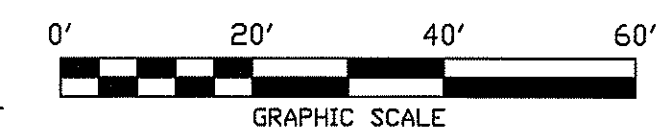
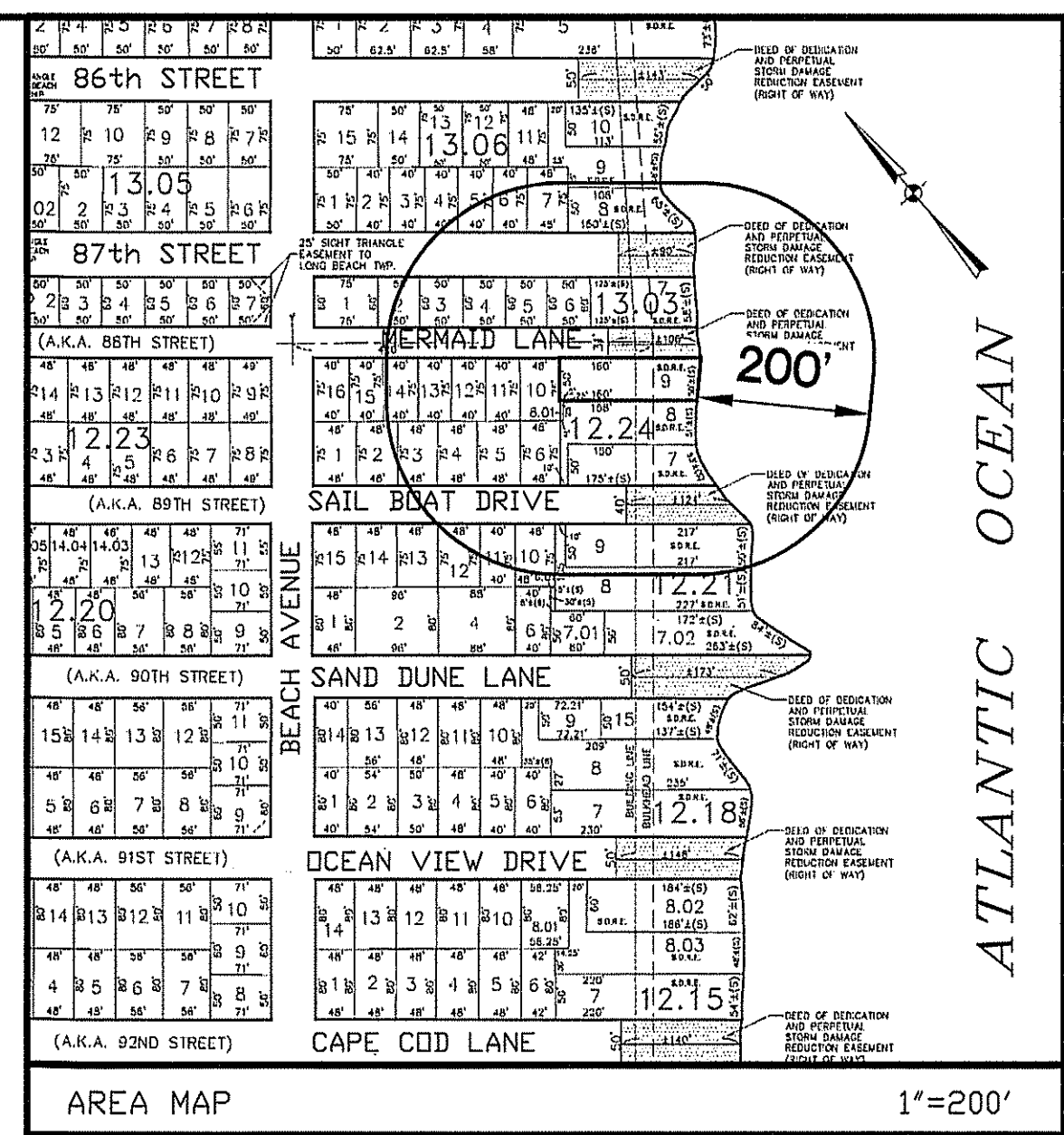


- LEGEND**
- = IRON PIN FOUND
  - = POINT OF BEGINNING
  - AC = AIR CONDITIONER
  - ⊕ = CENTERLINE
  - E/P = EDGE OF PAVEMENT
  - 5.02 = SPOT ELEVATION
  - = EXISTING CONTOUR
  - (with 5.02) = PROPOSED SPOT ELEVATION

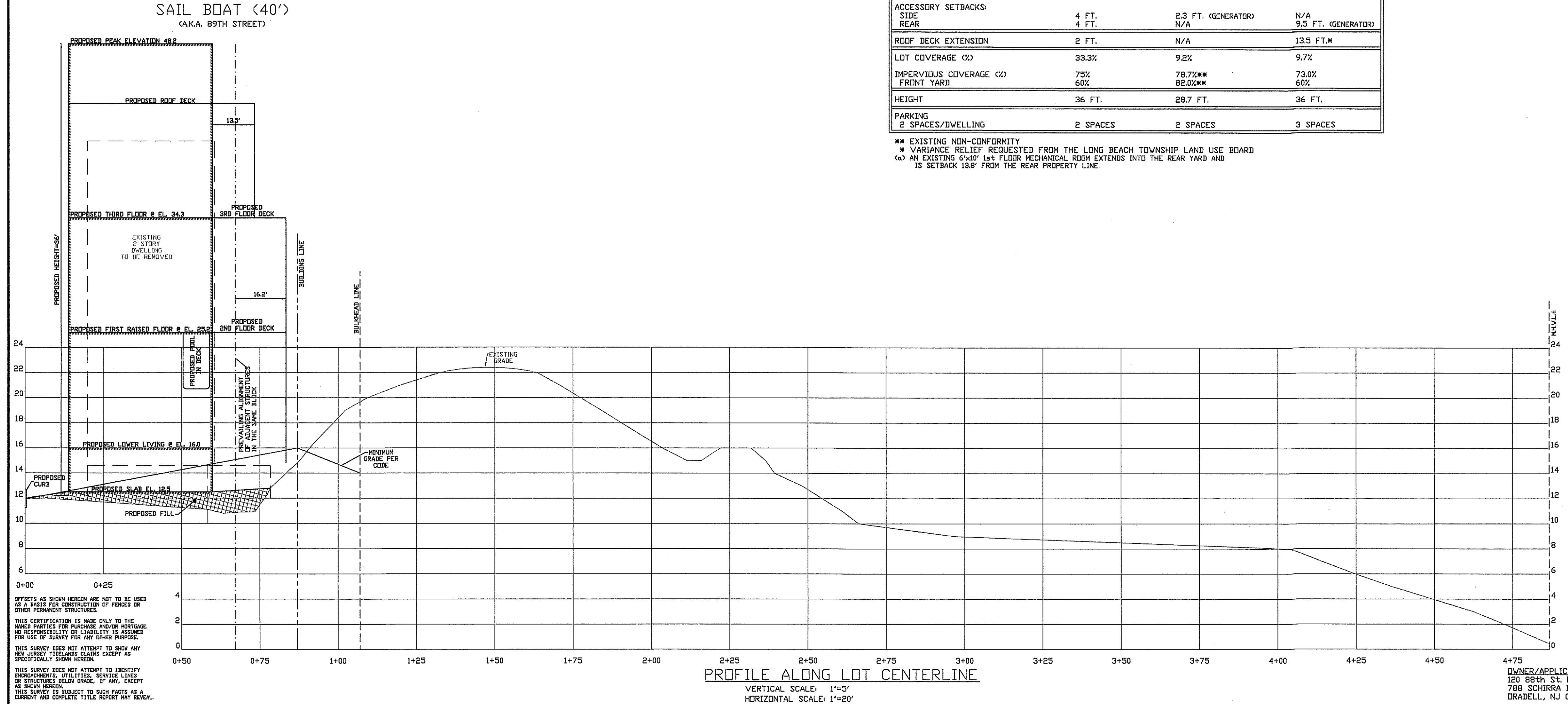


N 59°00'00" W 485'±

**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.	4,350 S.F. WEST OF THE OCEANFRONT BUILDING LINE 50 FT.	50 FT.
SETBACKS:			
FRONT (OCEANFRONT) SIDE:	20 FT.	408 FT.	400 FT.
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.(a)	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.	11.2 FT.**	16.2 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%	92%	97%
IMPERVIOUS COVERAGE (%)			
FRONT YARD	75%	78.7%**	73.0%
FRONT YARD	60%	82.0%**	60%
HEIGHT	36 FT.	28.7 FT.	36 FT.
PARKING			
2 SPACES/DWELLING	2 SPACES	2 SPACES	3 SPACES

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



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 NAMES APPEARING 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 TIE/LINE CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.  
THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCUMBRANCES, 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.

- 8/26/2021 REDUCE OCEAN FRONT DECK; UPDATE ZONING SCHEDULE  
7/15/2021 VARIANCE PLAN  
2/17/2021 REMOVE PROPOSED EXPANSION OVER EASTERLY DECK  
10/27/2020 SHOW PARKING AND 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

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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