

May 24, 2021 Client #5566.0001
 List of adjoining within 200 feet
 Block 276 Lot 89 (Owner's)

Block 276 Lot 77.01	Isakson, Richard T & Grace M	832 Titus Pl	Middletown, NJ 07748
Block 276 Lot 77.021	Two of Middletown	1 Kings Hwy	Middletown, NJ 07748
Block 276 Lot 88	Truair, Robert W & Barbara Ann	203 Sunset Ave	Port Monmouth, NJ 07758
Block 276 Lot 89	FVI Associates LLC	53 Briarwood Avenue	Port Monmouth, NJ 07758
Block 276 Lot 82	Lagarrá, David J & Marianne A	7 Briarhurst Ave	Port Monmouth, NJ 07758
Block 276 Lot 83	Barkovsky, Thomas	5 Briarhurst Ave	Port Monmouth, NJ 07758
Block 276 Lot 86	Yager, Elmer A	6 Briarhurst Ave	Port Monmouth, NJ 07758
Block 276 Lot 87	Truair, Robert Sr & Barbara Ann	203 Sunset Ave	Port Monmouth, NJ 07758
Block 276 Lot 96	Gomez, Jeremy & Judith	109 Main St	Port Monmouth, NJ 07758
Block 276 Lot 97	Evans, Sean	105 Main St	Port Monmouth, NJ 07758
Block 276 Lot 2	Bennett, Christopher & Wendy	8 Broad St	Port Monmouth, NJ 07758
Block 276 Lot 18	Gatavoka, Bruce H Healy Kathryn	213 Sunset Avenue	Port Monmouth, NJ 07758
Block 276 Lot 19	Feehan, Brittany K	8 Broad St	Port Monmouth, NJ 07758
Block 276 Lot 84	Romanick, Jenna	3 Briarhurst Ave	Port Monmouth, NJ 07758
Block 276 Lot 85	Straniero, WM J & Kathryn	4 Briarhurst Ave	Port Monmouth, NJ 07758
Block 276 Lot 90.01	Pesa, Ivica & Olga	203 Sunset Ave	Port Monmouth, NJ 07758
Block 276 Lot 90.02	Nardo, Raymond G	199 Sunset Ave	Port Monmouth, NJ 07758
Block 276 Lot 91	Quinn, William	202 Sunset Ave	Port Monmouth, NJ 07758
Block 276 Lot 92	Dillon, Kerry & Nancy	204 Sunset Ave	Port Monmouth, NJ 07758
Block 276 Lot 93	Sparano, Steven & Murphy Bridget	206 Sunset Avenue	Port Monmouth, NJ 07758
Block 276 Lot 94	Durning, Edward J & Barbara	208 Sunset Ave	Port Monmouth, NJ 07758
Block 276 Lot 95	Rivers, Jose M & Courtney	3 Broad St	Port Monmouth, NJ 07758
Block 276 Lot 88	Belan, Michael J Jr & Christina	3 Briarhurst Ave	Port Monmouth, NJ 07758

Robert Schindler/Manager
 Eastern Shore Engineering/Verizon New Jersey Inc.
 175 W. Main St.
 Freehold, NJ 07728

Lance Hendrickson, Operations
 NJ American Water Company
 651 Shrewsbury Ave
 Shrewsbury, NJ 07702

Supervisor
 Township of Middletown Sewer Authority
 PO Box 205
 Bedford, NJ 07718

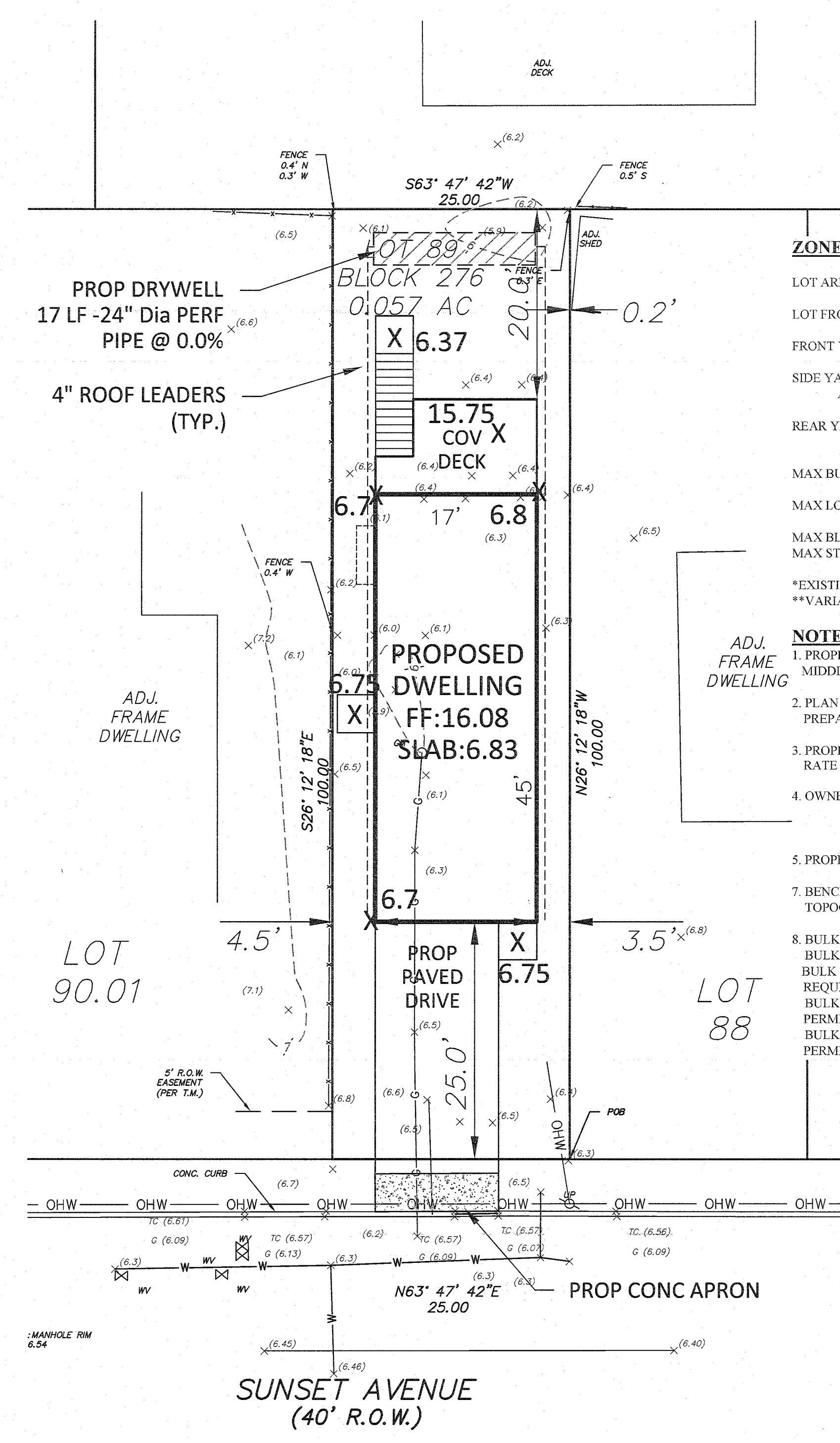
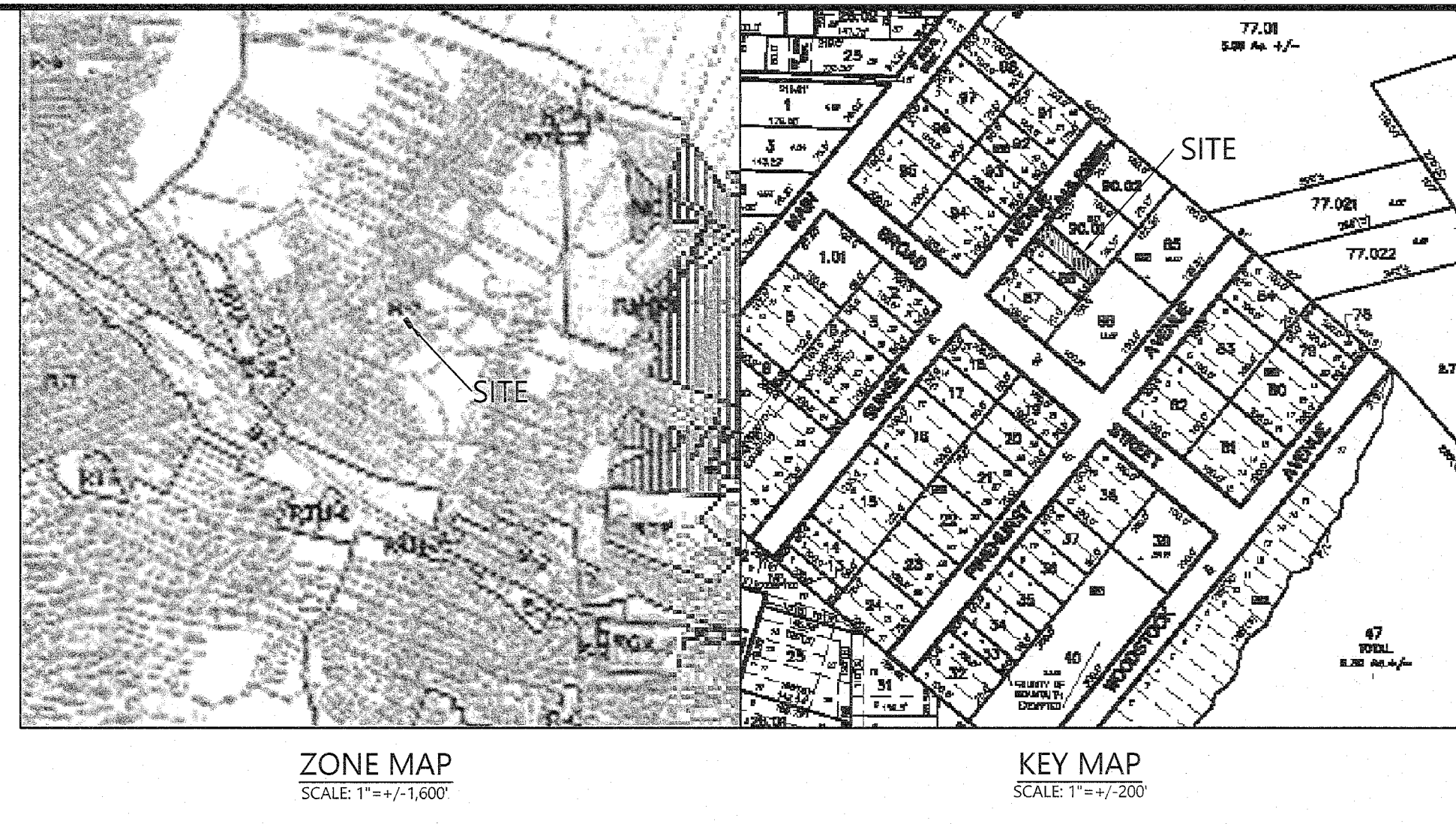
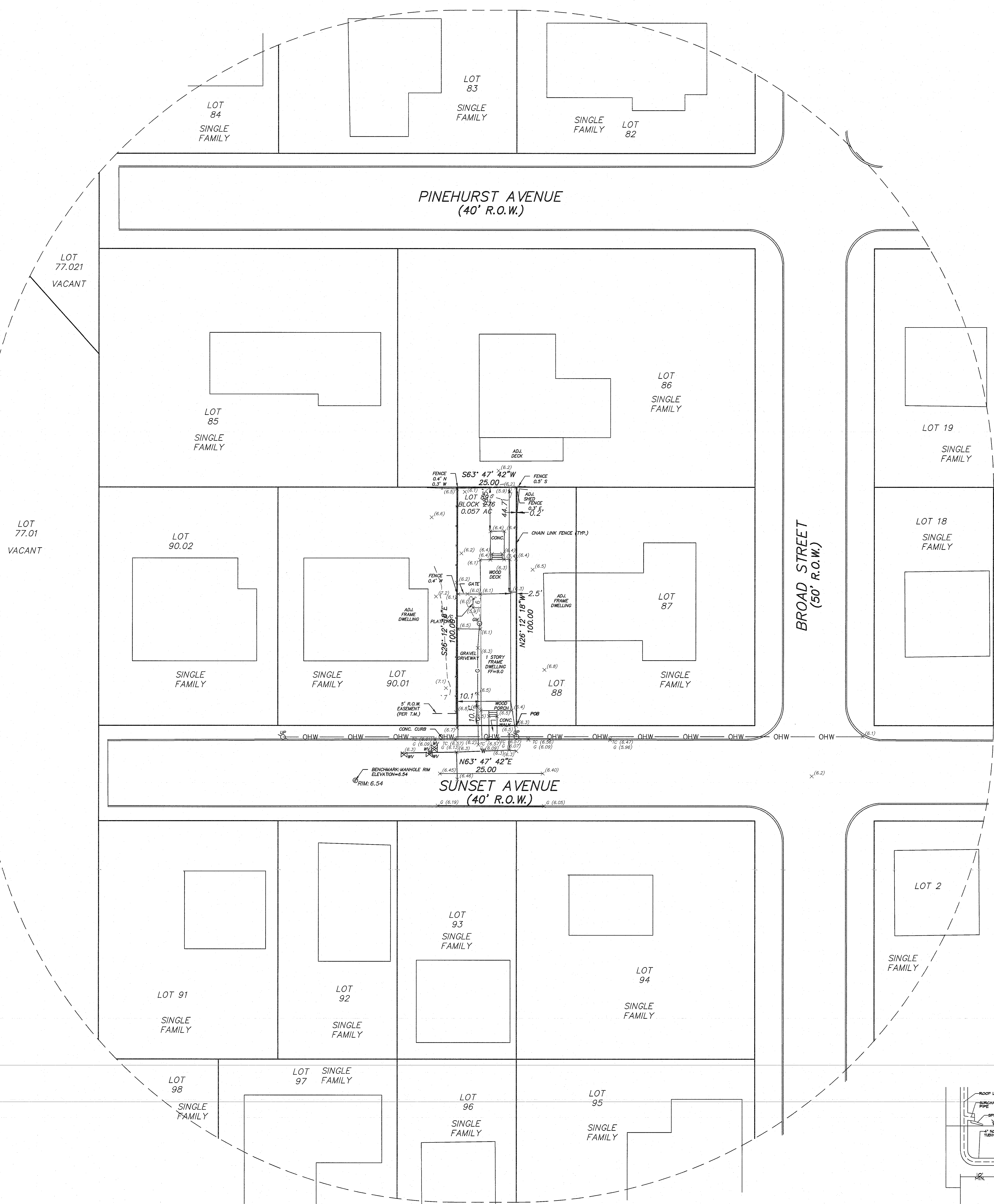
New Jersey Natural Gas Co.
 Attn: John B. Wycoff, P.E., Manager-Distribution Engineering
 1415 Wyckoff Blvd PO Box 1464
 Wall, NJ 07719

Corporate Secretary
 Jersey Central Power & Light Company
 300 Madison Ave
 Morristown, NJ 07960

Ron Bertrand-Construction Foreman
 Comcast Cablevision of Monmouth County, Inc.
 403 South St.
 Eatontown, NJ 07724

Bayshore Outfall Authority
 Mr. Richard Ellison
 200 Harbor Way
 Bedford, NJ 07718

New Jersey Turnpike Authority
 PO Box 5042
 Woodbridge, NJ 07095

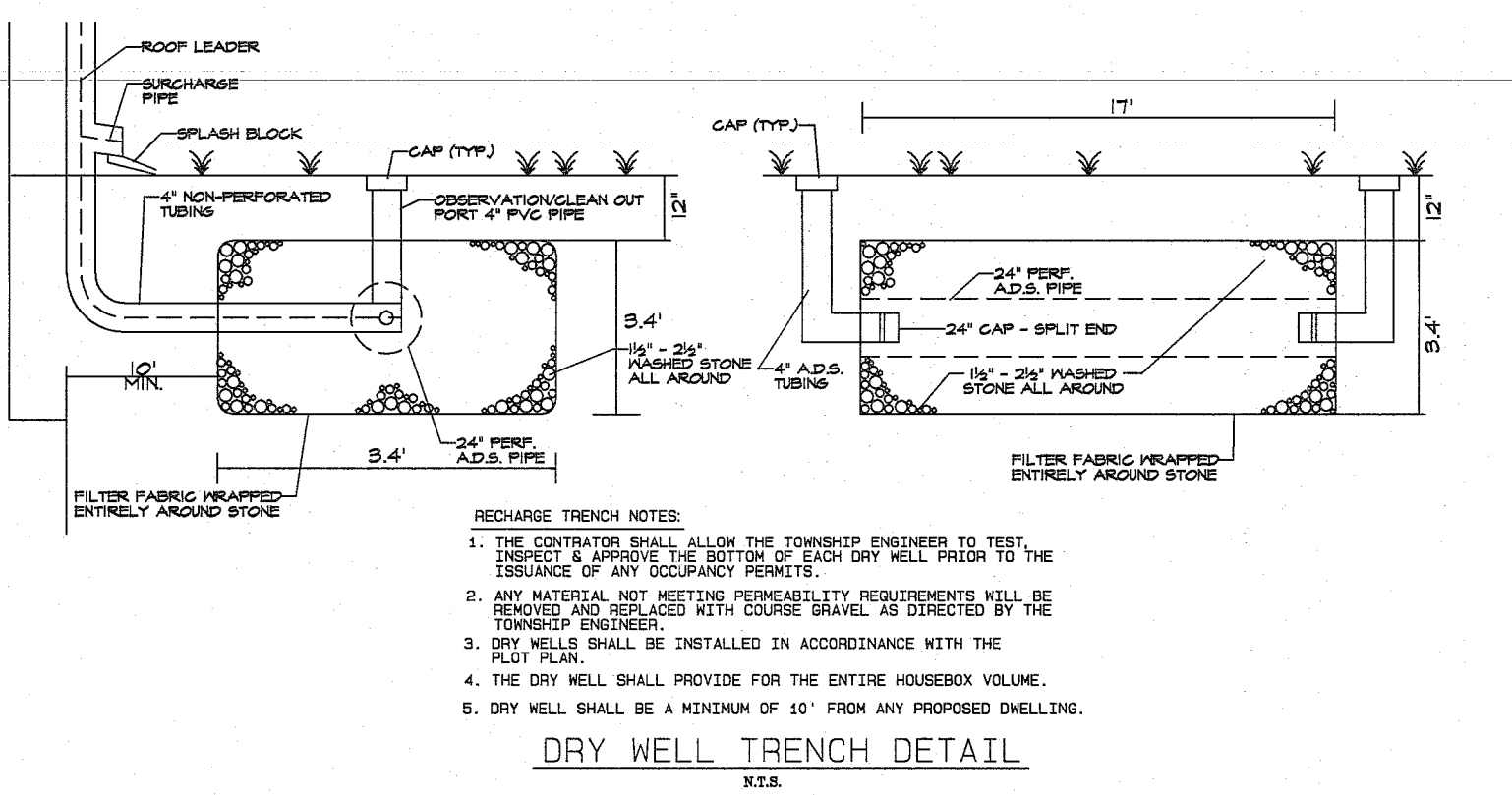
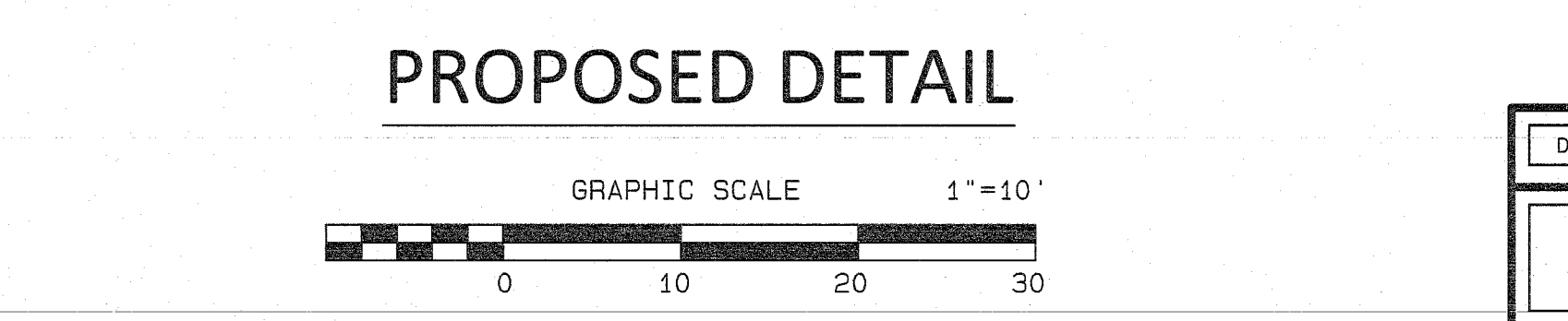


ZONE R-7 REQUIREMENTS

LOT AREA	REQUIRED	EXISTING	PROVIDED
LOT AREA	7,500 SF*	2,500 SF*	2,500 SF**
LOT FRONTAGE	75 FT	25 FT*	25 FT**
FRONT YARD SETBACK	20 FT	10.1 FT*	25 FT
SIDE YARD SETBACK ACC STRUCTURE	10 FT	2.5 & 10.1 FT*	3.5 & 4.5 FT**
REAR YARD SETBACK ACC STRUCTURE	20 FT	N/A	20 FT
MAX BUILDING COVERAGE	35%	22.5%	36.3%**
MAX LOT COVERAGE	40%	49.3%*	53.1%**
MAX BLDG HEIGHT	35 FT	FT	35 FT
MAX STORIES	2.5	2.5	2

*EXISTING CONDITION
 **VARIANCE REQUIRED

- NOTES:**
- PROPERTY KNOWN AND DESIGNATED AS LOT 89 BLOCK 276 AS SHOWN ON MIDDLETOWN TOWNSHIP TAX MAP SHEET NO. 15.
 - PLAN BASED ON TOPOGRAPHIC SURVEY, 203 SUNSET AVENUE, LOT 89 BLOCK 276 AS PREPARED BY FWH ASSOCIATES, P.A., SHEET 1 OF 1, DATED 6/17/21.
 - PROPERTY LIES IN FLOOD ZONE AE (BASE FLOOD ELEVATION: 11) PER FLOOD INSURANCE RATE MAP No. 34025C0061E, EFFECTIVE DATE: SEPTEMBER 25, 2009.
 - OWNER/APPLICANT: FVI ASSOCIATES
 63 WASHINGTON AVENUE
 KEANSBURG, NJ 07734
 - PROPERTY ADDRESS: 203 SUNSET AVENUE
 - BENCHMARK: MANHOLE RIM AS SHOWN ELEVATION: 6.54
 TOPOGRAPHIC SURVEY DATA SHOWN HEREON IS BASED ON NAVD 88 DATUM
 - BULK VARIANCE REQUIRED FOR LOT AREA. 2,500 SF EXISTS WHEREAS 7,500 SF IS REQUIRED BULK VARIANCE REQUIRED FOR LOT FRONTAGE. 25' EXISTS WHEREAS 75' IS REQUIRED BULK VARIANCE REQUIRED FOR SIDE SETBACK. 3.5' & 4.5' ARE PROPOSED WHEREAS 10' IS REQUIRED. BULK VARIANCE REQUIRED FOR BUILDING COVERAGE. 36.3% IS PROPOSED WHEREAS 35% IS PERMITTED. BULK VARIANCE REQUIRED FOR TOTAL LOT COVERAGE. 53.1% IS PROPOSED WHEREAS 40% IS PERMITTED.



EXISTING CONDITIONS

GRAPHIC SCALE 1"=20'

0 20 40 60

DATE	REVISION	DRAWN	CHECKED	RELEASED

VARIANCE MAP

203 SUNSET AVENUE
 LOT 89 BLOCK 276

TAX MAP SHEET No. 15
 SITUATED IN
 MIDDLETOWN TOWNSHIP, MONMOUTH COUNTY

FWH ASSOCIATES, P.A.
 CIVIL ENGINEERS
 LAND SURVEYORS
 ARCHITECTS
 PLANNERS
 LANDSCAPE ARCHITECTS
 RESERVE SPECIALISTS
 ARCHITECTS

1899 Rt. 8, Toms River, NJ 08756 T: 732.797.3100 F: 732.797.3223

Christopher P. Rosati
 PROFESSIONAL ENGINEER
 N.J. LIC. NO. 41981

DESIGNED BY	DATE
VTH	6/22/21
CHECKED BY	PROJECT NO.
VTH	AS NOTED
APPROVED BY	DRAWN BY
CPR	SD-884
RELEASED BY	PROJECT REC.
CPR	5566.0001
DRAWN BY	SHEET NO.
VTH	1