



- NOTES:
1. AKA THE EASTERLY 70 FEET OF LOTS 3 & 4, BLOCK 25 FILED MAP #8-329 FILED 7/13/1935 "BEACH HAVEN CREST"
 2. DEED REFERENCE BOOK-4630 PAGE-398
 3. ELEVATIONS NAVD (1988)
 4. FLOOD ZONE AE, BASE FLOOD ELEVATION 9 AS SHOWN ON FIRM 334029C0602F
 5. BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0602G THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8 THE PROPERTY IS LOCATED OUTSIDE THE "COASTAL A" ZONE.

EXISTING CONDITIONS

PROPOSED CONDITIONS

ZONING SCHEDULE - R 50 RESIDENTIAL ZONE

| | REQUIRED | EXISTING | PROPOSED |
|-------------------------|------------|------------------------|-----------|
| LOT AREA | 4,500 S.F. | 4,200 S.F.** | NO CHANGE |
| LOT WIDTH | 50 FT. | 60 FT. | NO CHANGE |
| SETBACKS | | | |
| FRONT | 20 FT. | 19.5 FT.** | NO CHANGE |
| SIDE | 4 FT. | 4.7 FT./ 10.3 FT. | NO CHANGE |
| COMBINED SIDE | 15 FT. | 15 FT. | NO CHANGE |
| BETWEEN BUILDINGS | 15 FT. | 15 FT./15.3 FT./20 FT. | NO CHANGE |
| REAR | 10 FT. | 8.5 FT.** | NO CHANGE |
| BUILDING COVERAGE | 33.3% | 38.2%** | 36.4%** |
| IMPERVIOUS COVERAGE | 75% | 43.3% | 41.5% |
| FRONT YARD IMPERVIOUS | 60% | 0% | NO CHANGE |
| BUILDING HEIGHT | 34 FT. | 30.9 FT. | NO CHANGE |
| PARKING | | | |
| 2 SPACES/UNIT (2 UNITS) | 4 SPACES | 4 SPACES | NO CHANGE |

** = VARIANCE REQUESTED
 *** = EXISTING NON-CONFORMITY

- LEGEND:
- ⊕ = PIPE FOUND
 - POB = POINT OF BEGINNING
 - ⊙ = CENTERLINE
 - E/P = EDGE OF PAVEMENT
 - S. 02 = SPOT ELEVATION
 - ⊗ = UTILITY POLE

COPIES AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE. NO RESPONSIBILITY OF LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.

THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW CORREY TITLES OR CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.

THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND, IF ANY, EXCEPT AS SHOWN HEREON.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

OWNER/APPLICANT
 EDWARD & DEBORAH JOHNSON
 684 PENNSDALE DRIVE
 YARDLEY, PA 19067

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

RECEIVED
 SEP 14 2020
 LUB-20-20

VARIANCE MAP
 LOT 4, BLOCK 14.11
 TAX MAP SHEET # 16
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10' DRAWN BY: MAX SHEET 1 OF 1
 JOB NO. 187-488 DATE: 5/27/2020

Professional Engineer, NJ License Number: GE44223
 Professional Planner, NJ License Number: 33L100606400

Professional Land Surveyor, N.J. License Number: 35357

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