



SITE INFORMATION
ZONE R-20

ITEM	PERMITTED/REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	20,000 SQ FT	23,961.27 SQ FT	NO CHANGE
MIN. LOT WIDTH & FRONTAGE:	100 FT	123.77 FT	NO CHANGE
MIN. LOT DEPTH:	150 FT	243.34 FT	NO CHANGE
MIN. FRONT SETBACK:	40 FT	±42.5 FT	35.2 FT *
MIN. REAR SETBACK:	50 FT	±151.2 FT	NO CHANGE
MIN. SIDE SETBACKS (EACH):	10 FT	NORTH: ±21.1 FT SOUTH ±28.8 FT	NO CHANGE
MAX. LOT COVERAGE, BUILDINGS & STRUCTURES:	28% 6,699 SF	8.4% 2,022 SQ FT	NO CHANGE

* VARIANCE REQUESTED

1. THIS PROPERTY IS KNOWN AS LOT 126 BLOCK 270 AS SHOWN ON THE OFFICIAL TAX MAPS OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY,
2. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED BUILDING IMPROVEMENTS WITHIN THE EXISTING SETBACKS OF THE R-20 ZONE.
3. THERE IS NO LAND DISTURBANCE.
4. SITE INFORMATION IS TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY, LOT 26, BLOCK 270, TOWNSHIP OF MARLBORO, COUNTY OF MONMOUTH, NEW JERSEY" DATED 6-25-2019, PREPARED BY MORGAN ENGINEERING AND SURVEYING.
5. BUILDING MODIFICATIONS ARE TAKEN FROM A PLAN ENTITLED "ADDITION AND ALTERATIONS @ EXISTING 2 STORY 1 FAMILY RESIDENCE, 17 ROBINSON ROAD, MARGANVILLE, NJ 07751, BLOCK 270, LOT 126 PREPARED BY THOMAS GIEGERICH ARCHITECT, LLC, DATED 28 AUG. 2019.

OWNER/APPLICANT:
ASHKHEN TADEVOSYAN
17 ROBINSON ROAD
MARLBORO, NJ

PLOT PLAN/ VARIANCE PLAN Block 270, Lot 17 "TADEVOSYAN" SITUATED IN 17 Robinson Road Township of Marlboro, Monmouth County, New Jersey		FIELD DATE 9-24-2019 SCALE 1" = 20' DRAWN BY DN CHECKED BY CAD FILE 2693051.PLANING FIELD BK N/A PAGE N/A SHEET 1 OF 1 JOB NO. 32697
CONCEPT ENGINEERING CONSULTANTS, P.A. PROFESSIONAL ENGINEERS - LAND SURVEYORS 227 ROUTE 33, BUILDING #2, UNIT #7, MANALAPAN, NJ 07726 PHONE: 734-792-2750	LEO A. KALIETA P.L.S. PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 3838	COVERED ENTRY 11-19-2019 FIN REVISION DATE BY
JOHN J. PLOSKONKA P.E. PROFESSIONAL ENGINEER N.J. LIC. NO. 15311	DATE	DATE