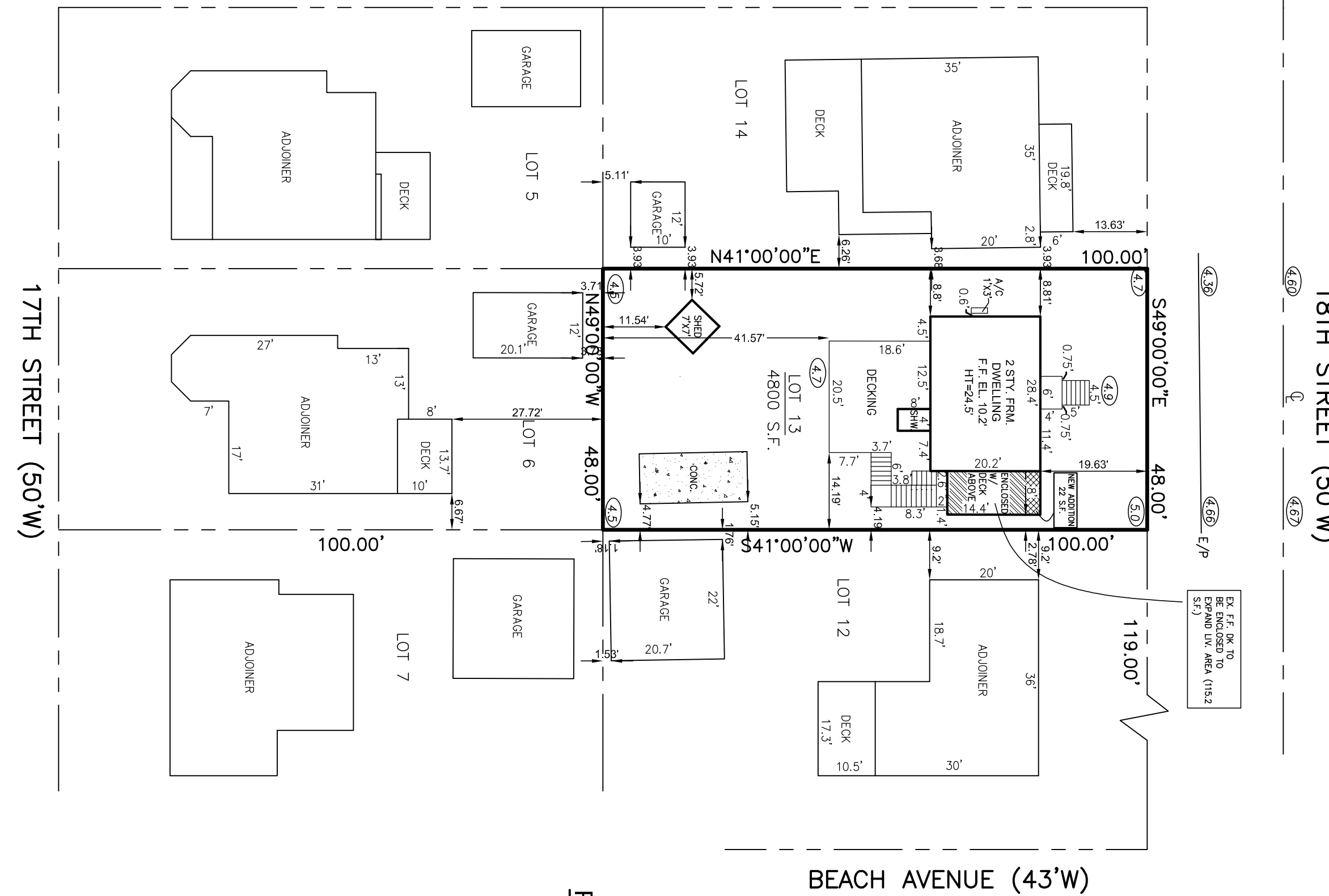
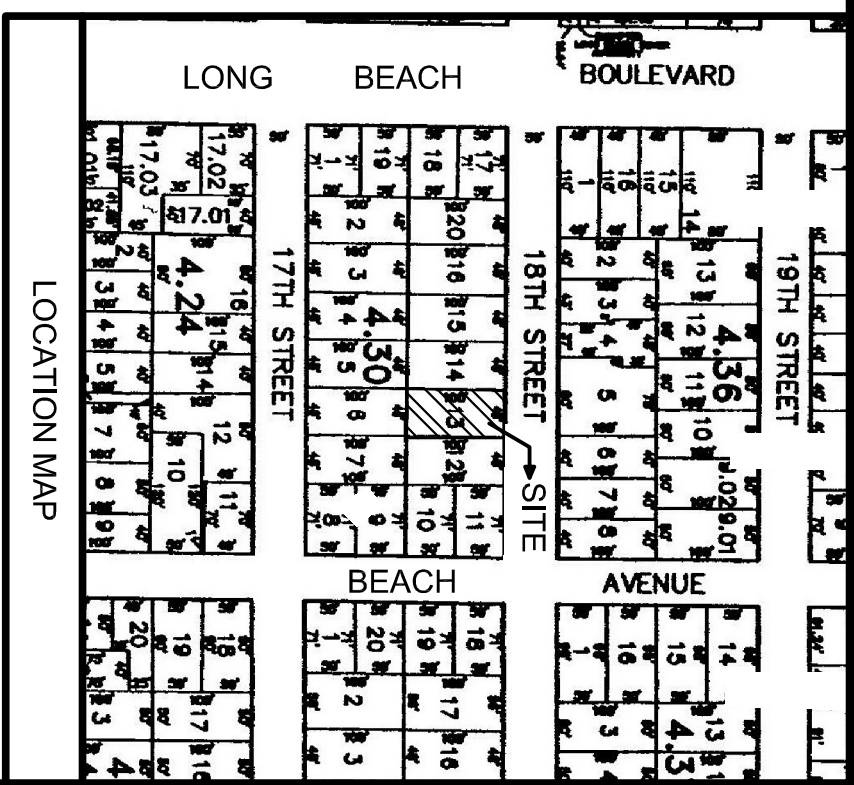


EXISTING CONDITIONS
SCALE: 1"=20'



PROPOSED CONDITIONS
SCALE: 1"=10'



PRINCIPLE BUILDING MINIMUM	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 s.f.	4800 s.f.*	4800 s.f.*
LOT DEPTH	100'	100'	100'
LOT WIDTH	48'	48'	48'
FRONT YARD SETBACK	20'	19.63*	19.63**
CORNER LOT	20' and 15"	N/A	N/A
SIDE YARD SETBACK (ONE FOR CORNER LOT)	4'/comb. 15'	2.7"/11.58**	2.7"/11.58**
REAR YARD SETBACK	20'	41.57'	41.57'
BUILDING LOT COVERAGE (s.f.)	1,258.7 s.f.	1249 s.f.	1271 s.f.
BUILDING LOT COVERAGE (%)	33.33 %	26 %*	26.4 %
IMPERVIOUS LOT COVERAGE (%)	75 %	30.8 %	31.2 %
MAX. BLDG. HEIGHT	34'	24.5'	24.5'
DISTANCE TO ADJ. BUILDINGS	15'	11.97"/12.48**	11.97"/12.48**
ACCESSORY BUILDING MINIMUM			
SIDE YARD	4'	5.72'	5.72'
REAR YARD	4'	11.52'	11.52'
HEIGHT	15'	6.5'	6.5'

This plan is based on architectural plans dated 2-18-2019 and does not reflect any changes made after that date. Contractor to verify in field all elevations prior to construction

OWNER/APPLICANT
DAVID & DAVID NOLAN
12 E. 18TH STREET
NORTH BEACH HAVEN, NJ 08008

VARIANCE PLAN
T.M. LOT 13 ~ BLOCK 4.30
TAX MAP SHEET #8
NORTH BEACH HAVEN
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

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
LEON J. TYSZKA
P.L.S. # 365888

JOB NO.: 07-251 DATE: 12-18-2020 SCALE: 1"=20'

(1988 DATUM)
FLOOD ZONE: AO
BASE FLOOD ELEV.: DEPTH 1' (2006 MAPS)
PRELIMINARY FLOOD ZONE: UNSHADED "X"
BASE FLOOD ELEV.: N/A (INCORPORATED 1-30-2015)



○ DENOTES EXISTING ELEVATION