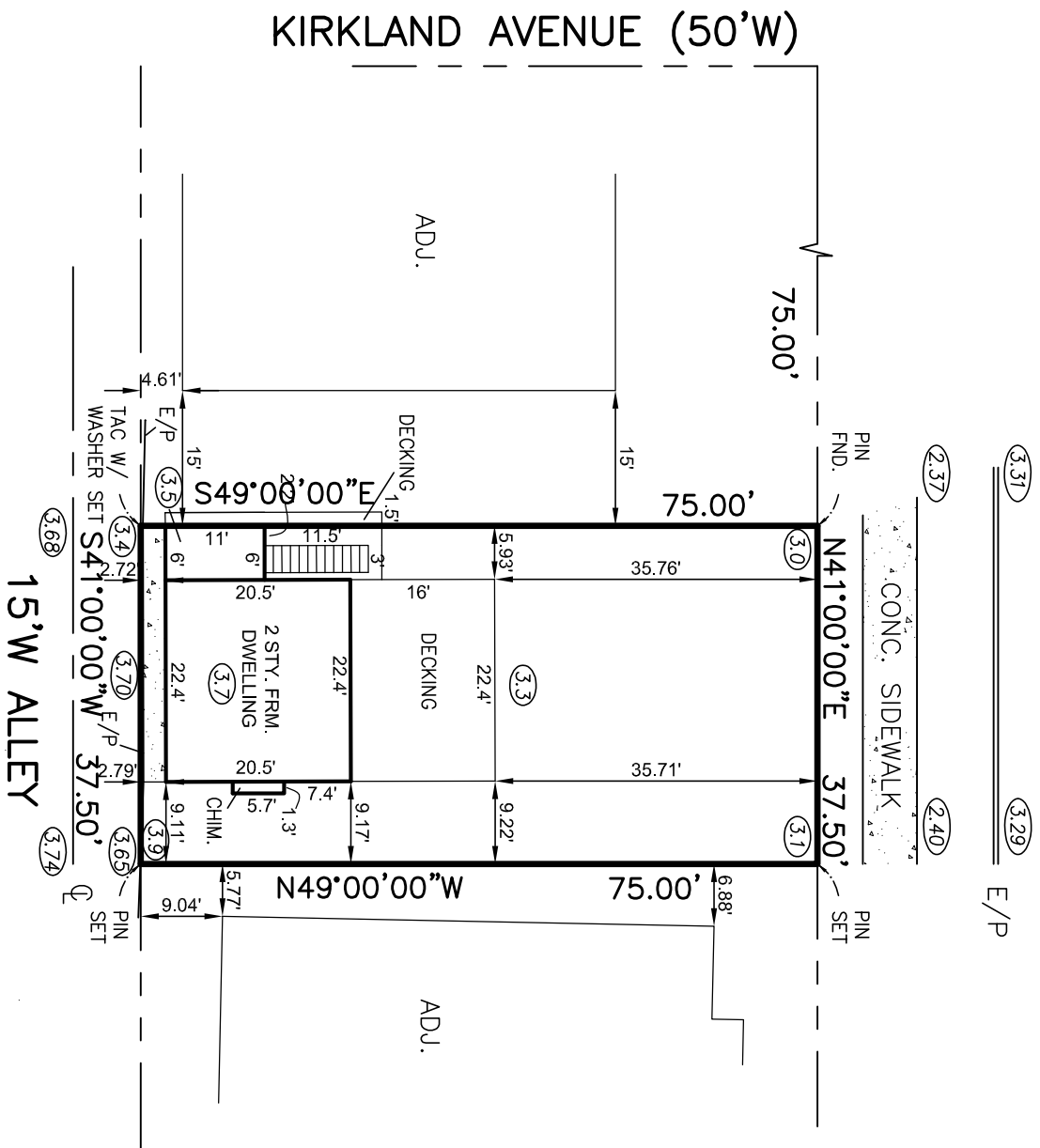
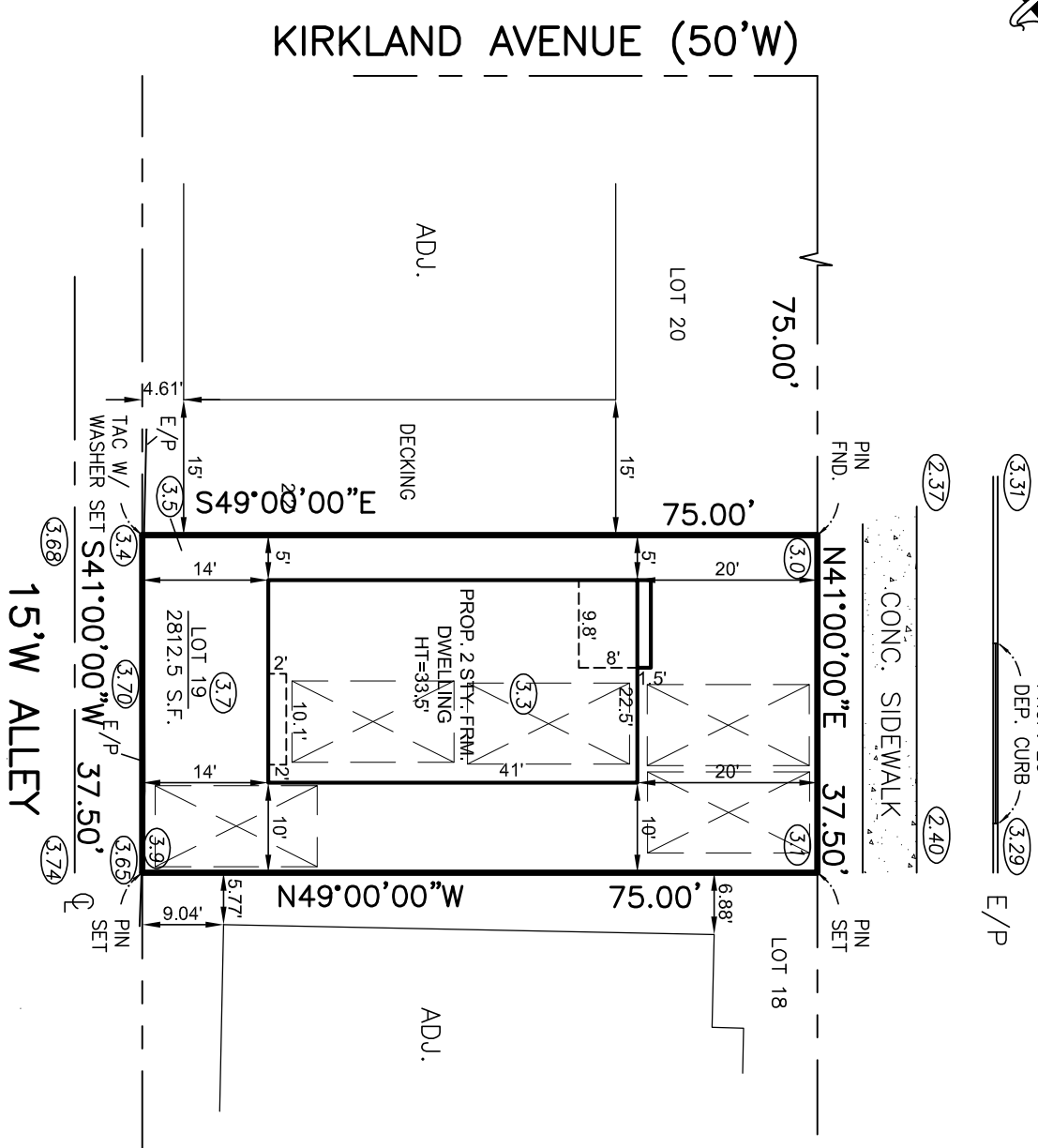


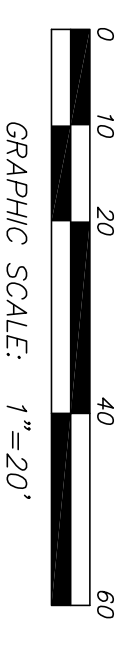
LONG BEACH BLVD. (100'W)



LONG BEACH BLVD. (100'W)



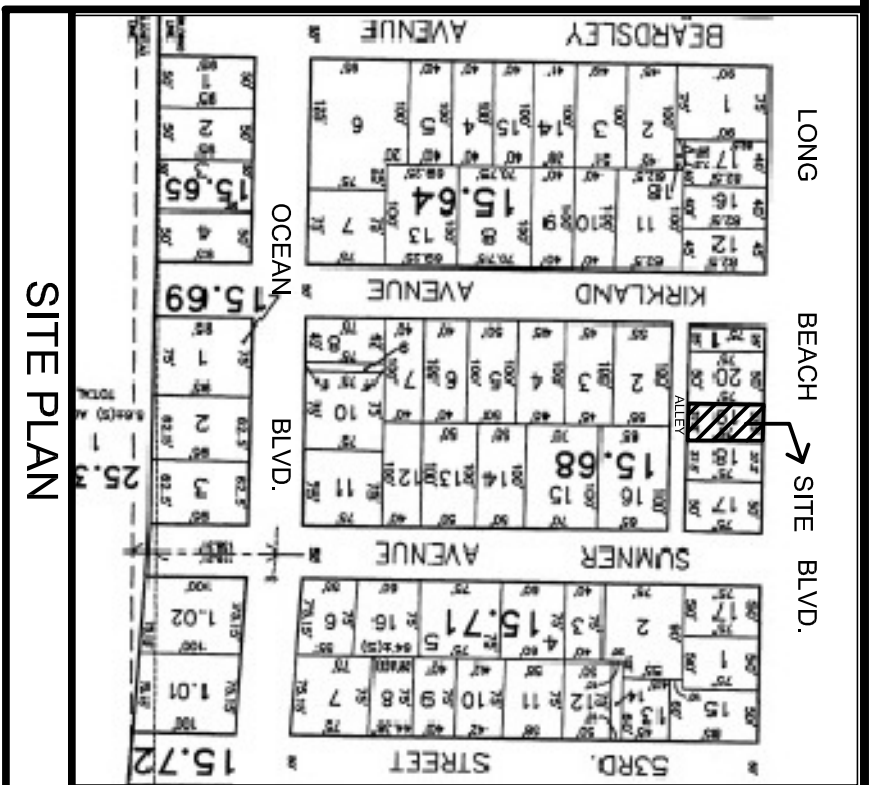
LOT COVERAGE: 32.9%



ZONE: R50- GENERAL RESIDENTIAL ZONE		
PRINCIPAL	REQUIRED	EXISTING
Lot area	5,000 s.f.	2812.5 s.f.**
Lot width	50'	37.5'***
Lot depth	100'	75'***
Front yard	20'	35.71'
Side yard	4'	5.93/9.11'
Rear yard	10'	2.72'***

MINIMUM ACCESSORY BUILDING REQUIREMENTS:		
Side line	Required	Existing
Rear line	N/A	N/A
Distance to other building	N/A	N/A

MAXIMUM LOT & BUILDING REQUIREMENTS:		
Requirement	Required	Existing
Building coverage	33.3%	17.4%
Impervious Coverage	75%	36.9%
Height of Building	34'	N/A
** = USE VARIANCE CONDITION		
*** = PRE-EXISTING CONDITION		



NO.	DATE	DESCRIPTION	BY

VARIANCE PLAN
 T.M. LOT 19 ~ BLOCK 15.68
 TAX MAP SHEET #19
 BRANT BEACH
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

OWNER/APPLICANT
 LEINHAUSER, RICHARD

NELKE / TYSZKA
 LAND SURVEYORS, LLC
 382 W. 9TH STREET - SUITE 4 - SHIP BOTTOM, NJ 08008
 (609) 494-3474 FAX (609) 361-9231

LEON J. TYSZKA

JOB NO: 17-110 DATE: 08-20-2021 SCALE: 1"=20'

(1988 DATUM)
 FLOOD ZONE: AE
 BASE FLOOD ELEV.: 8.0' (2006 MAPS)
 PRELIMINARY FLOOD ZONE: AE
 BASE FLOOD ELEV.: 8.0' (INCORPORATED 3-28-2014)

○ DENOTES EXISTING ELEVATION