SF



EXISTING SITE PLAN
SCALE: 1"=20'-0"

PROPOSED SITE PLAN
SCALE: 1"=20'-0"

HOFFMAN'S MILL ROAD

HOFFMAN'S MILL ROAD

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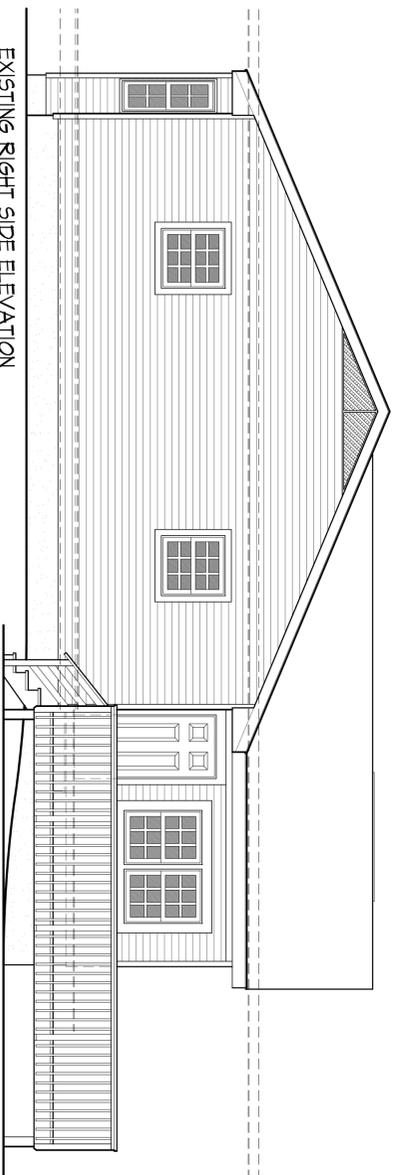
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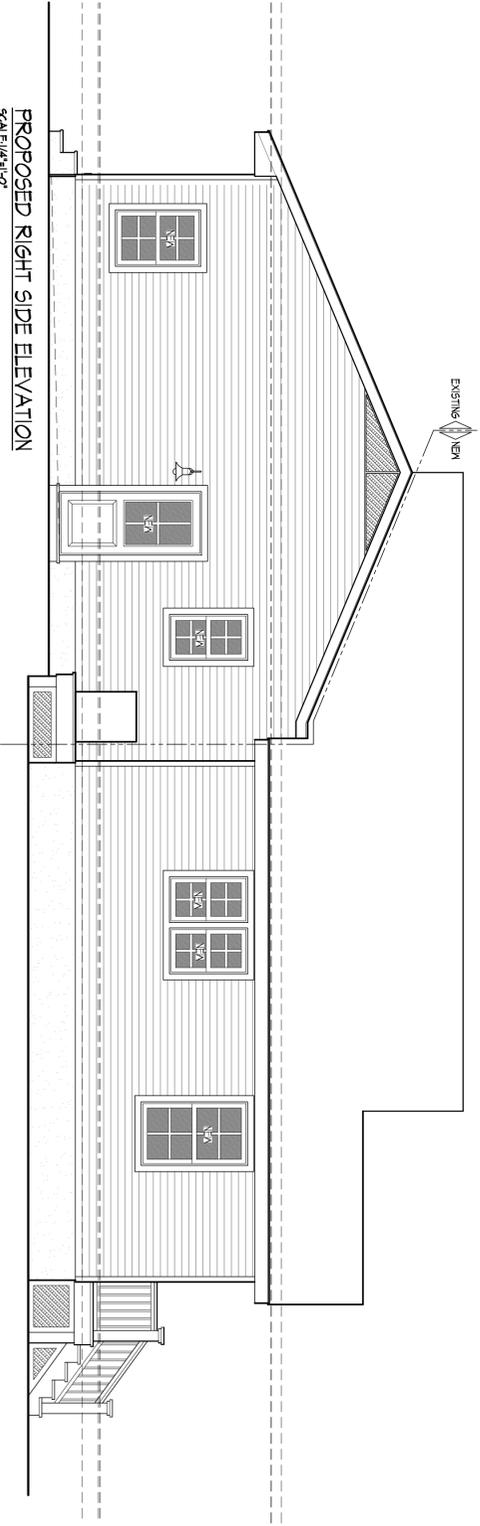


EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"

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



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



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

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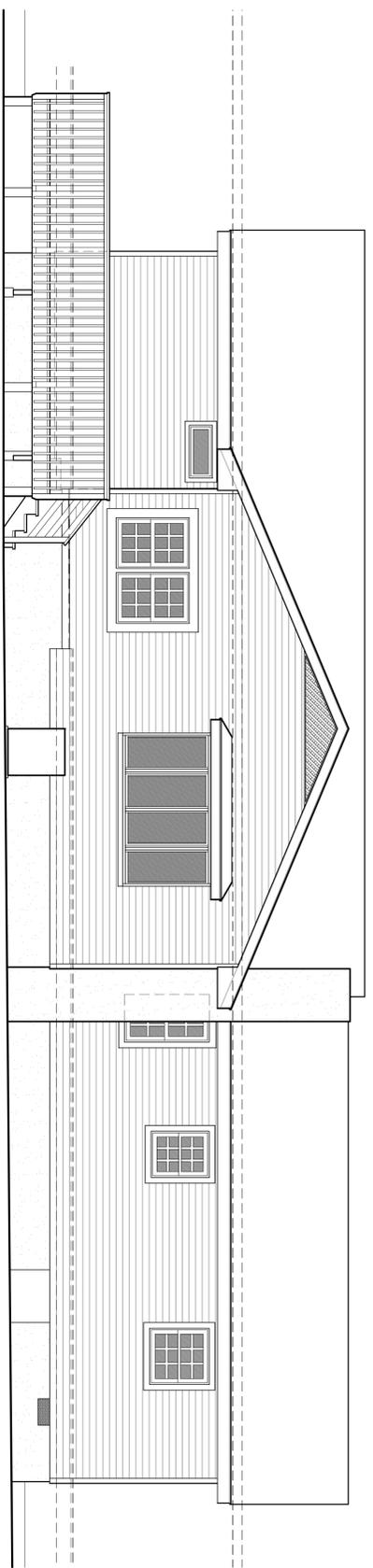
223 HOFFMAN'S MILL ROAD
DENNIS TOWNSHIP, NEW JERSEY

ELEVATIONS

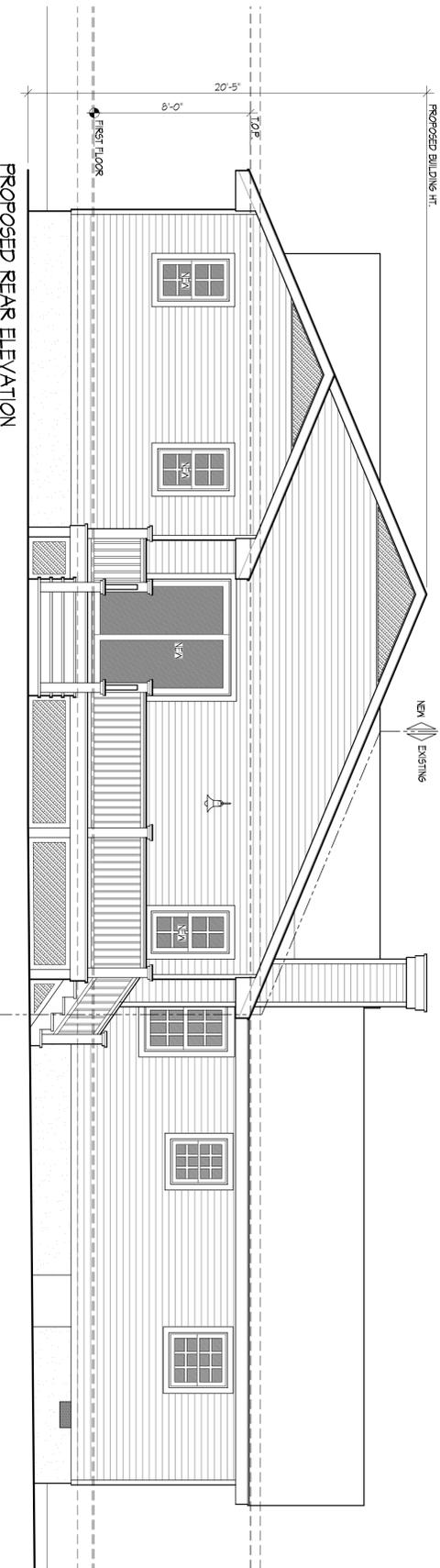
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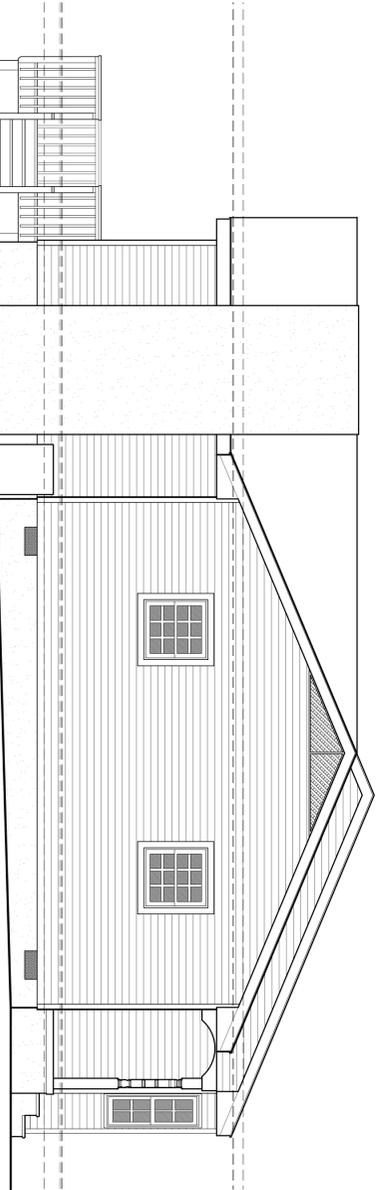
V3



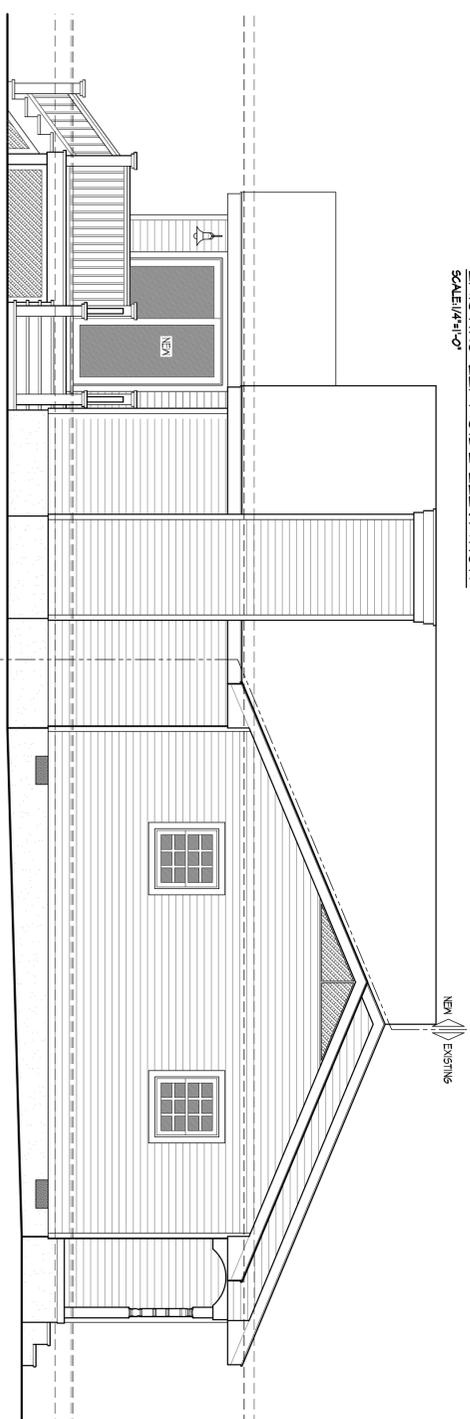
EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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