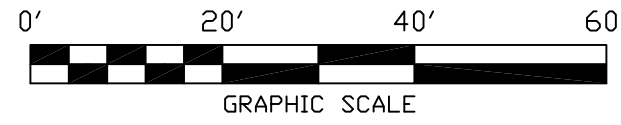


S 59°00'00" E 485' ±

N 59°00'00" W 485' ±

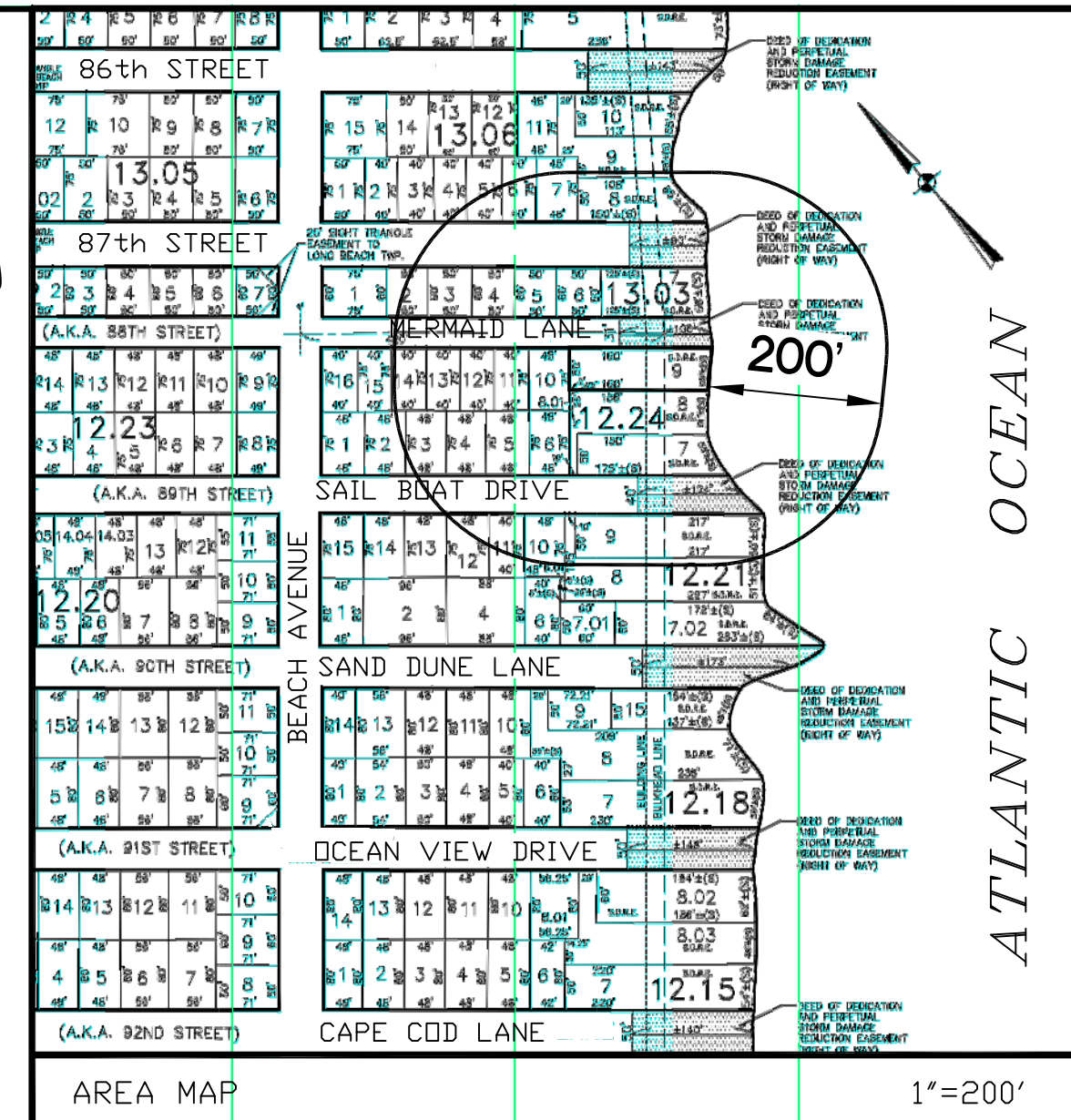


ZONING SCHEDULE
R-50 GENERAL RESIDENTIAL ZONE

	REQUIRED	EXISTING	PROVIDED
LOT AREA	5,000 S.F.	24,300 S.F.	24,300 S.F.
LOT WIDTH	50 FT.	50 FT.	50 FT.
SETBACKS:			
FRONT (OCEANFRONT)	20 FT.	408 FT.	400 FT.
SIDE:			
MERMAID LANE	10 FT.	7.8 FT.**	10 FT.
SOUTH SIDE	4 FT.	3 FT.**	6 FT.
COMBINED SIDE	15 FT.	10.8 FT.**	16 FT.
REAR	20 FT.	20 FT.(α)	13.8 FT.**
BETWEEN BUILDINGS	15 FT.	11.9 FT.**/15.3 FT.	15 FT./15.2 FT.
EXTENSION BEYOND PREVAILING ALIGNMENT OF ADJACENT STRUCTURES	10 FT.	16.4 FT.**	25.1 FT.**
ACCESSORY SETBACKS:			
SIDE	4 FT.	2.3 FT. (GENERATOR)	N/A
REAR	4 FT.	N/A	9.5 FT. (GENERATOR)
ROOF DECK EXTENSION	2 FT.	N/A	13.5 FT.**
LOT COVERAGE (%)	33.3%	9.2%	10.2%
IMPERVIOUS COVERAGE (%)	75%	78.7%**	74.9%
FRONT YARD	60%	82.0%**	60%
HEIGHT	36 FT.	28.7 FT.	36 FT.
PARKING	2 SPACES	2 SPACES	3 SPACES

** EXISTING NON-CONFORMITY
* VARIANCE RELIEF REQUESTED FROM THE LONG BEACH TOWNSHIP LAND USE BOARD
(α) AN EXISTING 6'x10' 1st FLOOR MECHANICAL ROOM EXTENDS INTO THE REAR YARD AND IS SETBACK 13.8' FROM THE REAR PROPERTY LINE.

PROFILE ALONG LOT CENTERLINE
VERTICAL SCALE: 1"=5'
HORIZONTAL SCALE: 1"=20'



- NOTES:
- DEED REFERENCE BOOK# 17661 PAGE# 1438
 - FLOOD ZONE VE, BASE FLOOD ELEVATION 13 AS SHOWN ON FIRM #34029C0602P
 - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0602S THE PROPERTY IS LOCATED IN FLOOD ZONE VE, BASE FLOOD ELEVATION 12
 - ELEVATIONS NAVD (1988)
 - PURSUANT TO LONG BEACH TOWNSHIP ORDINANCE 94-106(K) NEW DEVELOPMENT ON OCEAN FRONT PROPERTIES MUST BE DESIGNED TO FLOOD ZONE VE, BASE FLOOD ELEVATION 14 STANDARDS.
 - THE LOWEST ELEVATION OF ANY ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR-CONDITIONING EQUIPMENT, DUCTWORK AND OTHER SERVICE FACILITIES WILL BE AT OR ABOVE ELEVATION 15.0.
 - TOTAL TRACT AREA: 24,300± S.F. (0.56± AC) AREA WEST OF THE BUILDING LINE: 4,950 S.F. (0.10± AC)

- REVISIONS:
- 7/15/2021 VARIANCE PLAN
 - 2/17/2021 REMOVE PROPOSED EXPANSION OVER EASTERLY DECK
 - 10/27/2020 SHOW PARKING; ADD ZONE SCHEDULE AND TABLE OF POTENTIAL REGULATED AREAS
 - 10/6/2020 REDUCE PROPOSED FOOTPRINT TO MORE REASONABLY DEPICT WHAT MAY BE LOCALLY PERMITTED.
 - 6/30/2020 REDUCE EXPANSION OVER THE EASTERLY DECK BY 6'
 - 6/16/2020 ADD PROFILES OF THE EXISTING GRADE BELOW THE EASTERLY DECK

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

OWNER/APPLICANT
MICHAEL MCGOVERN
788 SCHIRRA DRIVE
GRABELL, NJ 07649

OFFSETS AS SHOWN HEREON 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 TITLE CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.
THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREON.
THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

James D. Brzozowski
JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number: GE44223
Professional Planner, N.J. License Number: 33L00056400

Robert G. deBlasio
ROBERT G. deBLASIO, P.L.S.
Professional Land Surveyor, N.J. License Number: 35357

VARIANCE PLAN
LOT 9, BLOCK 12.24
TAX MAP SHEET # 15
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1"=20' DRAWN BY: MAX SHEET 1 OF 1
JOB NO.: 12-252 DATE: 12/6/2019