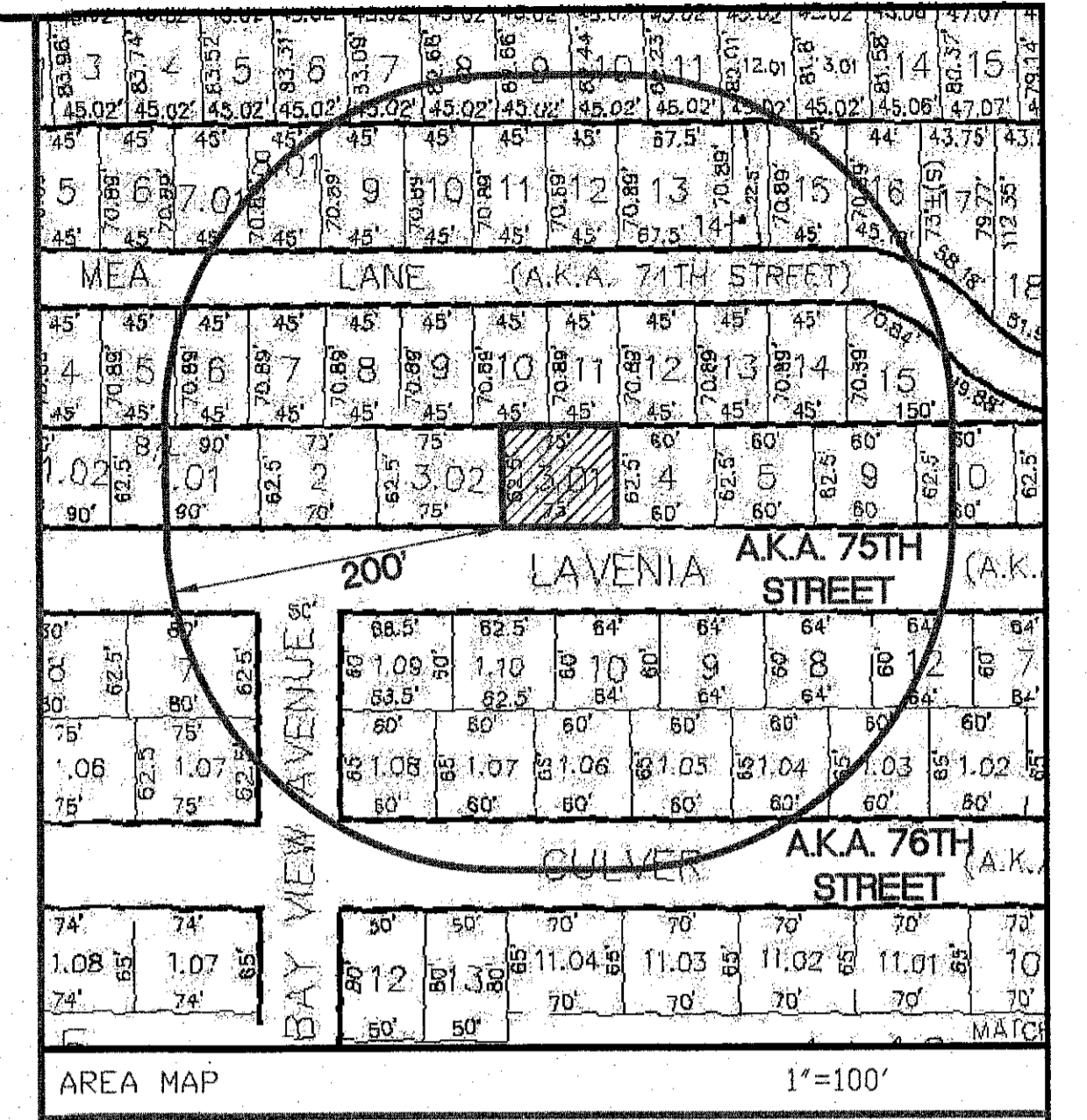
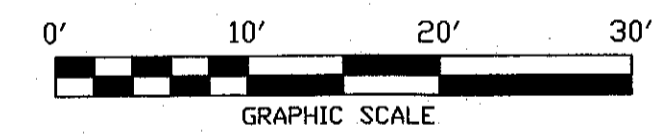


- LEGEND-**
- ⊗ = MAG NAIL FOUND IN BULKHEAD
 - = IRON PIN FOUND
 - = IRON PIPE FOUND
 - POB = POINT OF BEGINNING
 - AC = AIR CONDITIONER
 - ⊕ = CENTERLINE
 - E/P = EDGE OF PAVEMENT
 - S. 02 = SPOT ELEVATION
 - ⊗ = UTILITY POLE



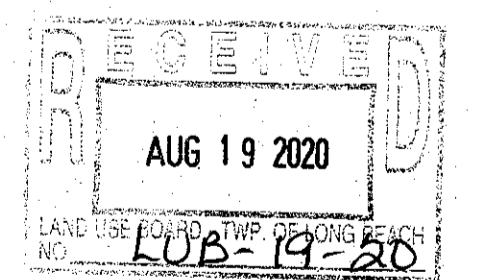
- NOTES:**
- AKA LOT 3.01, FILED MAP #F-796 FILED 6/14/1978
MINOR SUBDIVISION OF LOTS 2 & 3 BLOCK N-23 BEACH HAVEN CREST
LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY
 - DEED REFERENCE:
BOOK 5743 PAGE 592
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 9
AS SHOWN ON FIRM #34029C0602F
 - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0602G
THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 7.
THE PROPERTY IS LOCATED OUTSIDE THE "COASTAL A" ZONE
 - ELEVATIONS NAVD (1988)



ZONING SCHEDULE R-50 RESIDENTIAL ZONE			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 S.F.	4,375 S.F.**	NO CHANGE
LOT WIDTH	50 FT.	70 FT.	NO CHANGE
SETBACKS:			
FRONT	10.5 FT.	11.4 FT.	NO CHANGE
REAR	10 FT.	20.3 FT.	11.6 FT.
SIDE	4 FT./9 FT.	5 FT./11 FT.	NO CHANGE
COMBINED SIDE	15 FT.	16 FT.	NO CHANGE
BETWEEN BUILDINGS	15 FT.	13.9 FT.**/12.2 FT.**	NO CHANGE
LOT COVERAGE (%)	33.3% (1,458.3 S.F.)	30.2% (1,322.7 S.F.)	36.1%* (1,580.6 S.F.)
IMPERVIOUS COVERAGE	75%	32.5%	38.4%
FRONT YARD	60%	0%	NO CHANGE
PARKING	2 SPACES	2 SPACES	NO CHANGE
HEIGHT	34 FT.	21.3 FT.	NO CHANGE

** EXISTING NON-CONFORMITY
* VARIANCE REQUESTED

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/OR MORTGAGE. LIABILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.
THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TITLE INSURANCE CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREIN.
THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCUMBRANCES, 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.



HORN, TYSON & YODER, INC.
CONSULTING ENGINEERS, SURVEYORS-PLANNERS
CERTIFICATE 24GA27951700 - ISSUED JULY 27, 2020
8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
PHONE (609) 492-5050 FAX (609) 492-4163

VARIANCE MAP
LOT 3.01, BLOCK 14.23
TAX MAP SHEET # 17
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

OWNER/APPLICANT
JOSEPH GADINO
15 W LAVENIA AVENUE
LONG BEACH TOWNSHIP, NJ 08008

Professional Engineer, NJ License Number GE44823
Professional Planner, NJ License Number 33L100606400

Professional Land Surveyor, N.J. License Number 35357

SCALE: 1" = 10'
DRAWN BY: MAX
JOB NO. 120-048
DATE: 4/27/2020
SHEET 1 OF 1