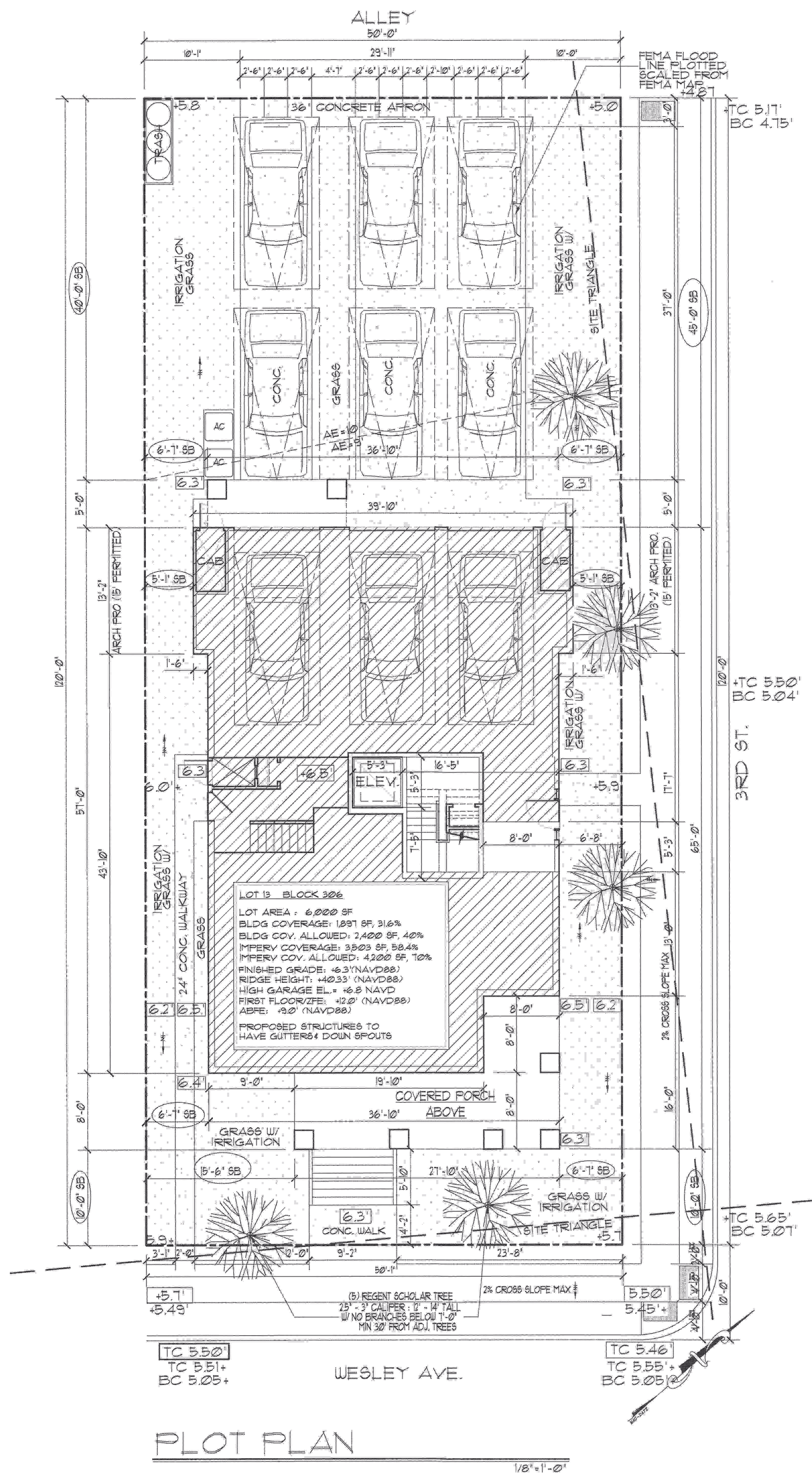
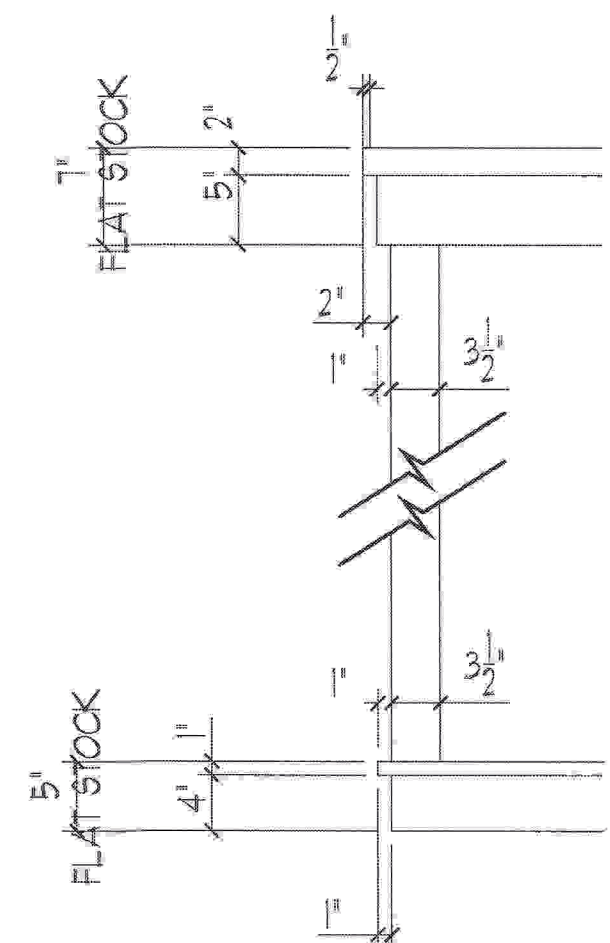




ZONING STANDARD	ZONING COMPLIANCE			
	REQUIRED/ PERMITTED	EXISTING CONDITIONS	PROPOSED CONDITIONS	CONFORMANCE
USE	TWO FAMILY	TWO FAMILY	TWO FAMILY	YES
MINIMUM LOT AREA	4,000 SF	6,000 SF	6,000 SF	YES
MINIMUM LOT WIDTH	40'	50'	50'	YES
MINIMUM LOT FRONTAGE	40'	50'	50'	YES
MINIMUM BUILDING SETBACKS				
FRONT TO PORCH	10'	NA	10'	YES
FRONT TO BUILDING	10'	NA	18'	YES
SIDE	6'	NA	8.58'	YES
SIDE-AGGREGATE	13'	NA	13.16'	YES
REAR	25'	NA	45'	YES
REAR DECK	20'	NA	40'	YES
MINIMUM LOT DEPTH	100'	120'	120'	YES
MAXIMUM BUILDING HEIGHT PITCHED ABOVE ZFE	30' FR ZFE	NA	28.2' FR ZFE	YES
MAXIMUM BUILDING COVERAGE	40%	NA	1,897SF, 31.6%	ENC
MAXIMUM IMPERVIOUS COVERAGE	70%	NA	3,503 SF, 58.4%	YES
MINIMUM PARKING SPACES	6	NA	9	YES
TOTAL STORIES	2	NA	2	YES
TREES	REQUIRED	NA	5	YES
COSTE 300 WESLEY				



COSTE, INC
 300 WESLEY AVENUE
 LOT: 13 BLOCK: 306
 OCEAN CITY, NEW JERSEY

HISTORIC BOARD EXHIBIT
 PLOT PLAN & WESLEY AVE. ELEVATION

THOMAS / BECHTOLD
 ARCHITECTURE & ENGINEERING
 F. (609) 927-3330
 P. (609) 927-5050
 WWW.GWTHOMAS.NET
 599 SHORE ROAD SOMERS POINT NEW JERSEY

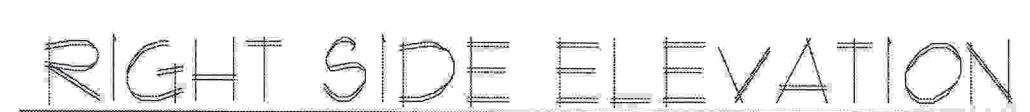
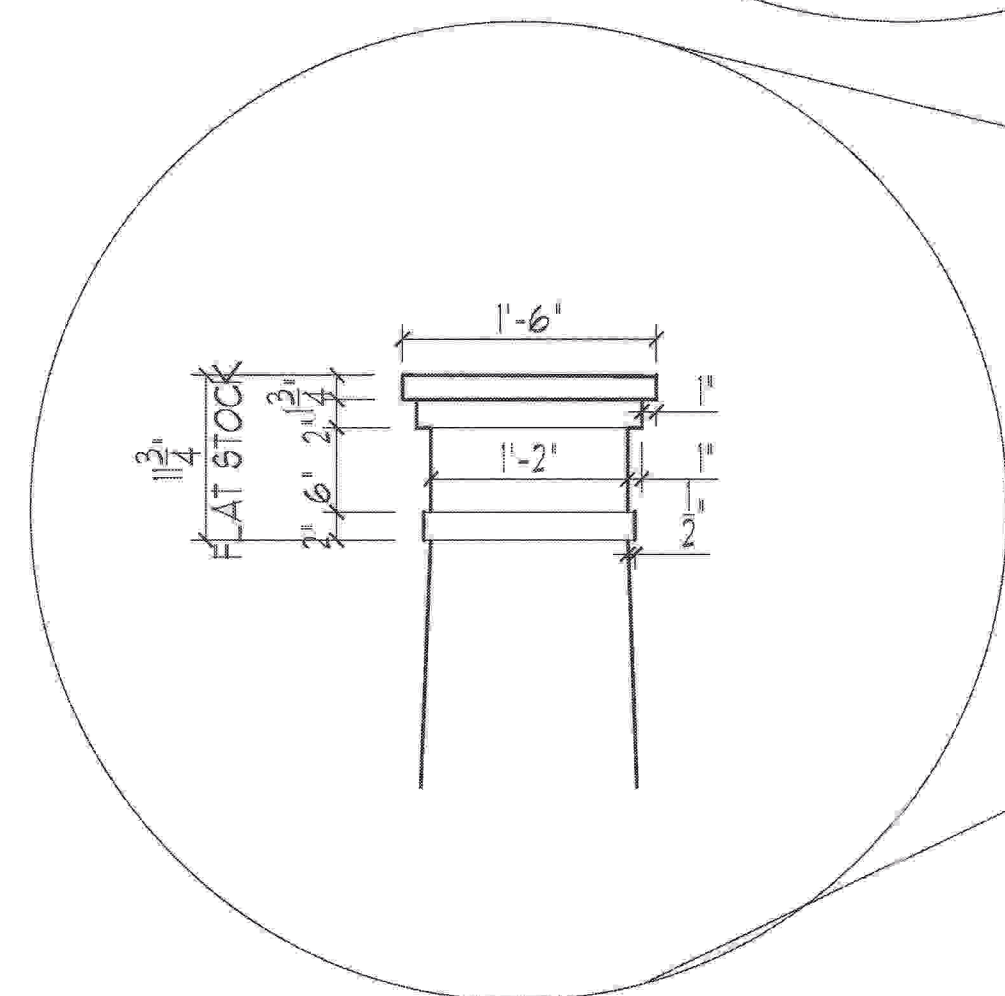
Andrew Bechtold
 17642

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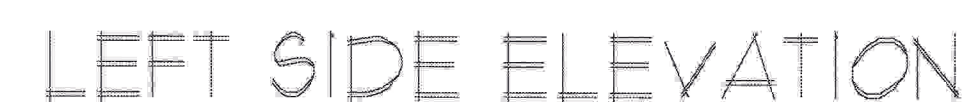
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Revisions:

Date:	8-4-25	File No:	14125
Scale:	AS-NOTED		
Drawn:	JFONTS	Dwg. No.	HB-1
Checked:	GUT/ACB		



NOTE: ALL WINDOWS MORE THAN 6'-0" ABOVE GRADE,
DECKS OR PORCHES MUST HAVE SILLS 24 IN. AFF.



NOTE: ALL WINDOWS MORE THAN 6'-0" ABOVE GRADE,
DECKS OR PORCHES MUST HAVE SILL 1 1/2" IN 100'

COSTE, INC
300 WESLEY AVENUE
LOT: 13 BLOCK: 306
OCEAN CITY, NEW JERSEY

HISTORIC BOARD
EXHIBIT

RIGHT, REAR, & LEFT ELEVATIONS

THOMAS / BECHTOLD
ARCHITECTURE & ENGINEERING

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Revisions:

Date: 8-4-25

Scale:
1/4" = 1'-0"

Drawn:
JFONTS

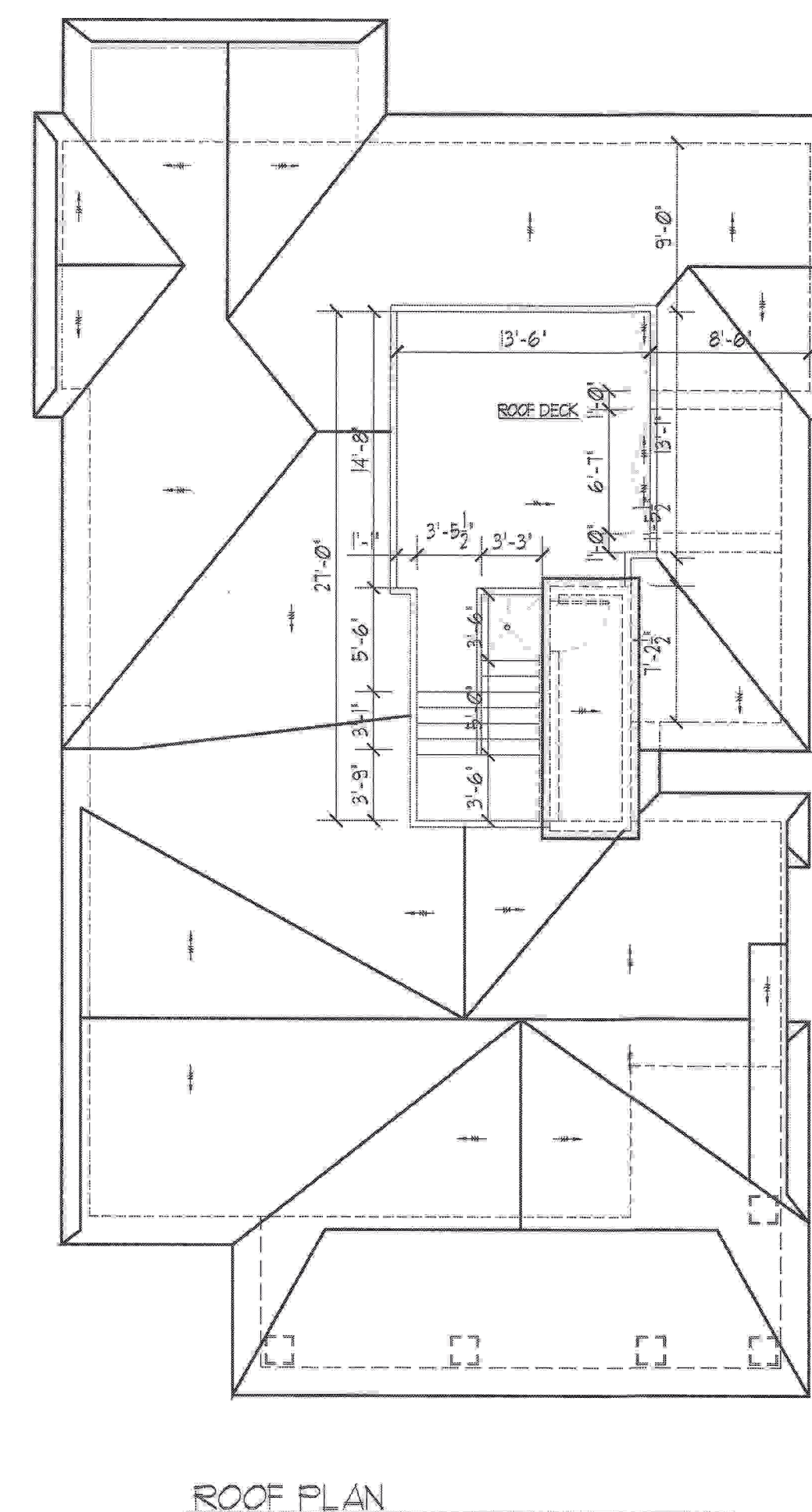
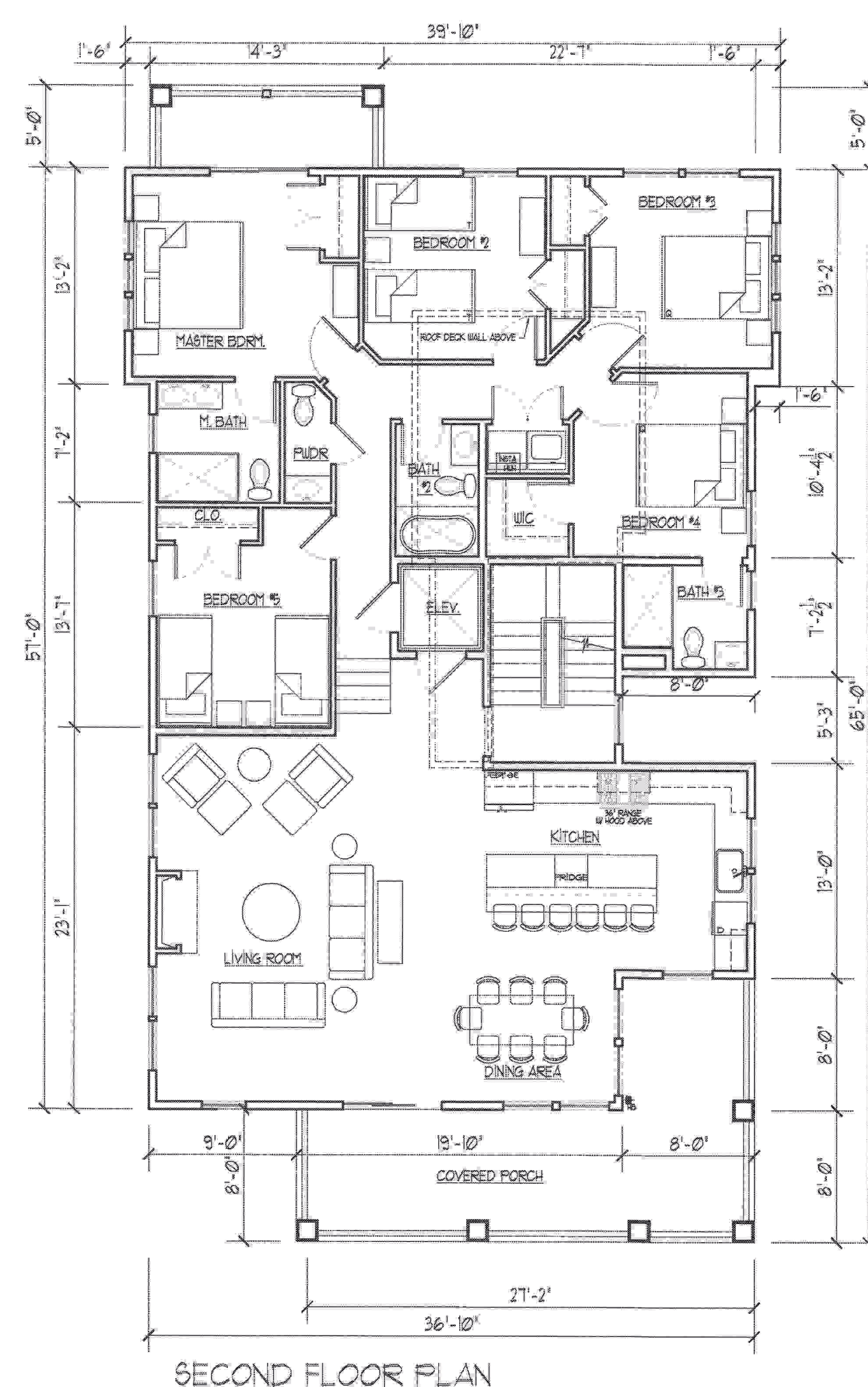
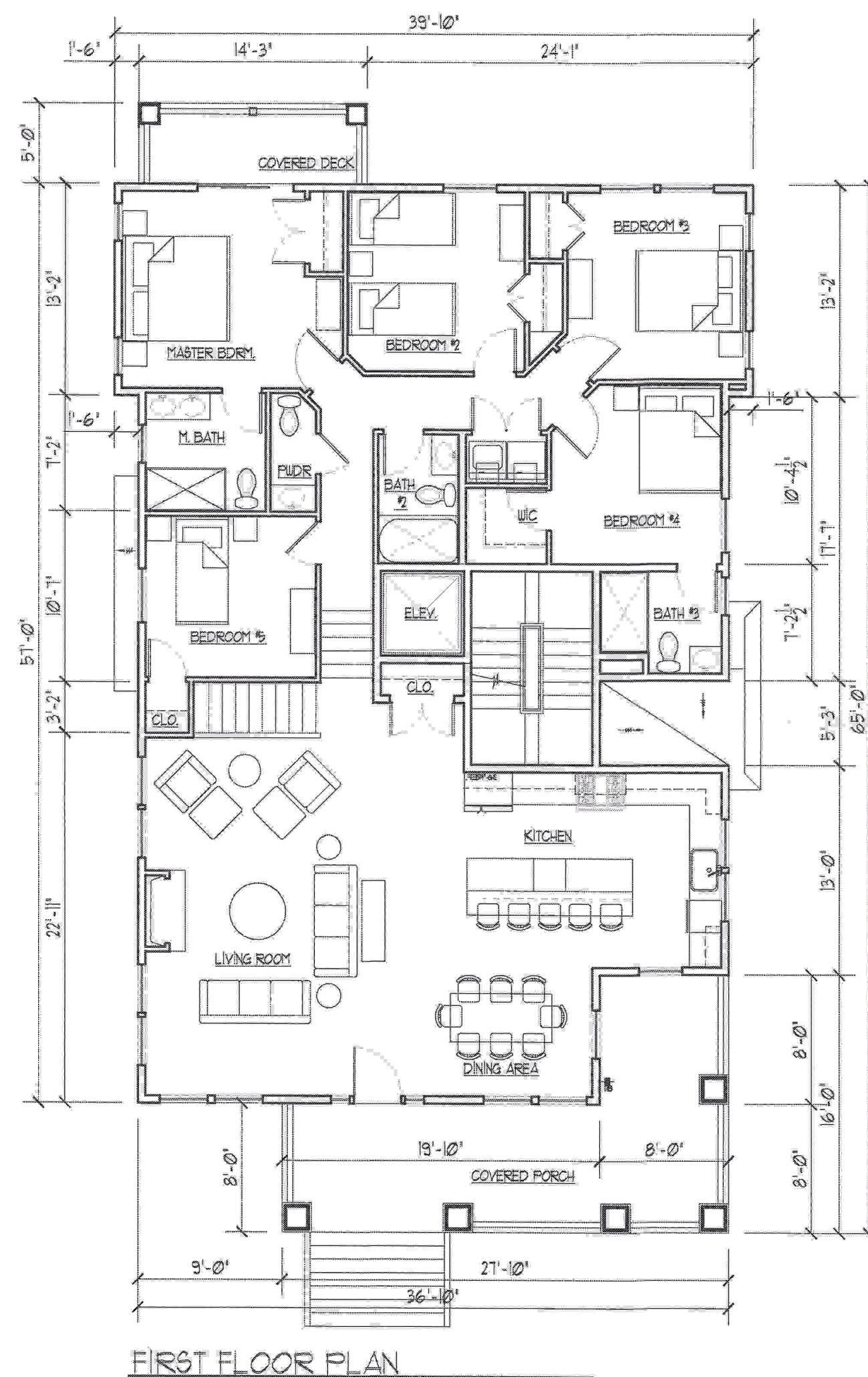
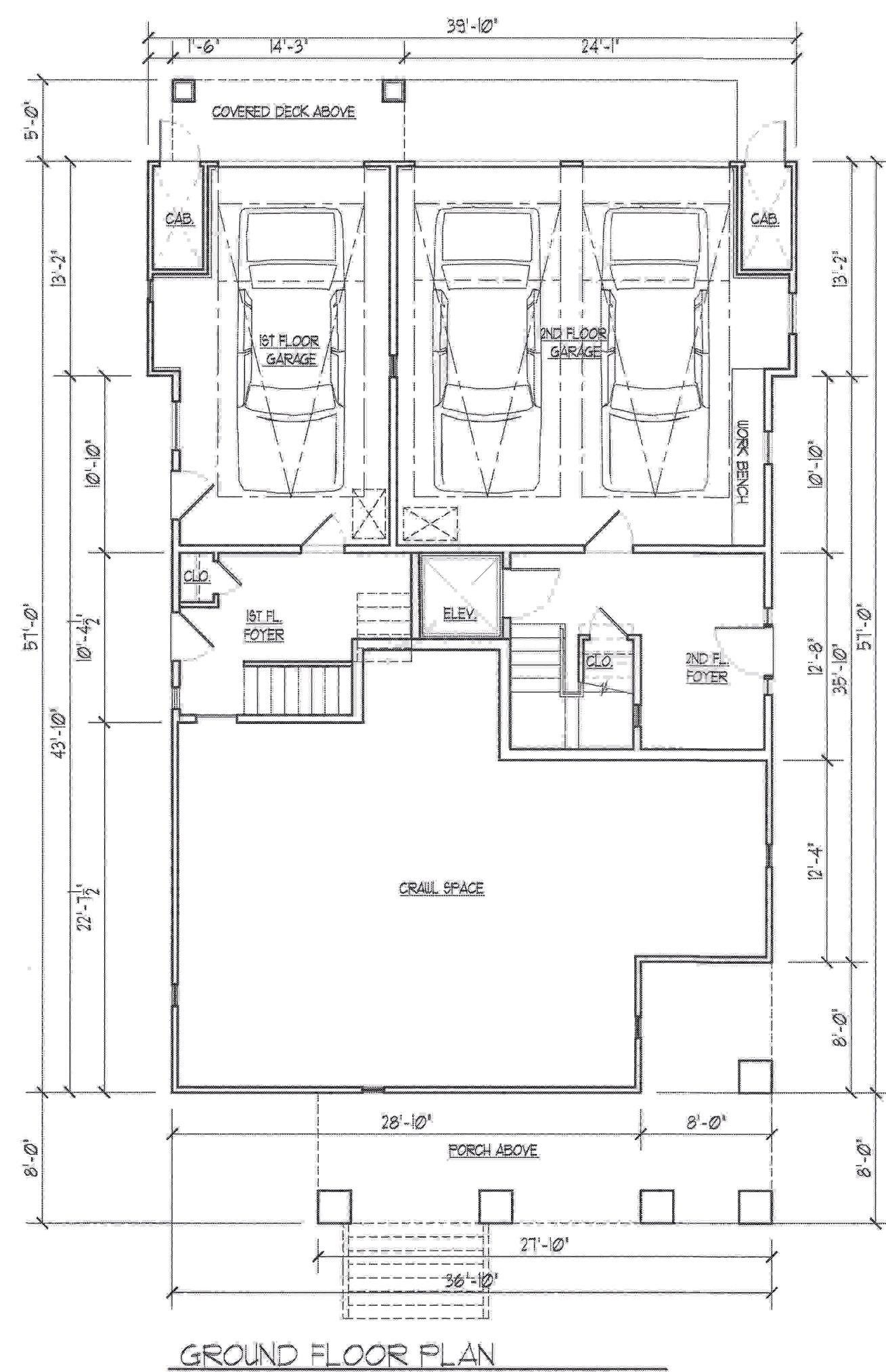
Checked:
GWT/ACB

File No:

1472

	Dwg. No.
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HB.



COSTE, INC
300 WESLEY AVENUE
LOT: 13 BLOCK: 306
OCEAN CITY, NEW JERSEY

HISTORIC BOARD
EXHIBIT

FLOOR PLANS

THOMAS / BECHTOLD
ARCHITECTURE & ENGINEERING

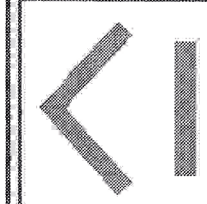
Andrew Bechtold
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Revisions:

Date:
8-4-25

File No:

Scale:
1/8" = 1'-0"

14725

Drawn:
JPOINTS

Dwg. No.

Checked:
GLUT/ACB

HB-3