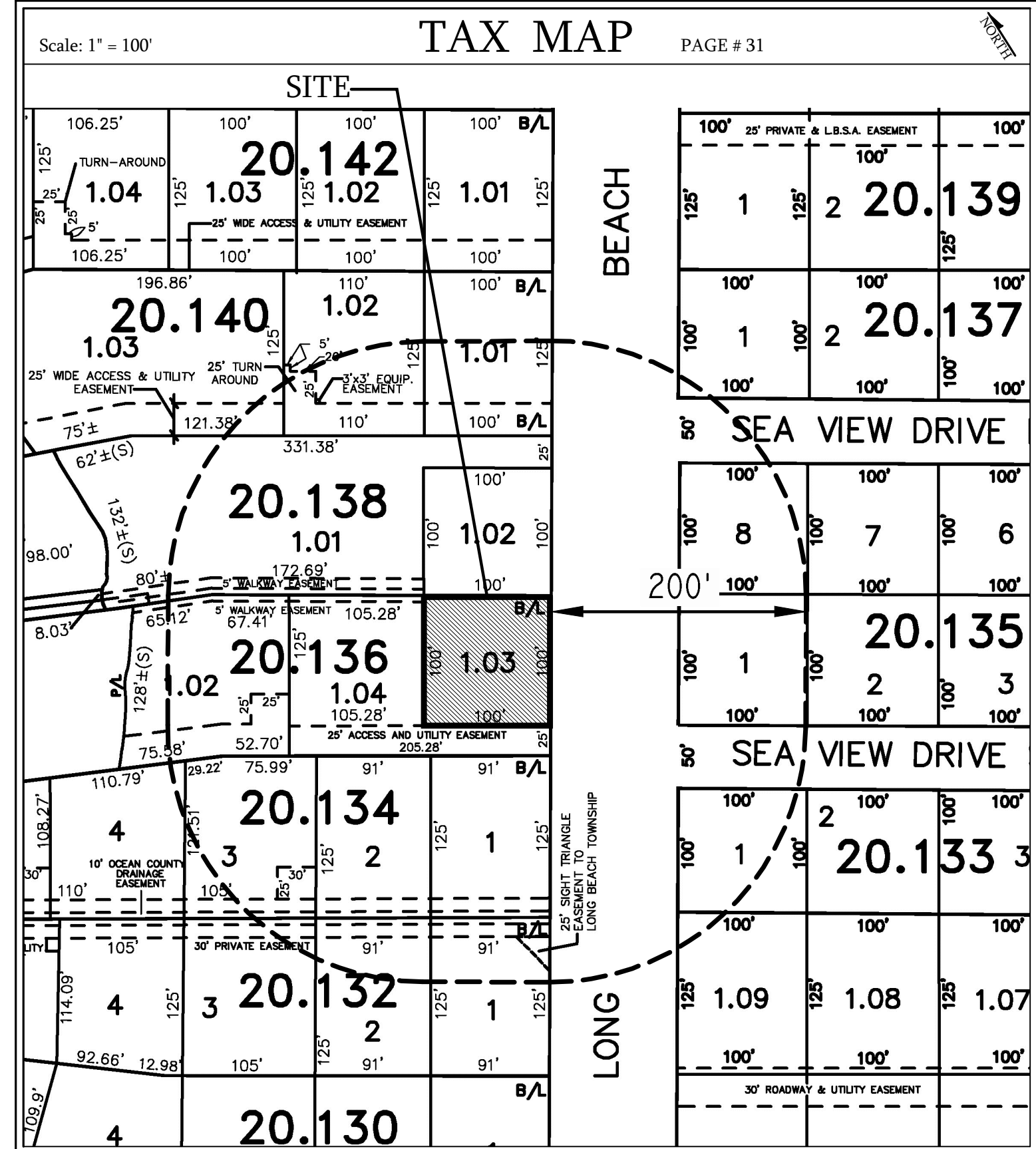
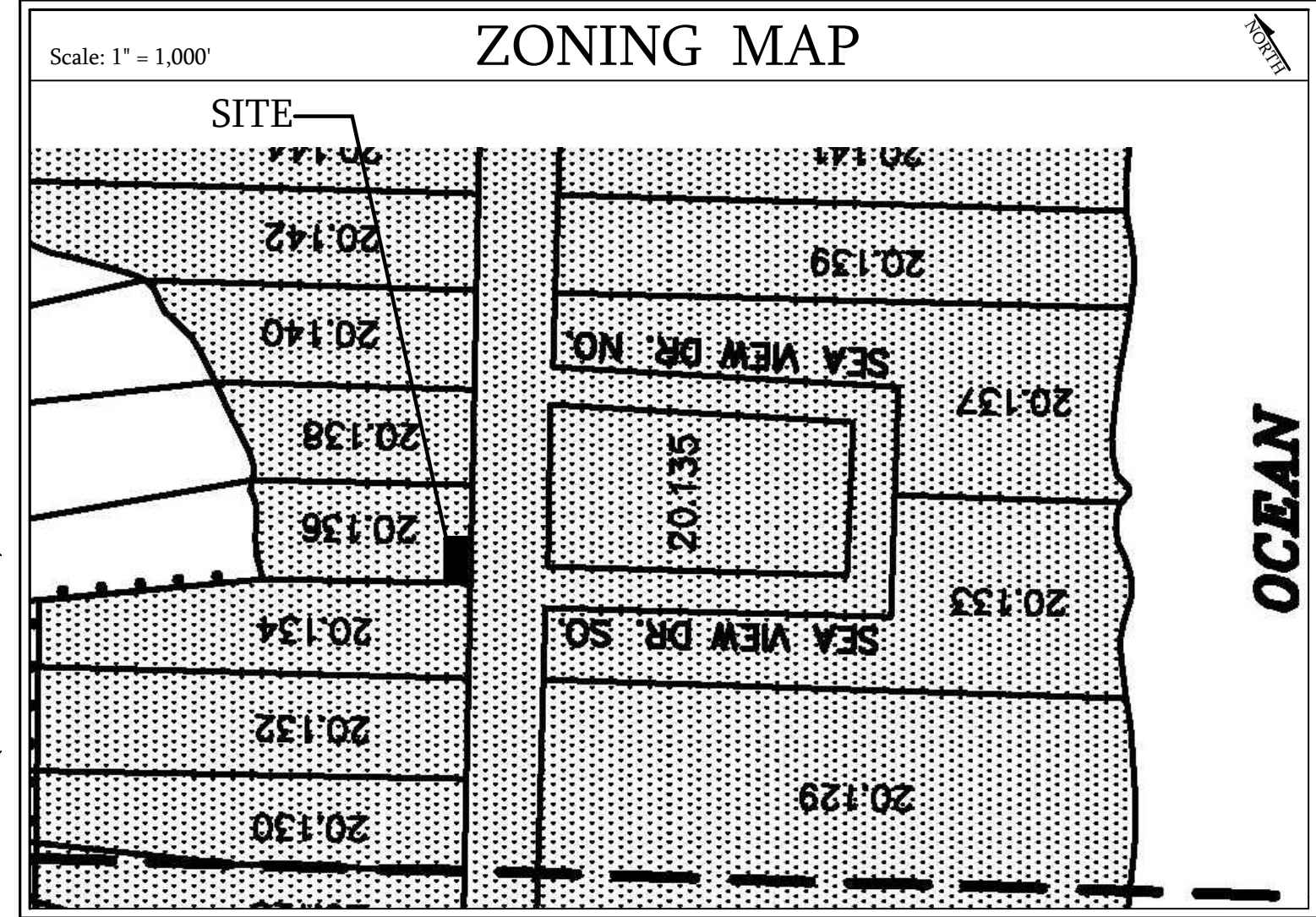
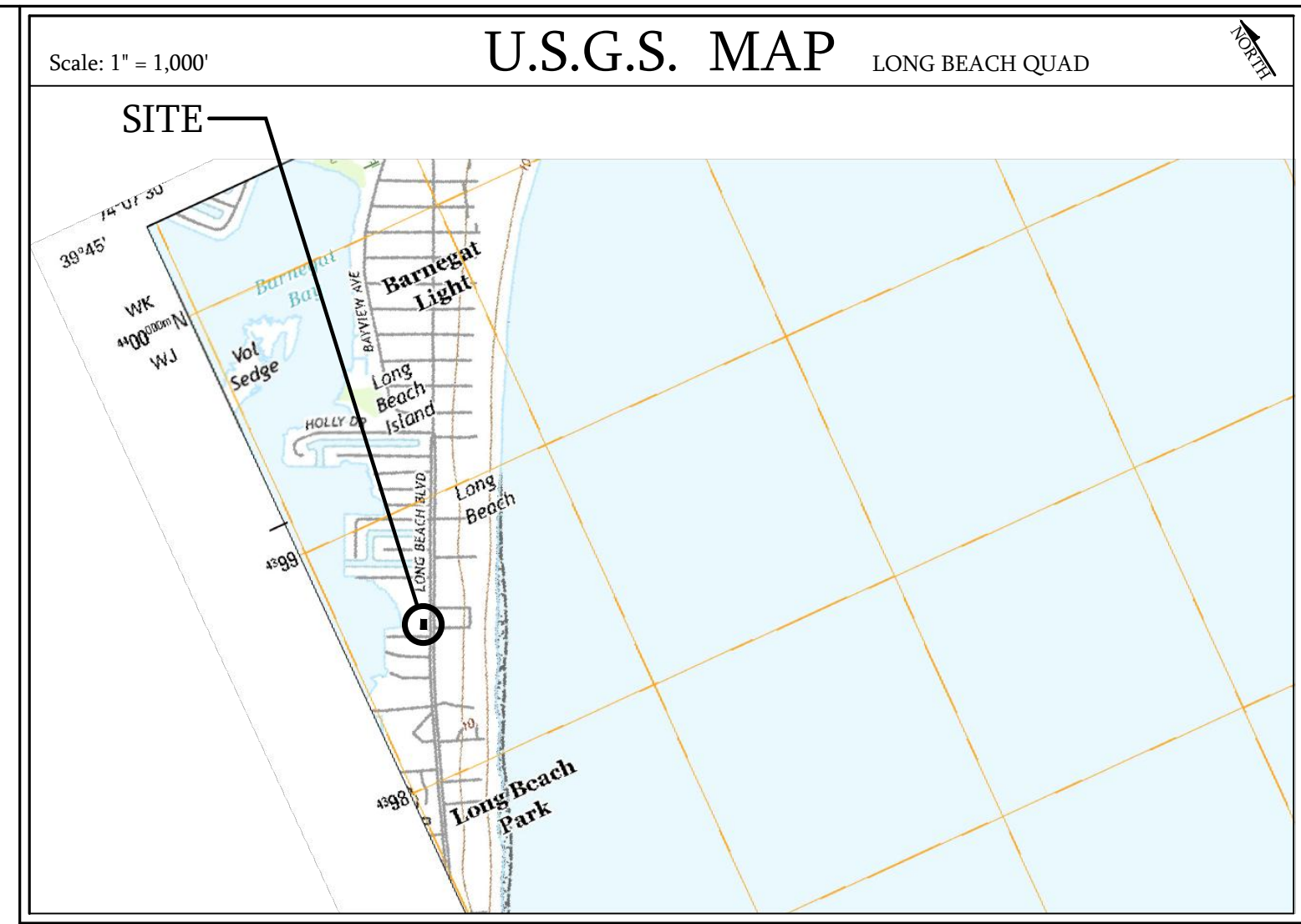
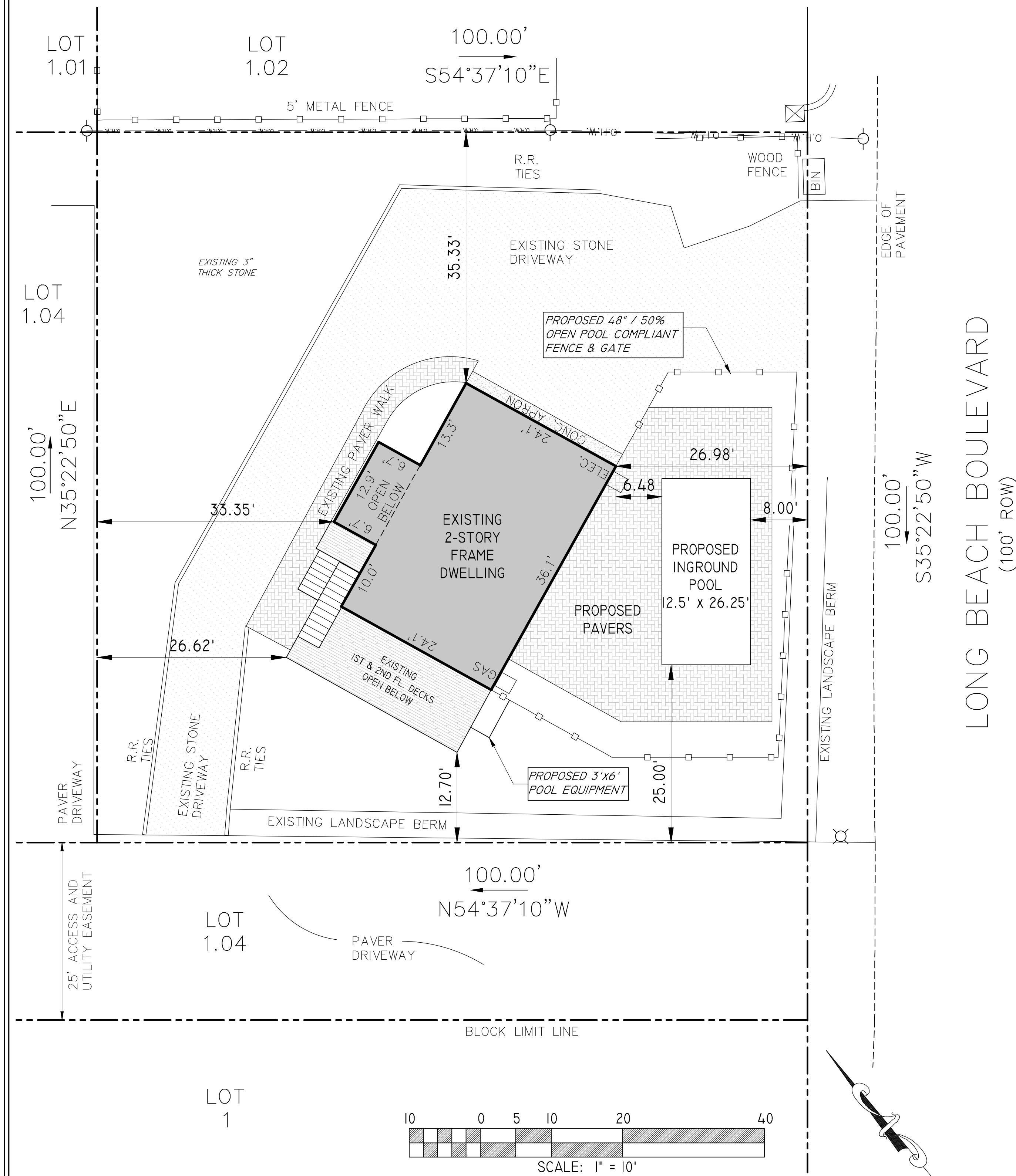


GENERAL NOTES

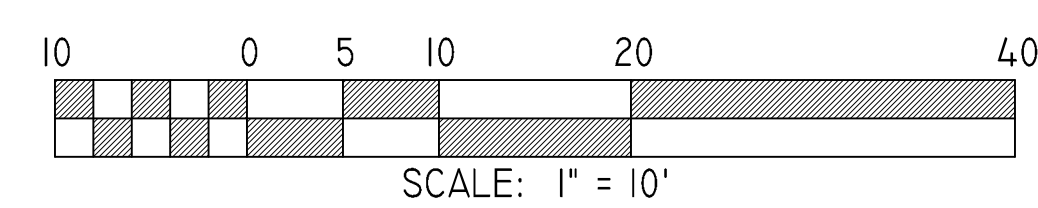
- THE APPLICANT IS:
GLENN SHAEVITZ
19B HERITAGE DRIVE
CHATHAM NJ, 09728
PH: 917-848-8803
- THE BULK INFORMATION FOR THE PROPOSED DEVELOPMENT IS IDENTIFIED IN THE BULK CHART.
- LOT 1.03, BLOCK 20.136 AND IS LOCATED IN THE "R-10 SINGLE FAMILY RESIDENCE" ZONE.
- THE EXISTING STRUCTURES ARE DEPICTED ON THE EXISTING SURVEY PREPARED BY FRD SURVEYING, FRANK R. DESANTIS, P.L.S. DATED 11-26-19, FOR GLENN SHAEVITZ. THE PROPOSED SITE PLAN IS BASED ON THIS SIGNED AND SEALED DRAWING.
- THE EXISTING SITE IS RECTANGULAR IN SHAPE WITH 100 FEET OF FRONTAGE ON LONG BEACH BLVD. AND 100 FEET OF LOT DEPTH WITH A LOT AREA OF 10,000 SF (0.23 AC). A 25' WIDE PAVER ACCESS & UTILITY EASEMENT IS LOCATED ADJACENT TO THE PROPERTY.
- THE EXISTING BUILDING IS A TWO STORY SINGLE FAMILY HOME OVER GROUND LEVEL PARKING. THE BUILDING HAS AN EXISTING FRONT YARD NON-CONFORMITY ALONG THE EASEMENT. THE BUILDING IS TO REMAIN.
- THERE ARE NO FLOODWAYS, MARSHES, DUNES OR WATERWAYS. THE "EFFECTIVE" BASE FLOOD ZONE IS "AE" WITH AN ELEVATION +5. THE "ADVISORY" BASE FLOOD ZONE IS "AE" WITH AN ELEVATION +7. ALL ELEVATIONS SHOWN ARE BASED ON N.A.V.D 1988 DATUM.
- OCEAN COUNTY SOILS CONSERVATION DISTRICT PERMIT NOT REQUIRED. TOTAL LAND AREA DISTURBED IS 1,862 S.F. WHICH IS LESS THAN 5,000 S.F. REQUIRED.
- THE APPLICANT PROPOSES TO INSTALL AN IN-GROUND SWIMMING POOL IN THE FRONT YARD BETWEEN THE EXISTING DWELLING AND LONG BEACH BOULEVARD ALONG WITH A PAVER PATIO AROUND THE POOL.



BULK CHART - "R-10 GENERAL RESIDENTIAL"

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
USE	SINGLE FAMILY	SINGLE FAMILY	NO CHANGE	
LOT AREA	10,000 S.F.	10,000 S.F. (0.23 AC.)	NO CHANGE	
LOT WIDTH	75 FT.	100 FT	NO CHANGE	
LOT DEPTH	100 FT (MEDIAN)	100 FT	NO CHANGE	
FRONT YARD SETBACK	25 FT (STREET)	26.98 FT	NO CHANGE	
SIDE - FRONT YARD SETBACK	15 FT (EASEMENT)	12.7 FT	NO CHANGE	YES (E.N.C.)
SIDE YARD SETBACK (MIN.)	10 FT	12.7 FT	NO CHANGE	
SIDE YARD SETBACK (COMBINED)	30 FT	48 FT	NO CHANGE	
ADJOINING BUILDING SETBACK	30 FT	> 30 FT (NORTH) > 30 FT (WEST)	NO CHANGE	
REAR YARD SETBACK	25 FT	35.33 FT	NO CHANGE	
BUILDING HEIGHT (ST. C.L.)	34 FT	< 34 FT	NO CHANGE	
LOT COVERAGE	33.3% (3,333 S.F.)	13% (1,302 S.F.)	NO CHANGE	
IMPERVIOUS COVERAGE	75% (2,812 S.F.)	16.6% (1,636 S.F.)	28.6% (2,860 S.F.)	
FRONT YARD	60% (1,618 S.F.)	0.0% (0.0 S.F.)	35.3% (953 S.F.)	
ACCESSORY SETBACKS (POOL)	8' SIDE & REAR	NA	25 FT	
FRONT YARD (STREET)	NOT PERMITTED	NA	8 FT	YES
ACCESSORY TO BUILDING S.B.	5 FT	NA	6.48 FT	
PARKING - 2 PER DWELLING UNIT	2 SPACES	>2 SPACE	NO CHANGE	

* EXISTING NONCONFORMITY (E.N.C.)



APPROVALS
CITY ZONING BOARD

Chairperson _____ Date _____

Secretary _____ Date _____

Board Engineer _____ Date _____

INDEX	DATE	REV.	REV.
ZB-1 COVER SHEET & PLOT PLAN	1-30-21		

SHAEVITZ RESIDENCE
140 A LONG BEACH BLVD.
LONG BEACH TOWNSHIP, NEW JERSEY, 08008
BLOCK: 20.136 LOT: 1.03

PROPOSED POOL
VARIANCE PLAN
COVER PAGE & PLOT PLAN

TEN 10 ARCHITECTURE LLC.
714 NORTH MAIN STREET
MANAHAWKAN NJ, 08050
609.549.0502
INFO@TEN10ARCH.COM
WWW.TEN10ARCH.COM
CERT. OF AUTH. # AC-989

TEN 10
ARCHITECTURE

DANIEL PAUL WHEATON
REGISTERED ARCHITECT
PROFESSIONAL PLANNER
33.1010624500

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN: DPW	DATE: 1-30-21
CHECKED: DPW	SCALE: AS NOTED
DWG. No. ZB-1	FILE No: 21-001B