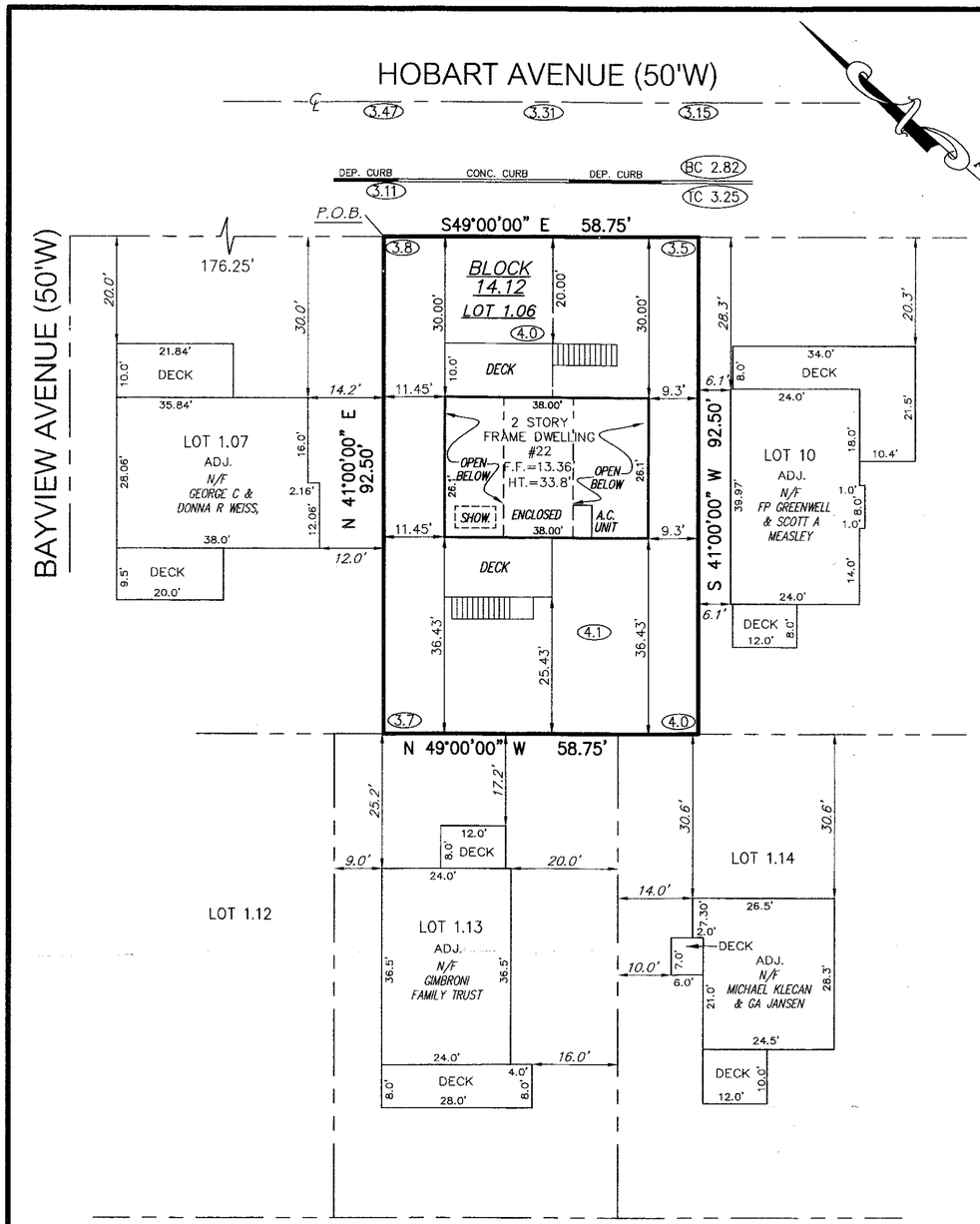
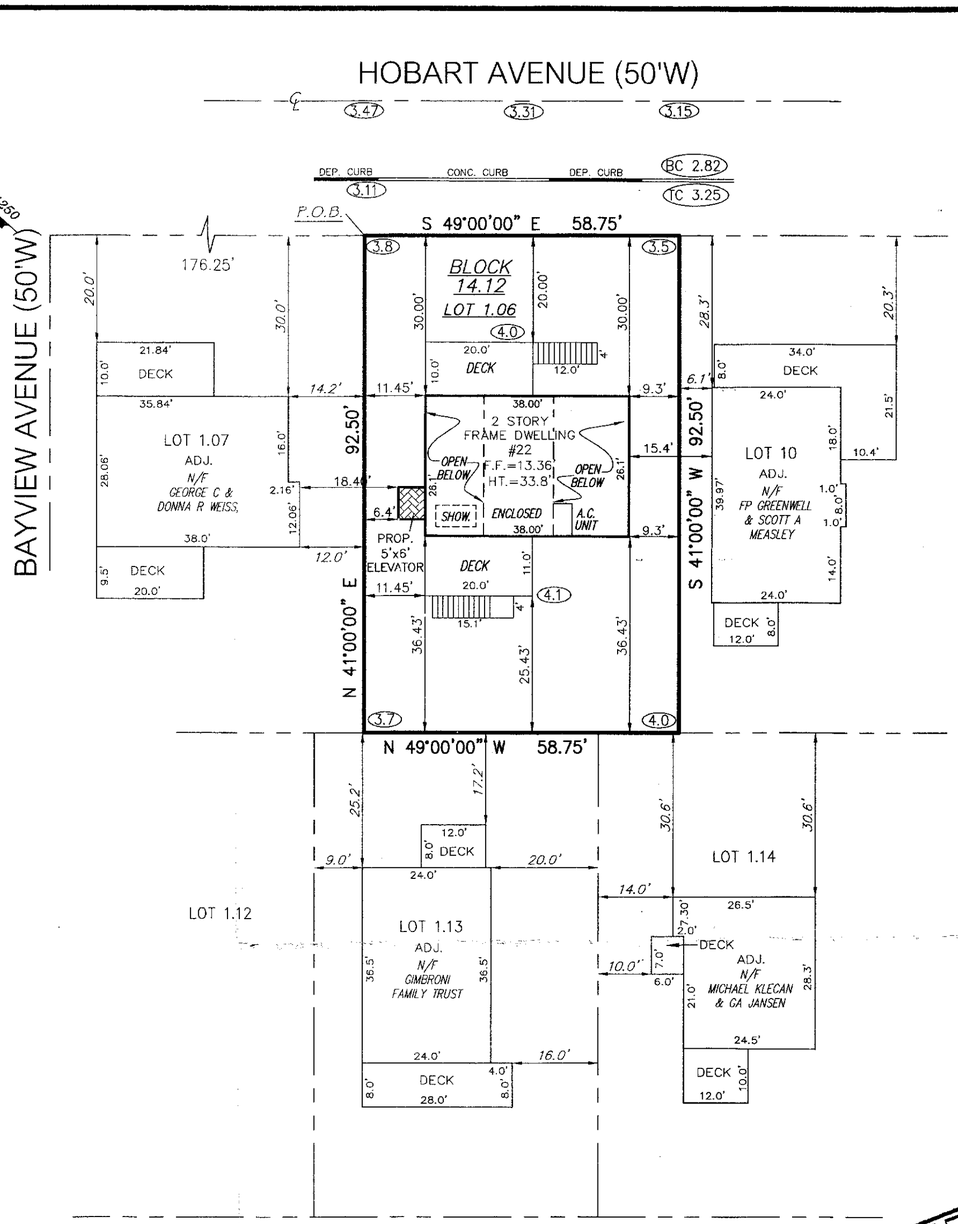
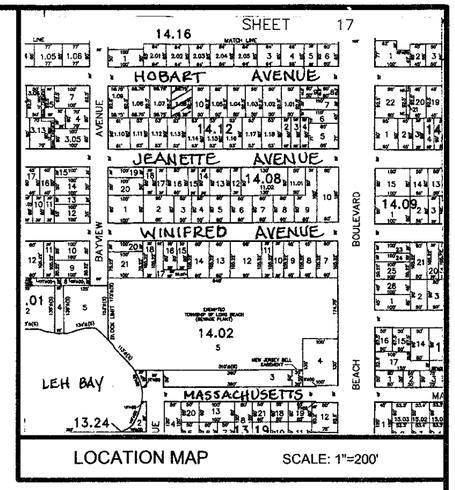


EXISTING CONDITIONS
SCALE: 1"=20'



PROPOSED CONDITIONS
SCALE: 1"=20'

0 20 40 80 120
GRAPHIC SCALE: 1"=20'



LOCATION MAP SCALE: 1"=200'

This plan is based on architectural plans dated 4-13-2020 and does not reflect any changes made after that date. Contractor to verify in field all elevations prior to construction

(1988 DATUM)
FLOOD ZONE: AE
BASE FLOOD ELEV.: 9.0 (2006 MAPS)
PRELIMINARY FLOOD ZONE: AE
BASE FLOOD ELEV.: 7.0 (INCORPORATED 1-30-2015)

DENOTES EXISTING ELEVATION
DENOTES PROPOSED ELEVATION

NO.	DATE	DESCRIPTION	BY
1	6-04-20	REV. SETBACKS	LJT

RECEIVED
OCT 06 2020
LAND USE BOARD - TWP. OF LONG BEACH

ZONE: R50 - GENERAL RESIDENTIAL DISTRICT

PRINCIPAL	REQUIRED	EXISTING	PROPOSED
Lot area	5,000 s.f	5,434.37 s.f.	5434.37 s.f.
Lot frontage	50 feet	58.75 feet	58.75 feet
Lot width	50 feet	58.75 feet	58.75 feet
Lot depth	91.25 feet	92.50 feet	92.50 feet
Front yard	20 feet	20.00 feet	20.00 feet
Side yard	9 feet one	9.30 feet one	6.4 feet one*
	17.63 feet both	20.75 feet both	15.70 feet both*
Rear yard	20 feet	25.43 feet	25.43 feet

Note* minimum distance of 15 feet between adjacent houses required

MINIMUM ACCESSORY BUILDING REQUIREMENTS:			
Side line	4 feet	N/A	N/A
Rear line	4 feet	N/A	N/A
Distance to other building	4 feet	N/A	N/A

MAXIMUM LOT & BUILDING REQUIREMENTS:			
Building coverage	33.3%	27.6% / 1,503.2 S.F.	28.2% / 1533.2 S.F.
Lot coverage	75%	27.6% / 1,503.2 S.F.	28.2% / 1533.2 S.F.
Height of Building	34'	33.8'	33.8'
No. of Stories	3	2	2 (ON-PILING)

* = USE VARIANCE CONDITION

OWNER/APPLICANT
RUDOLPH J. & ROSE G. VALENTINE
22 W. HOBART AVENUE
LONG BEACH TOWNSHIP NJ 08008

VARIANCE PLAN

T.M. LOT 1.06 ~ BLOCK 14.12
TAX MAP SHEET #16
TOWNSHIP OF LONG BEACH
OCEAN COUNTY, NEW JERSEY
(AKA LOT 1.06, BLOCK N12, PER F.M. G-1250)

NELKE / TYSZKA
LAND SURVEYORS, LLC
382 W. 9TH STREET - SUITE 4 - SHIP BOTTOM, NJ 08008
(609) 494-3474 FAX (609) 361-9231
LEON J. TYSZKA
P.L.S. # 35888

JOB NO: 07-017	DATE: 2/18/20	SCALE: 1"=20'

A2