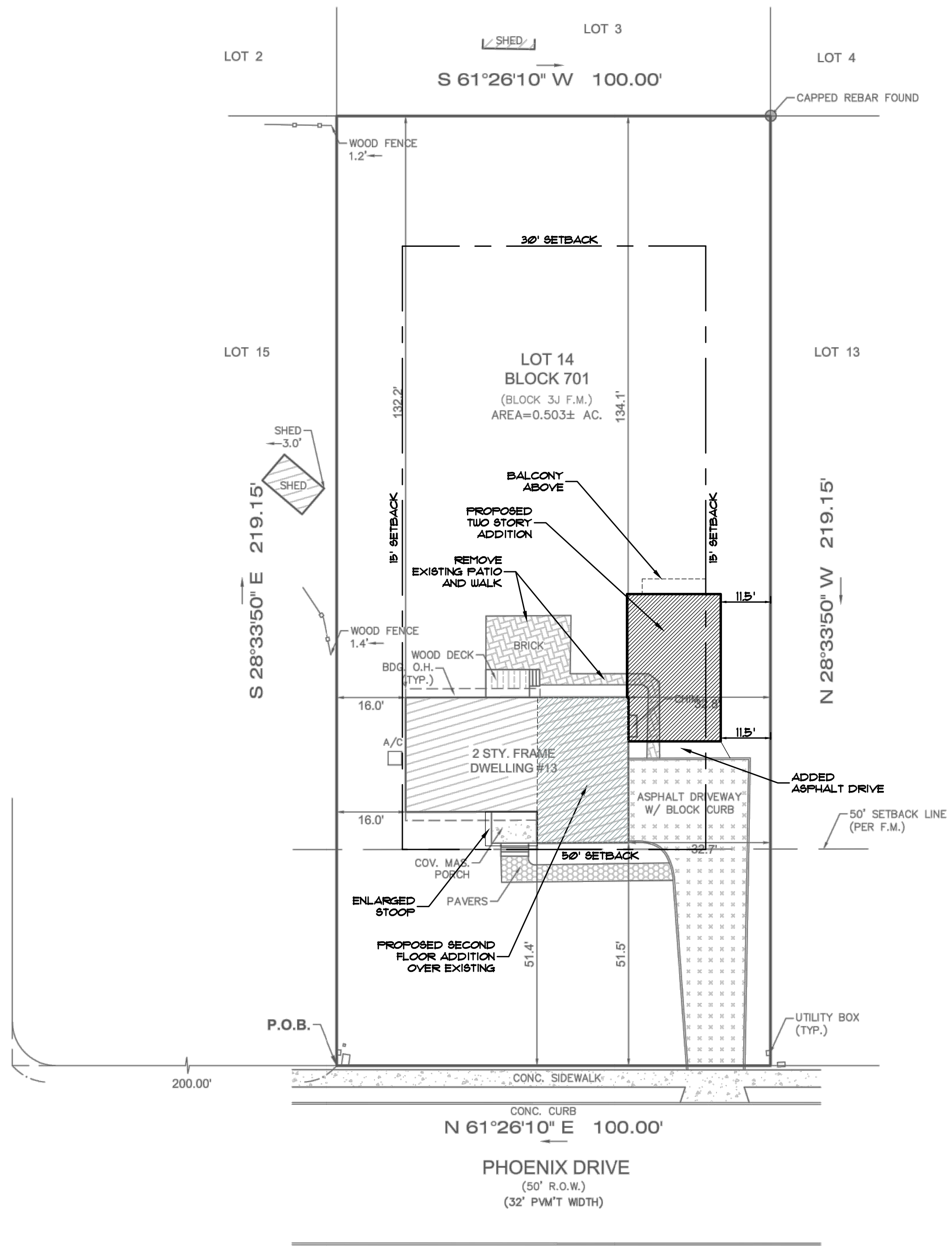


BOWERS DRIVE
(50' R.O.W.)



PREPARED FOR: CAROLYN SYRIS AND NICHOLAS SYRIS

Filed Map Reference: FLORIE FARMS, SECTION SEVEN, PROPERTY SITUATED IN THE BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY	Filed Map Block: 3J	Filed Map Lot: 14	Filing Date: 10/22/1972	Filed Map No. 3240
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- IMPORTANT NOTES, PLEASE REVIEW:
- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 5/30/24 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 - THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
 - OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
 - BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
 - PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT (N.J.A.C. 15:40-5.10D)

DB 22996 PG 637

MORGAN
engineering & surveying

CERTIFICATE OF AUTHORIZATION: 24GA28228800
P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

SURVEY OF PROPERTY

LOT 14 BLOCK 701
BOROUGH OF MENDHAM

COUNTY OF MORRIS NEW JERSEY

Scale: 1"=20'	Drawn By: NR	Date: 5/30/24	JOB #: 24-04081	CAD File #: SURVEY	Sheet #: 1 OF 1
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SITE PLAN

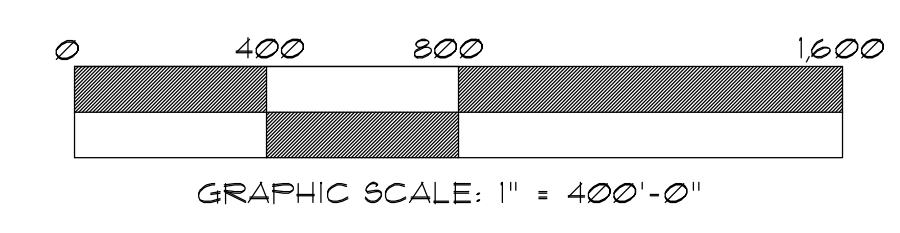
SCALE: 1" = 20'



Data on 13 Phoenix Dr, Mendham Boro

KEY PLAN

SCALE: 1" = 400'



1/2 ACRE RESIDENTIAL ZONING INFORMATION				
TYPE	EXIST'G.	PROPOSED	REQUIRED	NOTES
LOT AREA	21,911 SF	21,911 SF	21,780 SF	CONFORMS
FAMILIES/LOT	1	1	1 MAX.	CONFORMS
LOT WIDTH	100'	100'	100' MIN.	CONFORMS
BLDG. HEIGHT	25.2'	25.2'	40' MAX.	CONFORMS
FRONT YARD	51.4'	51.0'	50' MIN.	CONFORMS
REAR YARD	123.2'	110.2'	30' MIN.	CONFORMS
SIDE YARD	16.0'/32.7'	16.0'/11.5'	15' MIN.	VARIANCE REQUIRED
BUILDING COV'G.	1,465 SF	2,184 SF	2,186 SF MAX.	CONFORMS
IMPERV. COV'G.	3,123 SF	4,229 SF	4,382 SF MAX.	CONFORMS

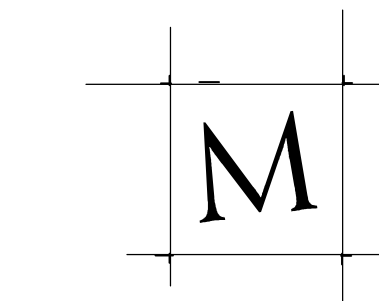
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BOARD SECRETARY: _____
BOARD ENGINEER: _____

VARIANCES REQUESTED
SIDE YARD SETBACK

DANIEL A. ENCIN
Architect

ISS. 2
ISS. 1
2.18.25 ISSUE FOR VARIANCE



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BLOCK 701 LOT 14
13 PHOENIX DRIVE MENDHAM, NJ

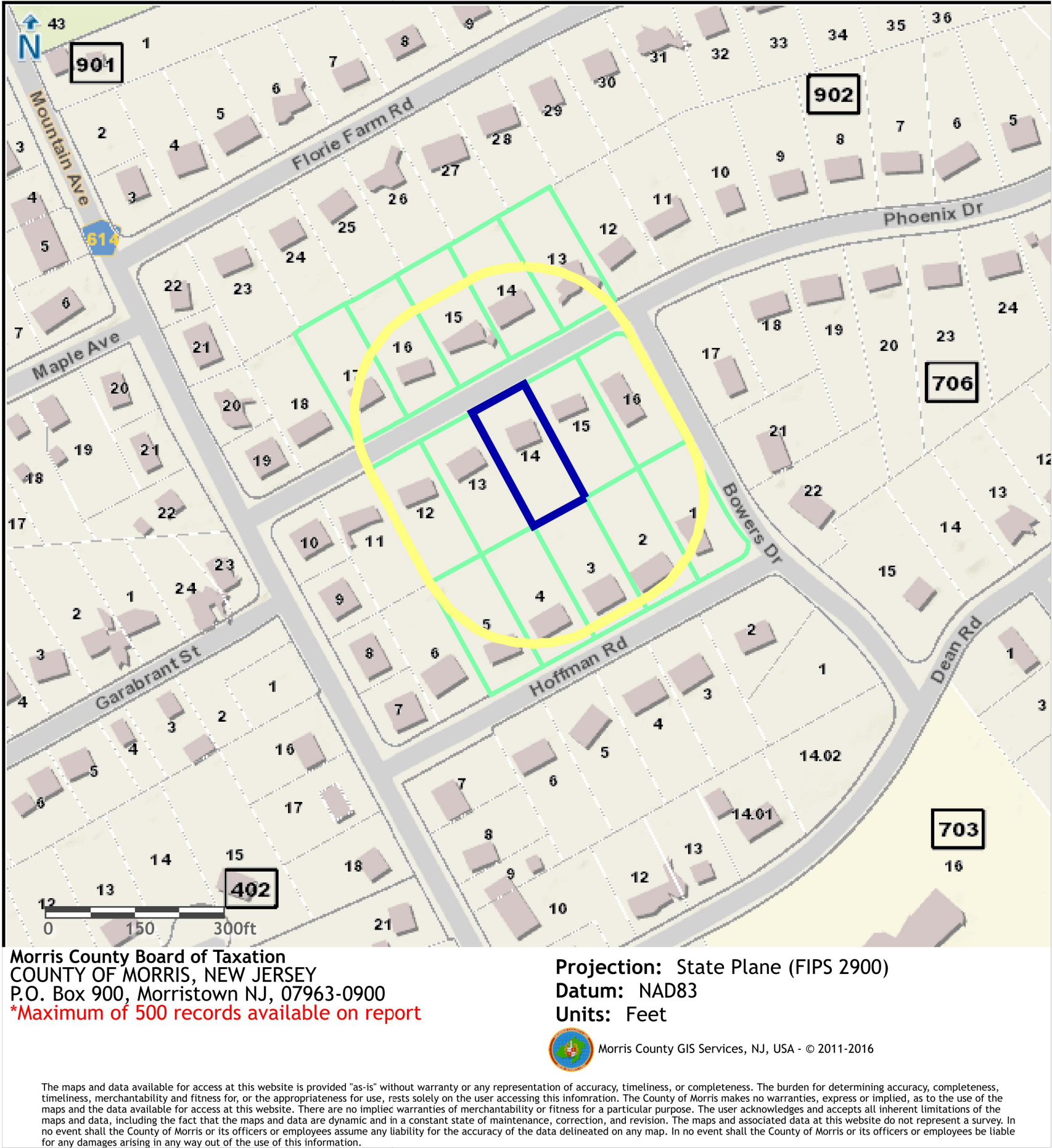
KEY PLAN
SITE PLAN

#17496

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SYRIS RESIDENCE - 2450

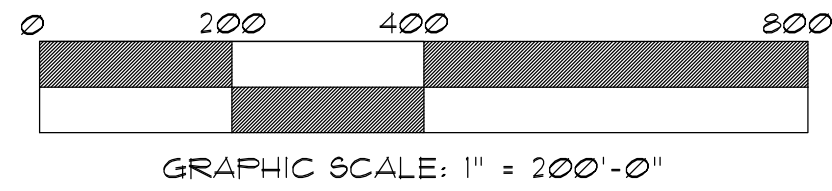
PARCELS WITHIN RANGE OF TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_701_1	0.5000	6 BOWERS DR	MOORES, SIMON	6 BOWERS DR MENDHAM, NJ 07945
1418_701_11	0.5030	7 PHOENIX DR	SHIRTZ, CONSTANCE M	7 PHOENIX DR MENDHAM, NJ 07945
1418_701_12	0.5030	9 PHOENIX DR	BUONAVOLONTA, ANTHONY/RITA	9 PHOENIX DR MENDHAM, NJ 07945
1418_701_13	0.5030	11 PHOENIX DR	KELLY, KENNETH/BRIGITTE	11 PHOENIX DR MENDHAM, NJ 07945
1418_701_14	0.5030	13 PHOENIX DR	SYRIS, NICHOLAS/CAROLYN F	13 PHOENIX DR MENDHAM, NJ 07945
1418_701_15	0.5030	15 PHOENIX DR	CONNELL, RICHARD & JESSICA M	15 PHOENIX DR MENDHAM, NJ 07945
1418_701_16	0.5030	10 BOWERS DR	BARRON, FRANCIS/ELVIRA R	10 BOWERS DR MENDHAM, NJ 07945
1418_701_2	0.5030	14 HOFFMAN RD	STANLEY, THOMAS G JR/KRISTIN	14 HOFFMAN RD MENDHAM, NJ 07945
1418_701_3	0.5000	12 HOFFMAN RD	MC CORMICK, KATHLEEN	12 HOFFMAN RD MENDHAM, NJ 07945
1418_701_4	0.5030	10 HOFFMAN RD	SEUGLING, C PAUL	10 HOFFMAN RD MENDHAM, NJ 07945
1418_701_5	0.5030	8 HOFFMAN RD	CANTAFIO, JEFFREY S & HEATHER L	8 HOFFMAN RD MENDHAM, NJ 07945
1418_701_6	0.5030	6 HOFFMAN RD	WELLS, JORDAN/ROMANI, MARIA	6 HOFFMAN RD MENDHAM, NJ 07945
1418_902_13	0.5000	16 PHOENIX DR	KELSEY, RAYNER W & JOANNE E	16 PHOENIX DR MENDHAM, NJ 07945
1418_902_14	0.5000	14 PHOENIX DR	BAUM, DENA LAUREN/WILSON, CHRISTOPHER	14 PHOENIX DR MENDHAM, NJ 07945
1418_902_15	0.5000	12 PHOENIX DR	ROSS, DAVID/SARAH ELIZABETH	12 PHOENIX DR MENDHAM, NJ 07945
1418_902_16	0.5000	10 PHOENIX DR	10 PHOENIX DR CO.	10 PHOENIX DR MENDHAM, NJ 07945
1418_902_17	0.5000	8 PHOENIX DR	MANCHESTER, E DANE & BETSY E	8 PHOENIX DR MENDHAM, NJ 07945
1418_902_18	0.5000	6 PHOENIX DR	LEBLOND, WAYNE R & CONSTANCE MERRY	6 PHOENIX DR MENDHAM, NJ 07945



TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_701_14	0.5030	13 PHOENIX DR	SYRIS, NICHOLAS/CAROLYN F	13 PHOENIX DR MENDHAM, NJ 07945

BUFFER MAP

SCALE: 1" = 200'



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VARIANCES REQUESTED
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Architect

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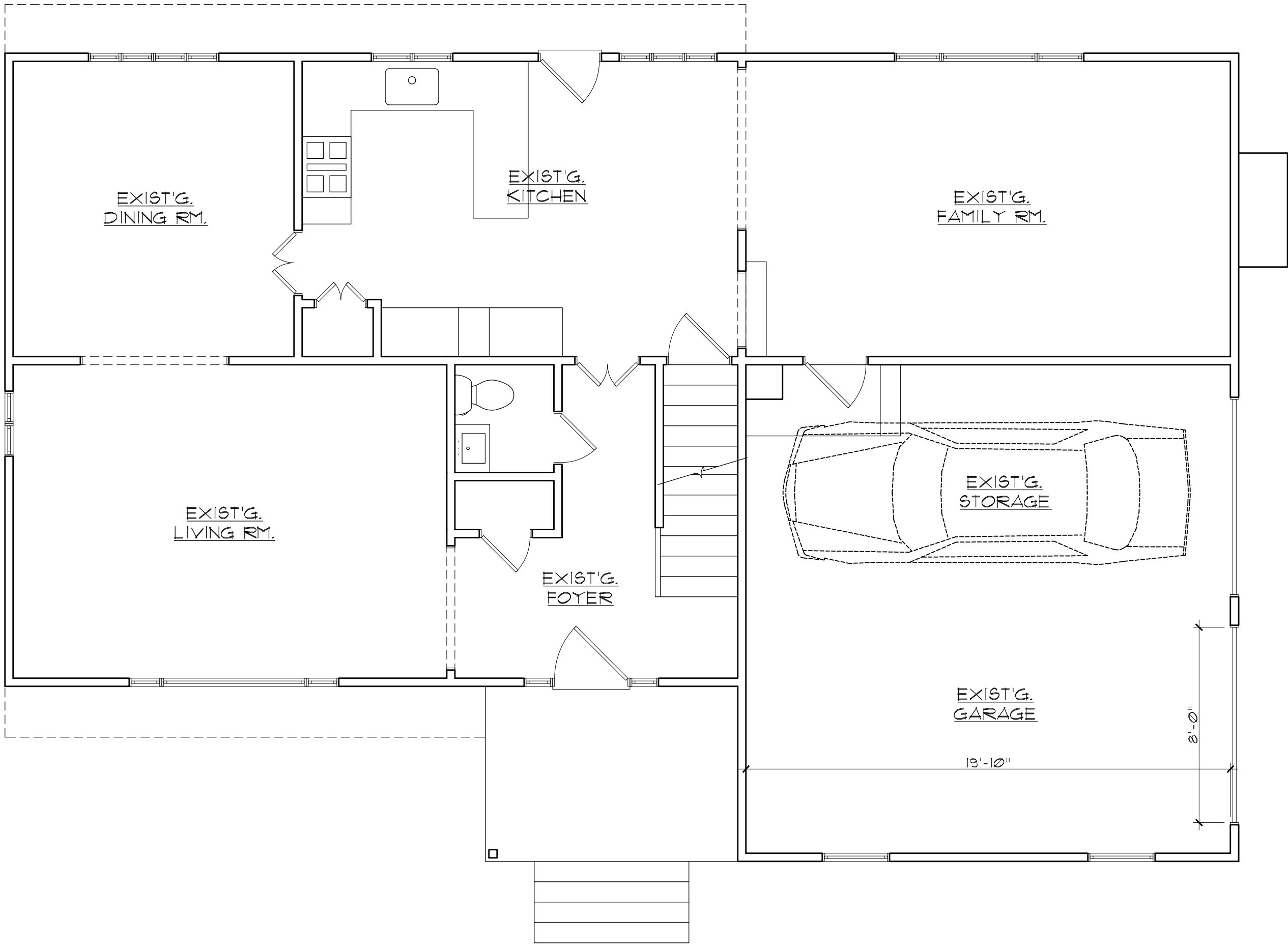
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BUFFER MAP
200' LIST

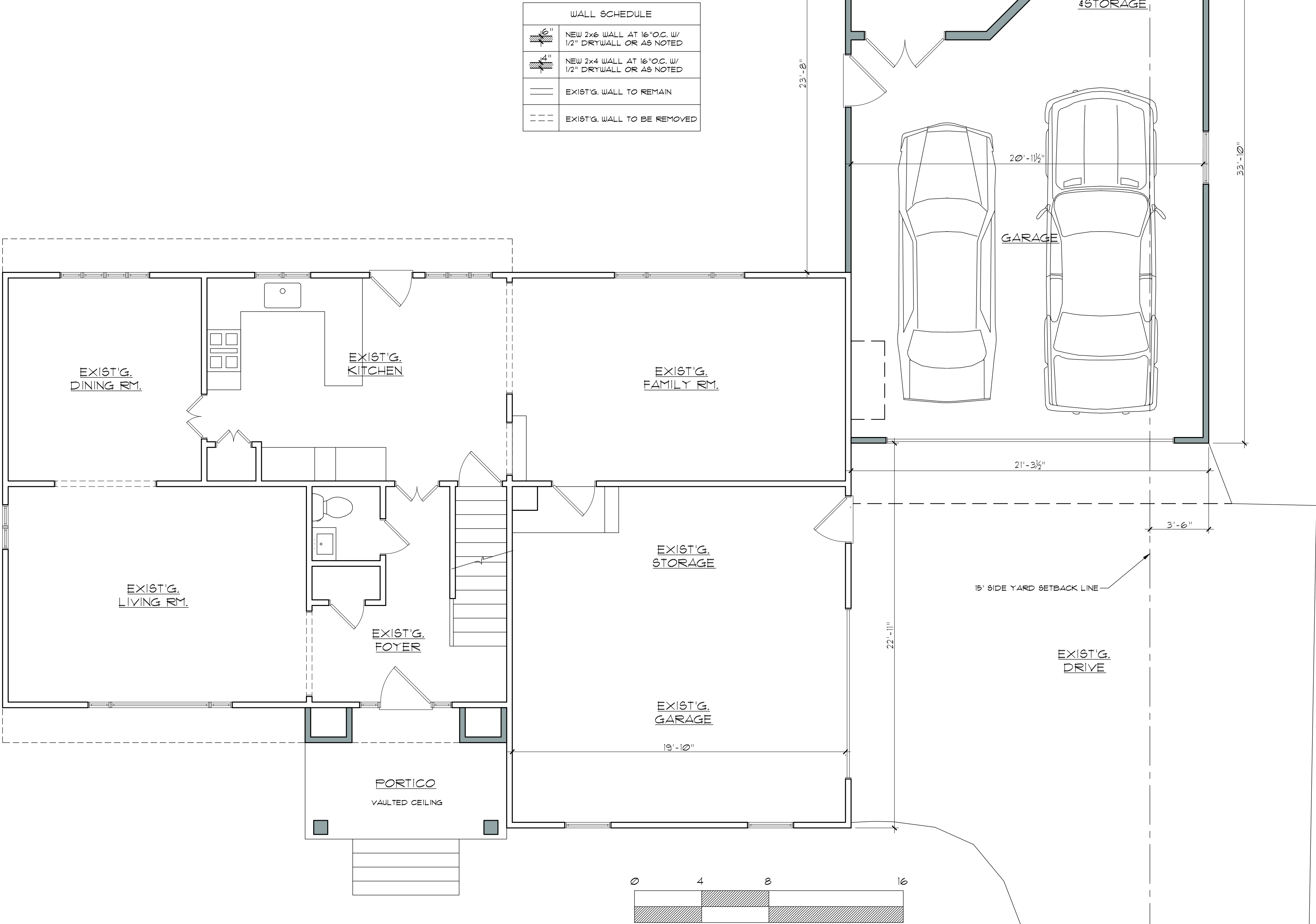
D. Encin
#17496

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EXIST. FIRST FLOOR PLAN

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



FIRST FLOOR PLAN

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

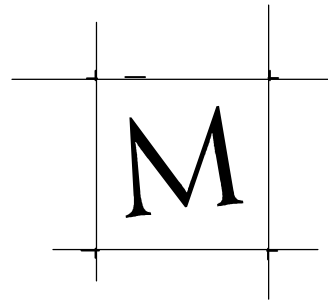
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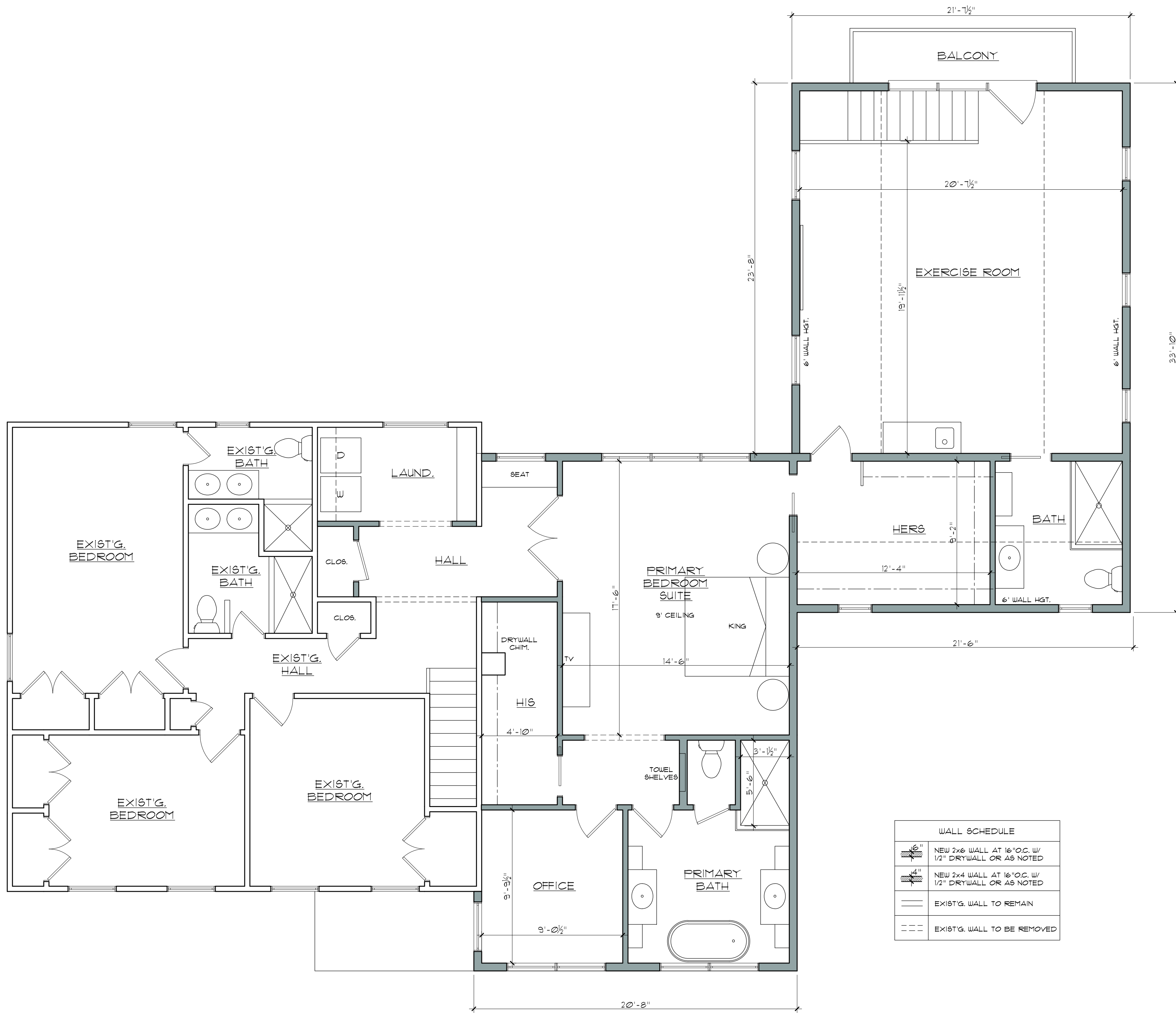
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FLOOR PLAN

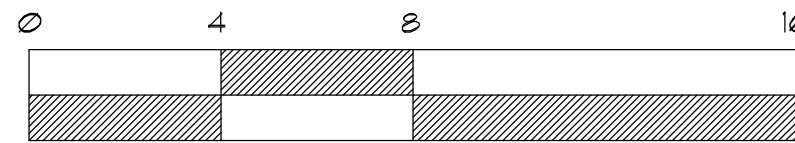
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SECOND FLOOR PLAN

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



GRAPHIC SCALE: 1/4" = 1'-0"

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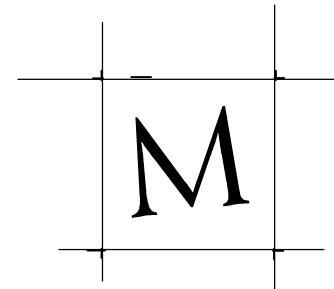
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FLOOR PLAN

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REAR ELEVATION

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



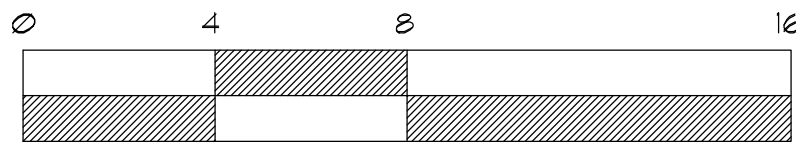
RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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



GRAPHIC SCALE: 1/4" = 1'-0"

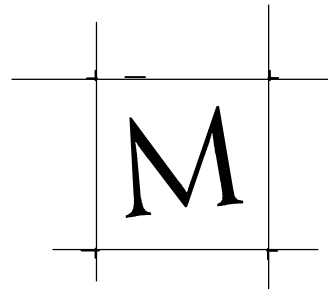
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ELEVATIONS

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