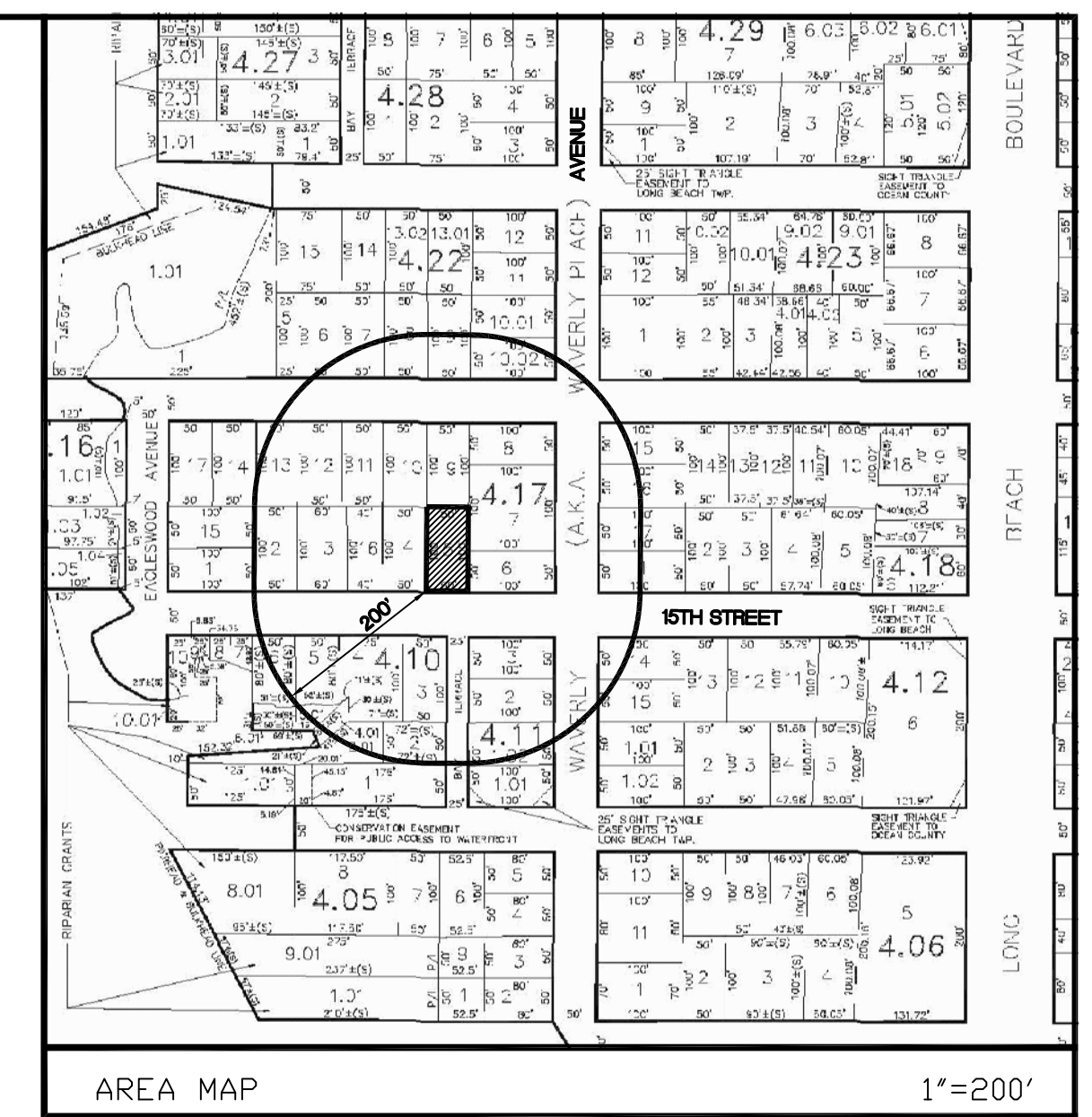


ZONING SCHEDULE - R-50 RESIDENTIAL ZONE			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 S.F.	5,000 S.F.	NO CHANGE
LOT WIDTH	50 FT.	50 FT.	NO CHANGE
SETBACKS			
FRONT	17.6 FT.	15 FT. **	NO CHANGE
SIDE	4 FT./9 FT.	131 FT./4.9 FT.	NO CHANGE
COMBINED SIDE	15 FT.	18 FT.	NO CHANGE
BETWEEN BUILDINGS	15 FT.	19.3 FT./33.8 FT.	NO CHANGE
REAR	20 FT.	29.9 FT.	NO CHANGE
PRINCIPAL HEIGHT	34 FT.	18.5 FT.	27.4 FT.
ACCESSORY SETBACKS:			
SIDE	4 FT.	3.4 FT. **	3.4 FT.*
REAR	4 FT.	3.1 FT. **	3.1 FT.*
ACCESSORY HEIGHT:			
FLAT ROOF BUILDING	10 FT.	9 FT.	11 FT. * (14 FT. TO DECK RAILS)
BUILDING COVERAGE	33.3% (1,666.7 S.F.)	39.6%** (1,979 S.F.)	39.2%* (1,961.7 S.F.)
IMPERVIOUS COVERAGE	75%	65%	45.5%
FRONT YARD IMPERVIOUS	60%	26.2%	12.8%
OFF STREET PARKING	2 SPACES	2 SPACES	2 SPACES

* = VARIANCE REQUESTED
 ** = EXISTING NONCONFORMITY



NOTES:

- AKA. LOTS 10 AND 12, BLOCK 42
 FILED MAP #D-225 FILED ON 9/29/1996
 PLAN OF LOTS AT NORTH BEACH HAVEN
- DEED REFERENCE:
 BOOK 17729 PAGE 529
- FLOOD ZONE AE, BASE FLOOD ELEVATION 9
 AS SHOWN ON FIRM #34029C0603F
- BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0603G
 THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 9.
 THE PROPERTY IS LOCATED WITHIN OF THE 'COASTAL A' ZONE.
- ELEVATIONS NAVD (1988)
- PROPOSED FIRST FLOOR ELEVATION TO BE 16.4. THE LOWEST ELEVATION OF
 ANY ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR-CONDITIONING EQUIPMENT,
 DUCTWORK AND OTHER SERVICE FACILITIES WILL BE AT OR ABOVE ELEVATION 10.0.

-LEGEND-
 ○ = IRON PIN FOUND
 ⊙ = PIPE FOUND
 PDB = POINT OF BEGINNING
 C = CENTERLINE
 E/P = EDGE OF PAVEMENT
 3.86 = SPOT ELEVATION
 ⊕ = PROPOSED SPOT ELEVATION
 → = SURFACE FLOW

OFFSETS AS SHOWN HEREIN 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 OR LIABILITY IS ASSUMED
 FOR USE OF SURVEY FOR ANY OTHER PURPOSE.
 THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY
 NEW JERSEY TIDELANDS CLAIMS EXCEPT AS
 SPECIFICALLY SHOWN HEREIN.
 THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY
 ENCROACHMENTS, UTILITIES, SERVICE LINES
 OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT
 AS SHOWN HEREIN.
 THIS SURVEY IS SUBJECT TO SUCH FACTS AS A
 CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

OWNER/APPLICANT
 MICHAEL COWELS AND CAROLINE O'CONNELL
 95 NORTH DHD AVENUE
 LONG BEACH TOWNSHIP, NJ 08008

DATE: 4/8/2021

PROPOSED HOUSE & GARAGE RAISE PER ARCHITECT

HORN, TYSON & YODER, INC.
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS
 CERTIFICATE 24GA27951700 - ISSUED JULY 27, 2020
 8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
 PHONE (609) 492-5050 FAX (609) 492-4163

James D. Brzozowski
JAMES D. BRZOZOWSKI, P.E., P.P.
 Professional Engineer, N.J. License Number GE44253
 Professional Planner, N.J. License Number 33L00506400

Robert G. deBlasis
ROBERT G. deBLASIS, P.L.S.
 Professional Land Surveyor, N.J. License Number 35357

VARIANCE MAP
 LOT 5, BLOCK 4.17
 TAX MAP SHEET # 8
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'	DRAWN BY: MAG	SHEET 1 OF 1
JOB NO.: 20-160	DATE: 1/21/2021	