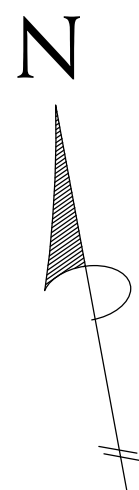
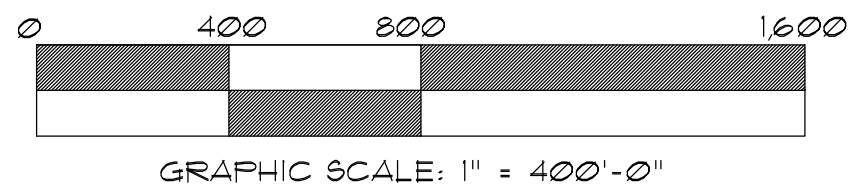


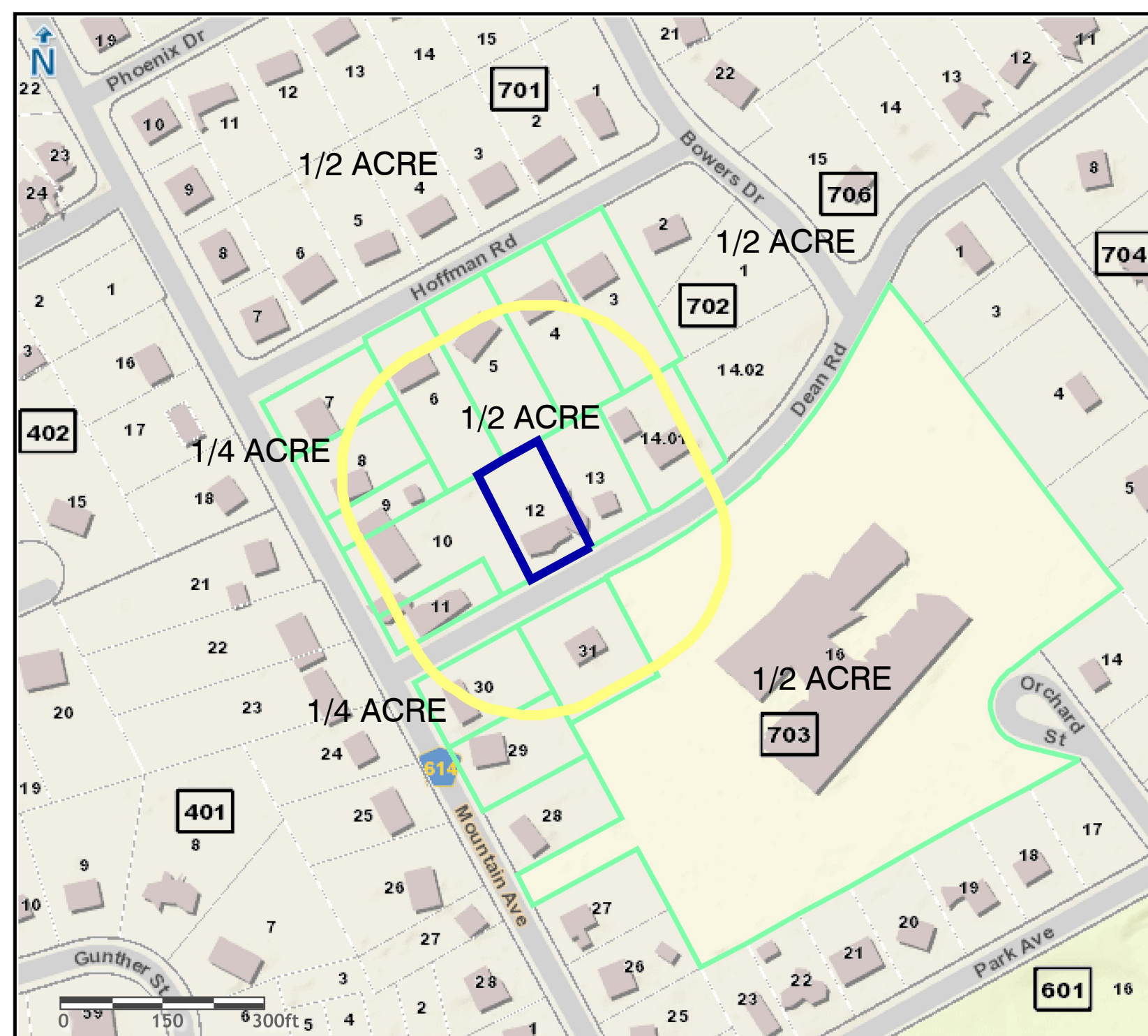
KEY MAP

SCALE: 1" = 400'



PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_702_10	0.6500	41 MOUNTAIN AVE MENDHAM, NJ 07945	GIANNONE, DANIEL	
1418_702_11	0.2410	39 MOUNTAIN AVE MENDHAM, NJ 07945	LOPEZ-TERRANOVA, CARLOS ANDRES/ETAL	
1418_702_12	0.4200	105 DEAN RD MENDHAM, NJ 07945	HELLER, BENJAMIN/AMY	
1418_702_13	0.4000	103 DEAN RD MENDHAM, NJ 07945	BRECHENSEN/TURNER, KURT/AMY	
1418_702_14.01	0.5250	99 DEAN RD MENDHAM, NJ 07945	BARTH, IVAN	
1418_702_3	0.5810	13 HOFFMAN RD MENDHAM, NJ 07945	VITESKY, ZARINA	
1418_702_4	0.5700	11 HOFFMAN RD MENDHAM, NJ 07945	MC GREAL, BRIAN/VICTORIA A	
1418_702_5	0.5800	9 HOFFMAN DR MENDHAM, NJ 07945	DALEY, JOSEPH T/ELIZABETH K	
1418_702_6	0.5900	7 HOFFMAN RD MENDHAM, NJ 07945	CHENG, KONG ENG/PATRIHA M W	
1418_702_7	0.4020	47 MOUNTAIN AVE MENDHAM, NJ 07945	CILLO, PETER J/MARY	
1418_702_8	0.4020	45 MOUNTAIN AVE MENDHAM, NJ 07945	MARTIN, DONALD/MARY SUE	
1418_702_9	0.2010	43 MOUNTAIN AVE MENDHAM, NJ 07945	MAKARTIAN, ARTHUR/LENA	
1418_703_16	9.7800	100 DEAN RD MENDHAM, NJ 07945	BD OF EDUCATION BOROUGH OF MENDHAM	
1418_703_29	0.4340	35 MOUNTAIN AVE MENDHAM, NJ 07945	BAYER, RITA/SPENCER	
1418_703_30	0.4340	37 MOUNTAIN AVE MENDHAM, NJ 07945	GAYLE F CONOVER FAMILY TRUST	
1418_703_31	0.5600	106 DEAN RD MENDHAM, NJ 07945	DUPRAT, MARIA CECILIA	

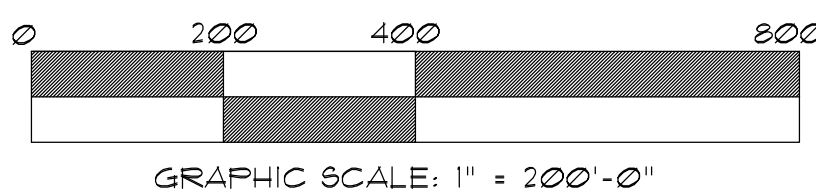


Morris County Board of Taxation
 COUNTY OF MORRIS, NEW JERSEY
 P.O. Box 900, Morristown NJ, 07963-0900
 *Maximum of 500 records available on report

Projection: State Plane (FIPS 2900)
 Datum: NAD83
 Units: Feet

Morris County GIS Services, NJ, USA - © 2011-2016

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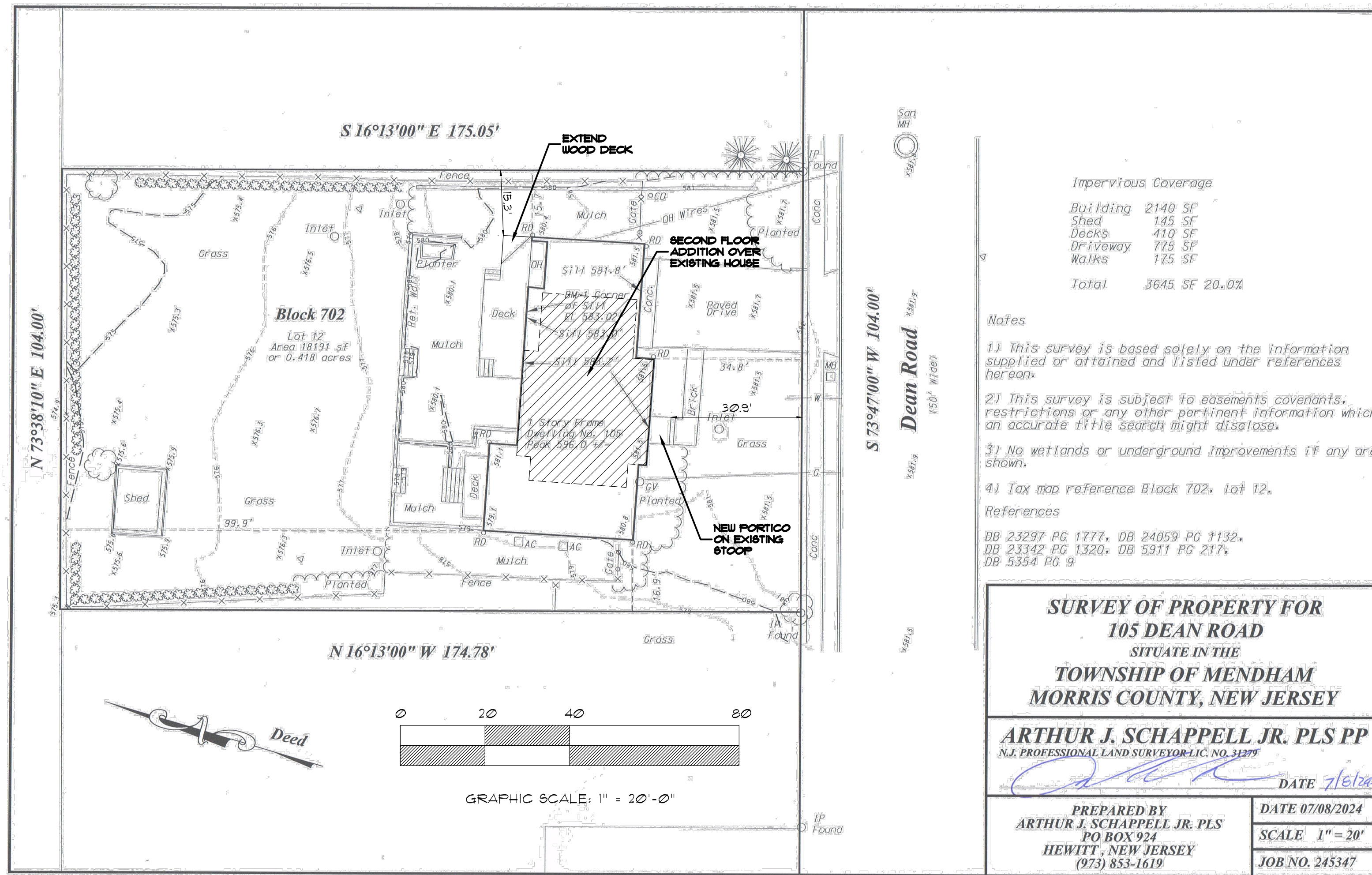


TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1418_702_12	0.4200	105 DEAN RD	HELLER, BENJAMIN/AMY	105 DEAN RD MENDHAM, NJ 07945

BUFFER MAP W/ ZONING DISTRICTS

SCALE: 1" = 200'



SITE PLAN

SCALE: 1" = 20'

Impervious Coverage

Building	2140 SF
Shed	145 SF
Decks	410 SF
Driveway	775 SF
Walks	175 SF
Total	3645 SF 20.0%

- Notes
- This survey is based solely on the information supplied or obtained and listed under references hereon.
 - This survey is subject to easements, covenants, restrictions or any other pertinent information which an accurate title search might disclose.
 - No wetlands or underground improvements, if any are shown.
 - Tax map reference Block 702, lot 12.
- References
- DB 23297 PG 1777, DB 24059 PG 1132,
 DB 23342 PG 1320, DB 5911 PG 217,
 DB 5354 PG 9

**SURVEY OF PROPERTY FOR
 105 DEAN ROAD**
 SITUATE IN THE
**TOWNSHIP OF MENDHAM
 MORRIS COUNTY, NEW JERSEY**

ARTHUR J. SCHAPPELL JR. PLS PP
 N.J. PROFESSIONAL LAND SURVEYOR-LIC. NO. 31277

PREPARED BY
ARTHUR J. SCHAPPELL JR. PLS
 PO BOX 924
 HEWITT, NEW JERSEY
 (973) 853-1619

DATE 7/6/24
 SCALE 1" = 20'
 JOB NO. 245347

1/2 ACRE RESIDENTIAL ZONING INFORMATION

TYPE	EXIST'G.	PROPOSED	REQUIRED	NOTES
LOT AREA	18,208 SF	NO CHANGE	21,780 SF	EXIST. NON-CONFORMING
FAMILIES/LOT	1	NO CHANGE	1 MAX.	CONFORMS
LOT WIDTH	104'	NO CHANGE	100' MIN.	CONFORMS
BLDG. HEIGHT	±17'	±0.5'	40' MAX.	CONFORMS
FRONT YARD	30.9'	NO CHANGE	50' MIN.	EXIST. NON-CONFORMING
REAR YARD	99.9'	NO CHANGE	30' MIN.	CONFORMS
SIDE YARD	16.9'/15.1'	16.9'/15.3'	15' MIN.	CONFORMS
BUILDING COVG.	2,042 SF	2,064 SF	2,106 SF MAX.	CONFORMS
IMPERV. COVG.	3,645 SF	3,669 SF	3,991 SF MAX.	CONFORMS

BOARD CHAIRMAN: _____
 BOARD SECRETARY: _____
 BOARD ENGINEER: _____

VARIANCES REQUESTED
 FRONT YARD SETBACK

DANIEL A. ENGIN
 Architect

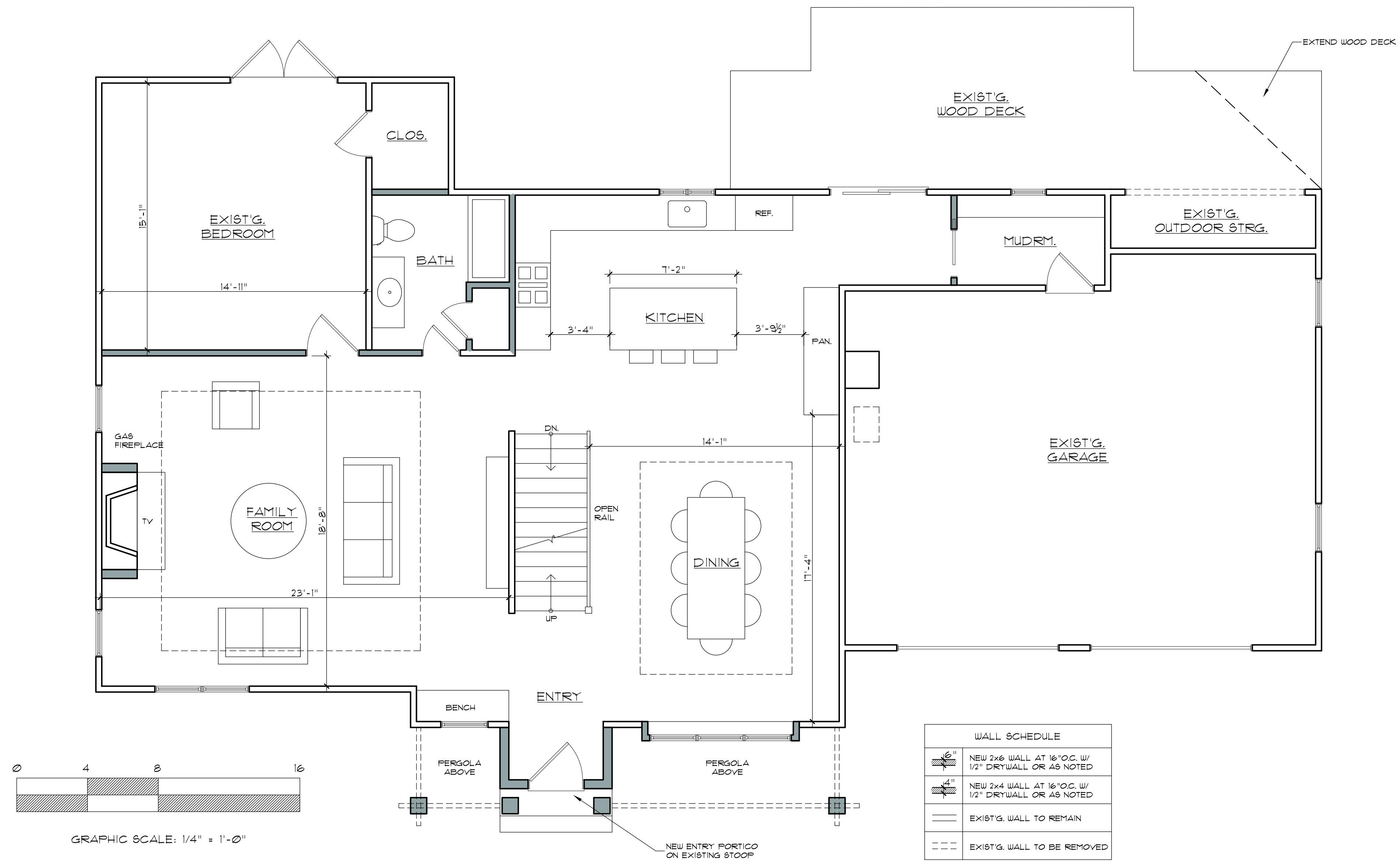
REVISIONS:

 9.6.24 ISSUE FOR VARIANCE

M MENDHAM DESIGN ARCHITECTS
 P.O. Box 127 Mendham, NJ 07945 Tel: 973 886 5727 www.MendhamDesign.com

OWNER:
 BENJAMIN & AMY HELLER
 BLOCK 702 LOT 12
 105 DEAN RD. MENDHAM, NJ

SITE PLAN
 A
 1
 #17496



FIRST FLOOR PLAN

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

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BOARD CHAIRMAN: _____
 BOARD SECRETARY: _____
 BOARD ENGINEER: _____

VARIANCES REQUESTED
 FRONT YARD SETBACK

DANIEL A. ENGIN
 Architect

REVISIONS:

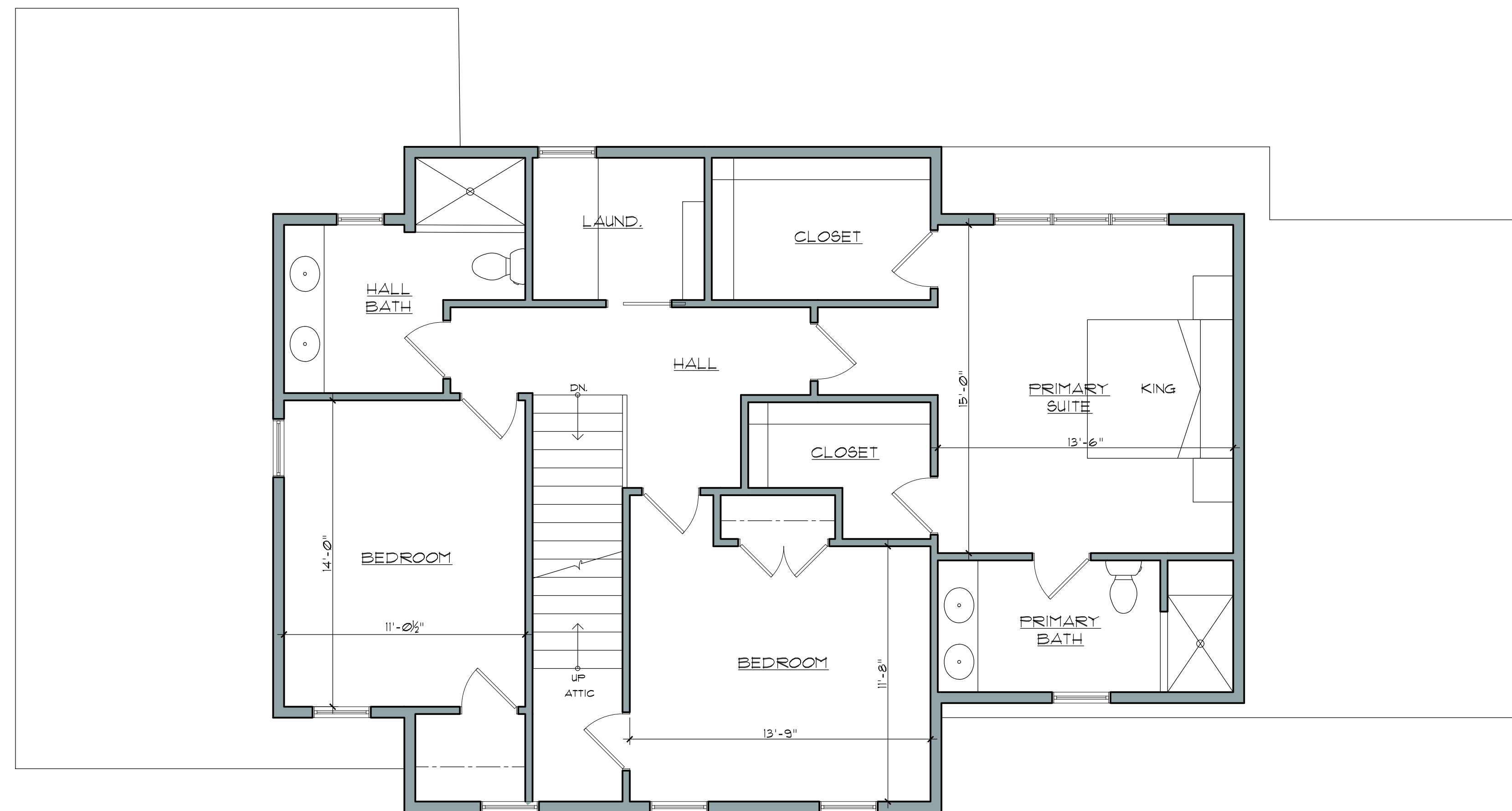
 9.6.24 ISSUE FOR VARIANCE

MENDHAM DESIGN ARCHITECTS
 P.O. Box 127 Mendham, NJ 07945 Tel: 973 886 5727 www.MendhamDesign.com

OWNER:
 BENJAMIN & AMY HELLER
 BLOCK 702 LOT 12
 105 DEAN RD. MENDHAM, NJ

FLOOR PLAN
 #17496

A
 2



WALL SCHEDULE	
	NEW 2x6 WALL AT 16" O.C. W/ 1/2" DRYWALL OR AS NOTED
	NEW 2x4 WALL AT 16" O.C. W/ 1/2" DRYWALL OR AS NOTED
	EXIST'G. WALL TO REMAIN
	EXIST'G. WALL TO BE REMOVED

SECOND FLOOR PLAN

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

HELLER RESIDENCE -2346

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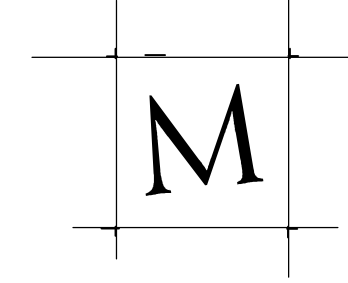
BOARD CHAIRMAN: _____
 BOARD SECRETARY: _____
 BOARD ENGINEER: _____

VARIANCES REQUESTED
FRONT YARD SETBACK

DANIEL A. ENCIN
Architect

REVISIONS:

 9.6.24 ISSUE FOR VARIANCE



**MENDHAM
DESIGN
ARCHITECTS**

P.O. Box 127 Mendham, NJ 07945 Tel: 973 886 5727 www.MendhamDesign.com

OWNER:
 BENJAMIN & AMY HELLER
 BLOCK 702 LOT 12
 105 DEAN RD. MENDHAM, NJ

FLOOR PLAN

#17496

A
3



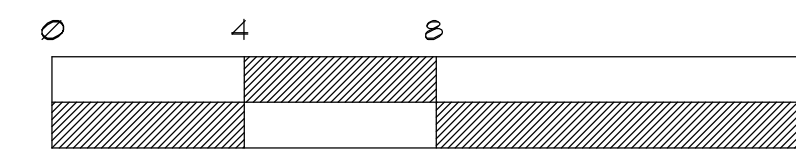
FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



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

HELLER RESIDENCE -2346

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BOARD CHAIRMAN: _____
 BOARD SECRETARY: _____
 BOARD ENGINEER: _____

VARIANCES REQUESTED
 FRONT YARD SETBACK

DANIEL A. ENGIN
 Architect

REVISIONS:

 9.6.24 ISSUE FOR VARIANCE

M MENDHAM
 DESIGN
 ARCHITECTS

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OWNER:
 BENJAMIN & AMY HELLER
 BLOCK 702 LOT 12
 105 DEAN RD. MENDHAM, NJ

ELEVATIONS

D.A. Encin
 #17496

A
 4



LEFT SIDE ELEVATION

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



REAR ELEVATION

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

HELLER RESIDENCE -2346

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BOARD CHAIRMAN: _____
 BOARD SECRETARY: _____
 BOARD ENGINEER: _____

VARIANCES REQUESTED
 FRONT YARD SETBACK


DANIEL A. ENGIN
 Architect

REVISIONS:

 9.6.24 ISSUE FOR VARIANCE

M MENDHAM
 DESIGN
 ARCHITECTS
 P.O. Box 127 Mendham, NJ 07945 Tel: 973 886 5727 www.MendhamDesign.com

OWNER:
 BENJAMIN & AMY HELLER
 BLOCK 702 LOT 12
 105 DEAN RD. MENDHAM, NJ

ELEVATIONS


A
 5