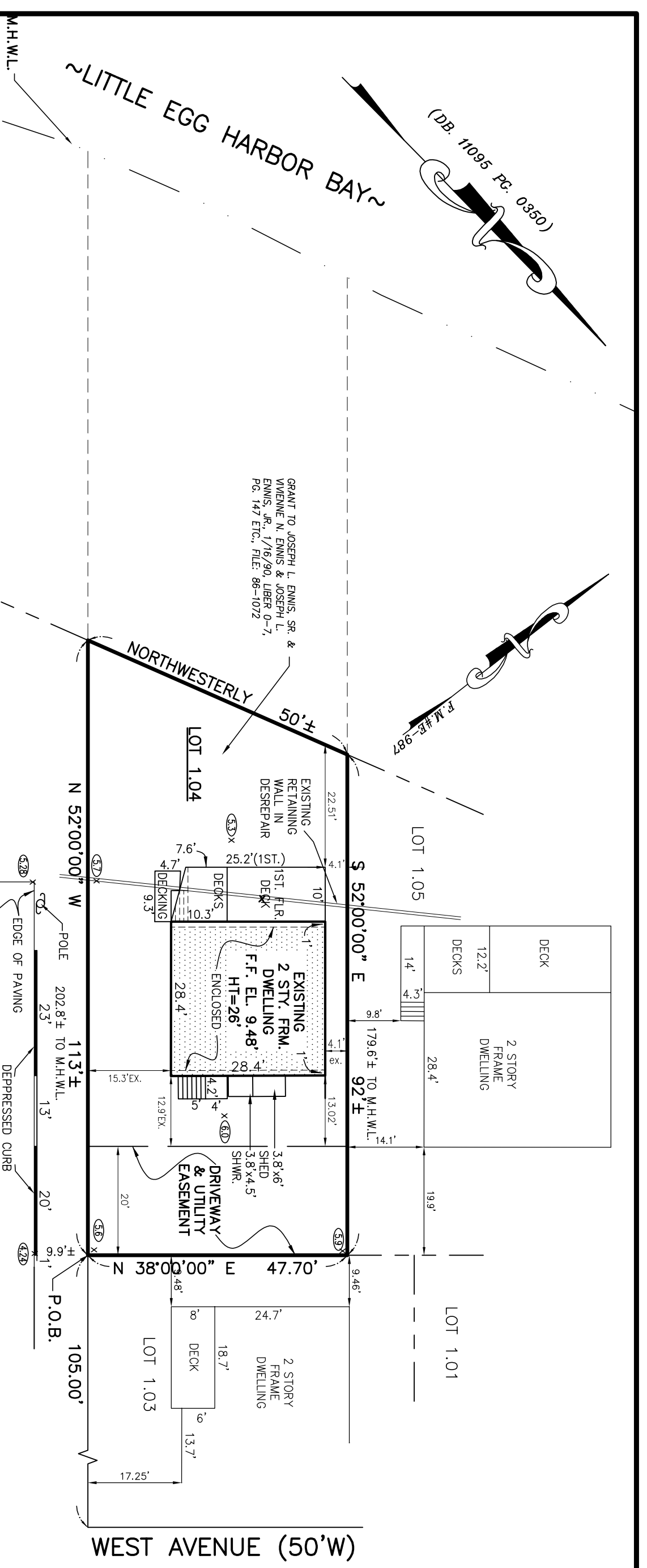
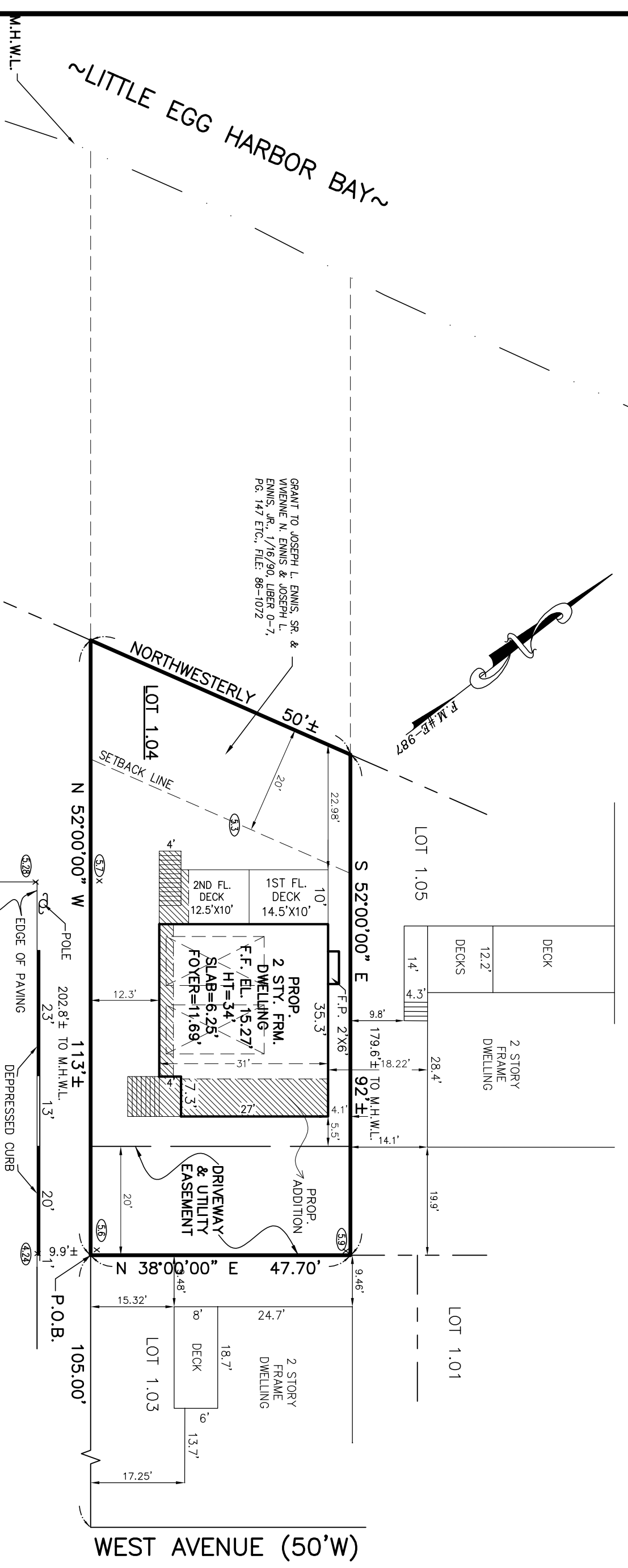
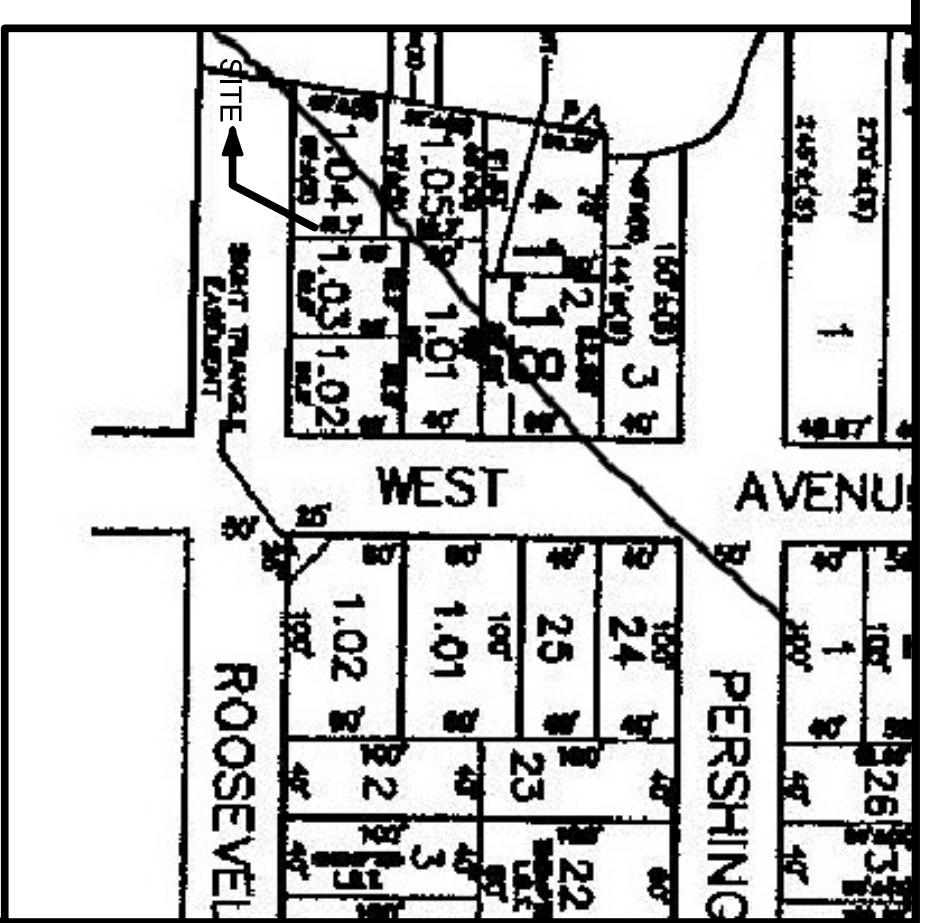


(DB 11095 P.C. 0350)



EXISTING CONDITIONS
SCALE: 1"=20'

LOCATION MAP



PROPOSED CONDITIONS
SCALE: 1"=20'

NOTES:
1. SHOULD ANY PORTION OF THE EXISTING CURB AND/OR SIDEWALK BE DETERIORATED OR BELOW MINIMUM DESIGN STANDARDS IT SHALL BE REMOVED AND REPLACED AS DIRECTED BY BOROUGH ENGINEER.

ZONE: R50- GENERAL RESIDENTIAL ZONE

PRINCIPAL	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 s.f.	4,889 s.f.**	4,889 s.f.**
Lot Frontage	60 feet	50 feet*	50 feet**
Lot width	50 feet	50 feet**	50 feet**
Lot depth	100 feet	113 feet	113 feet
Front yard	20 feet	22.5 feet**	22,98 feet
Front yard (Corner)	15 feet	15.3 feet**	12.3 feet*
Side yard	4 feet one	4.1 feet one	4.1 feet one
Rear yard	15 feet both	N/A both	N/A both
Minimum Accessory Building Requirements:	20 feet	12.9 feet**	5.5 feet*

MAXIMUM LOT & BUILDING REQUIREMENTS:	MINIMUM ACCESSORY BUILDING REQUIREMENTS:
Side line	4 feet
Rear line	4 feet
Distance to other building	5 feet
Building coverage	33.3%
Height of Building	34'
	21.1%/1,055± S.F.
	N/A
	29.2 feet
	N/A
	1336 S.F. (27.3%)
	34'

(1988 DATUM)
FLOOD ZONE: AE
BASE FLOOD ELEV.: 8.0 (2006 MAPS)
PRELIMINARY FLOOD ZONE: AE
BASE FLOOD ELEV.: 7.0 (INCORPORATED 5-28-2014)

○ DENOTES EXISTING ELEVATION
□ DENOTES PROPOSED ELEVATION

This plan is based on architectural plans dated 1/22/2018 and does not reflect any changes made after that date. Contractor to verify in field all elevations prior to construction.

NO.	DATE	DESCRIPTION	BY

OWNER/APPLICANT
ENNIS, JOSEPH
107 W. ROOSEVELT AVENUE
HOLGATE, NJ 08008

VARIANCE PLAN
T.M. LOT 1.04 ~ BLOCK 1.18
TAX MAP SHEET #5
(HOLGATE)
TOWNSHIP OF LONG BEACH
OCEAN COUNTY, NEW JERSEY
AKA LOT 1.04, BLOCK "A-18" PER F.M. #E-967

NELKE / TYSZKA
LAND SURVEYORS, LLC

382 W. 9TH STREET - SUITE 4 - SHIP BOTTOM, NJ 08008
(609) 494-3474 FAX (609) 361-9231
LEONI J. TYSZKA
P.L.S. # 55888

JOB NO: 96-154 DATE: 11-16-2020 SCALE: 1"=20'



GRAPHIC SCALE: 1"=20'