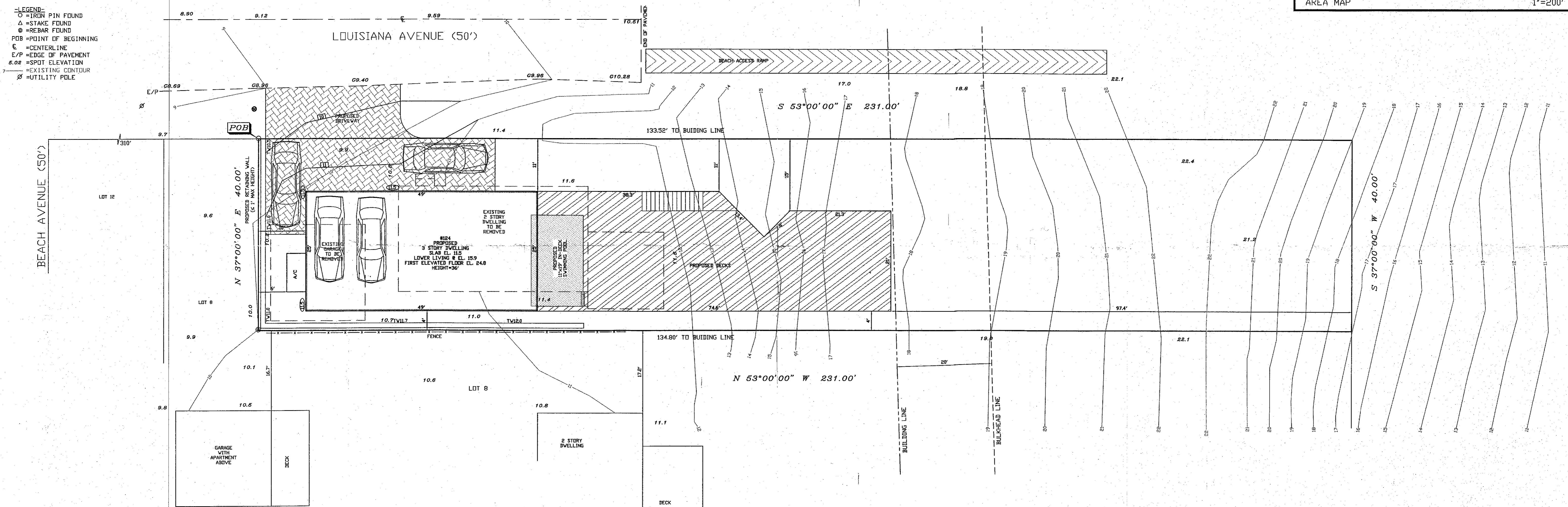


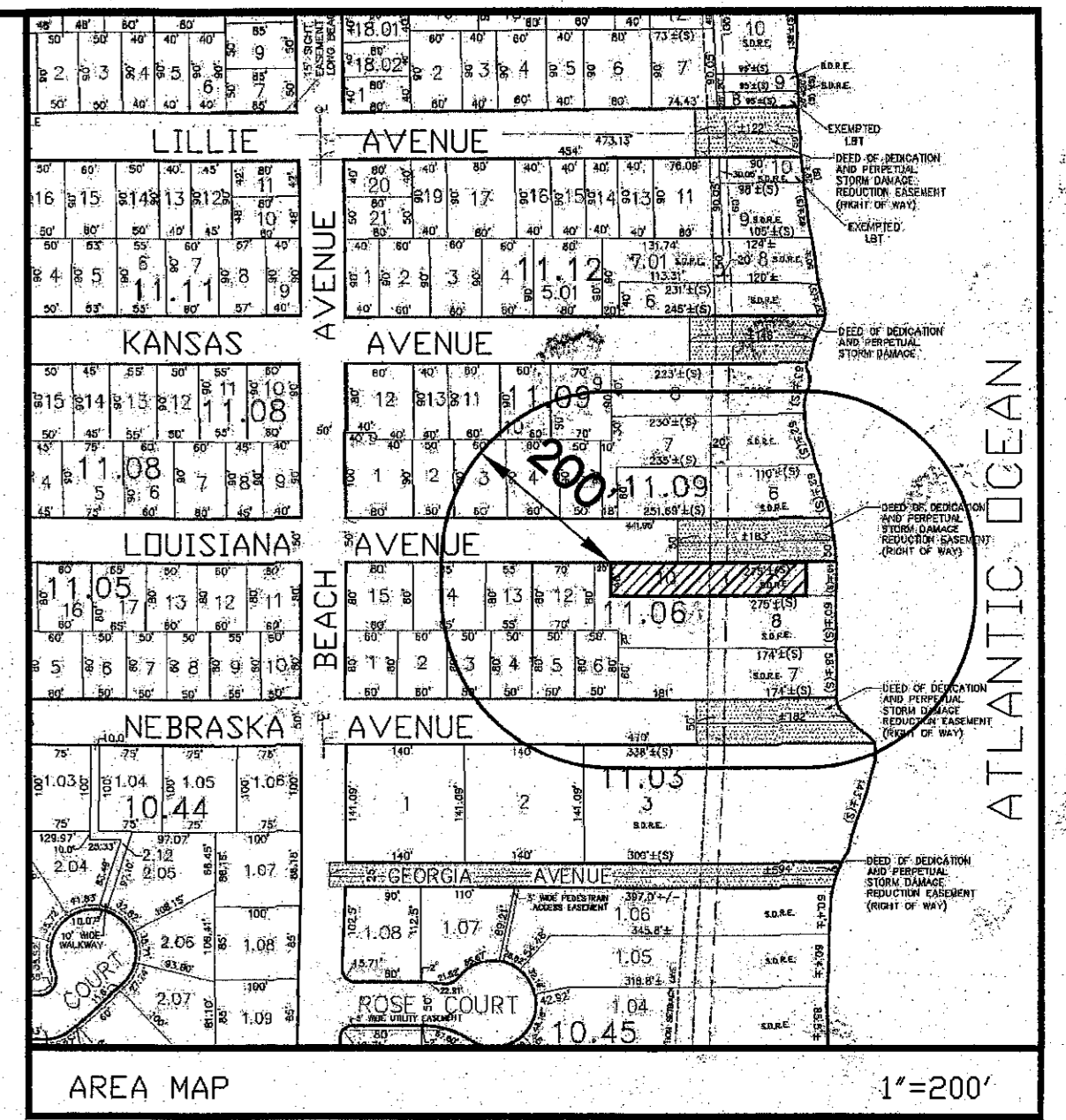
DUNE PROFILE @ LOT CENTERLINE

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

- LEGEND:
- = IRON PIN FOUND
 - △ = STAKE FOUND
 - ⊙ = REBAR FOUND
 - POB = POINT OF BEGINNING
 - ⊕ = CENTERLINE
 - E/P = EDGE OF PAVEMENT
 - 5.02 = SPOT ELEVATION
 - = EXISTING CONTOUR
 - ⊕ = UTILITY POLE



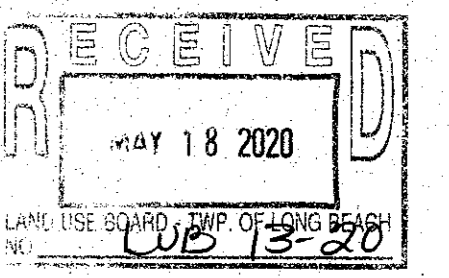
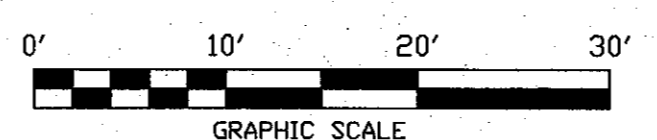
- NOTES:
- DEED REFERENCE: DEED 1704, PAGE 1855
 - FLOOD ZONE AD, FLOOD DEPTH 1' & FLOOD ZONE VE, BASE FLOOD ELEVATION 13, AS SHOWN ON FIRM #34029C0662F
 - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0662G, THE PROPERTY IS LOCATED IN FLOOD ZONE VE, BASE FLOOD ELEVATION 12.
 - VERTICAL DATUM NAVD (1988)
 - PURSUANT TO LONG BEACH TOWNSHIP ORDINANCE 94-3 "FEMA MAP" - NEW DEVELOPMENT ON OCEAN FRONT PROPERTIES MUST BE DESIGNED TO FLOOD ZONE VE, BASE FLOOD ELEVATION 14 STANDARDS.
 - PROPOSED FIRST FLOOR ELEVATION TO BE 15.0. THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER SUPPORTING THE HABITABLE PORTION OF THE BUILDING IS TO BE AT OR ABOVE ELEVATION 15.0. THE LOWEST ELEVATION OF ANY ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR-CONDITIONING EQUIPMENT, DUCTWORK AND OTHER SERVICE FACILITIES WILL BE AT OR ABOVE ELEVATION 15.0.
 - TOTAL TRACT AREA: 9,240 SF. (0.212 Ac)
LOT AREA WEST OF THE OCEANFRONT BUILDING LINE IS 5,365.9 SF.



ZONING SCHEDULE
R-S9 GENERAL RESIDENTIAL ZONE

	REQUIRED	EXISTING	PROVIDED
LOT AREA	5,000 S.F.(a)	9,240 S.F.(a)	9,240 S.F.(a)
LOT WIDTH	50 FT.(a)	5,365.9 SF. WEST OF THE OCEANFRONT BUILDING LINE 40 FT.(a)	40 FT.(a)
SETBACKS:			
FRONT (OCEANFRONT) SIDE	20 FT.	145.4 FT.	97.4 FT.
LOUISIANA AVENUE SOUTH SIDE	15 FT.	10 FT.**	11 FT.**
COMBINED SIDE	4 FT.	4.5 FT.	4 FT.
REAR	15 FT.	14.5 FT.**	15 FT.
BETWEEN BUILDINGS	29.6 FT.	21.7 FT.	10 FT.*
ACCESSORY SETBACKS:			
SIDE	4 FT.	2 FT.**	N/A
REAR	4 FT.	2.6 FT.**	N/A
LOT COVERAGE (%)	33.3%	16.6%	31.6%
IMPERVIOUS COVERAGE (%)			
FRONT YARD	75%	46.2%	66.4%
HEIGHT	60%	50.8%	60%
HEIGHT	36 FT.	30 FT.	36 FT.
PARKING			
2 SPACES/DWELLING	2 SPACES	2 SPACES	4 SPACES

** EXISTING NON-COMFORMITY
* VARIANCE REQUESTED
PURSUANT TO SECTION 805-17 OF THE CODE OF THE TOWNSHIP LONG BEACH ALL LOTS CREATED BY SUBDIVISION PRIOR TO OCTOBER 5, 1979, AND HAVING A MINIMUM WIDTH OF 40 FEET AT THE STREET LINE OR ON THE OCEAN OR THE BAY AND A MINIMUM LOT AREA OF 3,000 SQUARE FEET, IN SINGLE OWNERSHIP WITH A DEED VESTING SUCH OWNERSHIP DULY RECORDED IN THE OCEAN COUNTY CLERK'S OFFICE IN TOWNSHIP, NEW JERSEY, ON OR BEFORE JUNE 1, 1978, AND WHICH LOT IS LOCATED BETWEEN TWO ADJACENT LOTS ON EACH OF WHICH ADJACENT LOTS A CONFORMING STRUCTURE HAS BEEN ERRECTED PURSUANT TO A VALID AND PROPERLY ISSUED BUILDING PERMIT ISSUED PRIOR TO JUNE 3, 1983, SHALL, FOR THE PURPOSES OF THIS CHAPTER, BE CONSIDERED CONFORMING LOTS.



OFFSETS AS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
THIS CERTIFICATION IS MADE ONLY TO THE HIGHEST DEGREE OF ACCURACY AND WITHOUT LIABILITY IS ASSUMED FOR USE OF SURVEY DATA.
THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREIN.
THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

OWNER/APPLICANT:
RALPH & JENNIFER DESIMONE
45 BLACKBURN ROAD
SUMMIT, NJ 07901

REVISIONS:
5/8/2020 VARIANCE PLAN PER ARCHITECTURALS
8/27/2019 UPDATE SURVEY & TOPOGRAPHY FOR CAFRA APPLICATION

HORN, TYSON & YODER, INC.
CONSULTING ENGINEERS, SURVEYORS-PLANNERS
CERTIFICATE 24GA27951700 - ISSUED AUGUST 29, 2018
8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
PHONE (609) 492-5050 FAX (609) 492-4163

VARIANCE PLAN
LOT 10, BLOCK 11.06
TAX MAP SHEET # 13
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1"=30' DRAWN BY: RJT SHEET 1 OF 1
JOB NO.: 17-002 DATE: 1/17/2016

JAMES D. PROCOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number: GE44223
Professional Planner, N.J. License Number: 33L10066400

ROBERT Q. GIBLOTT, P.L.S.
Professional Land Surveyor, N.J. License Number: 35557