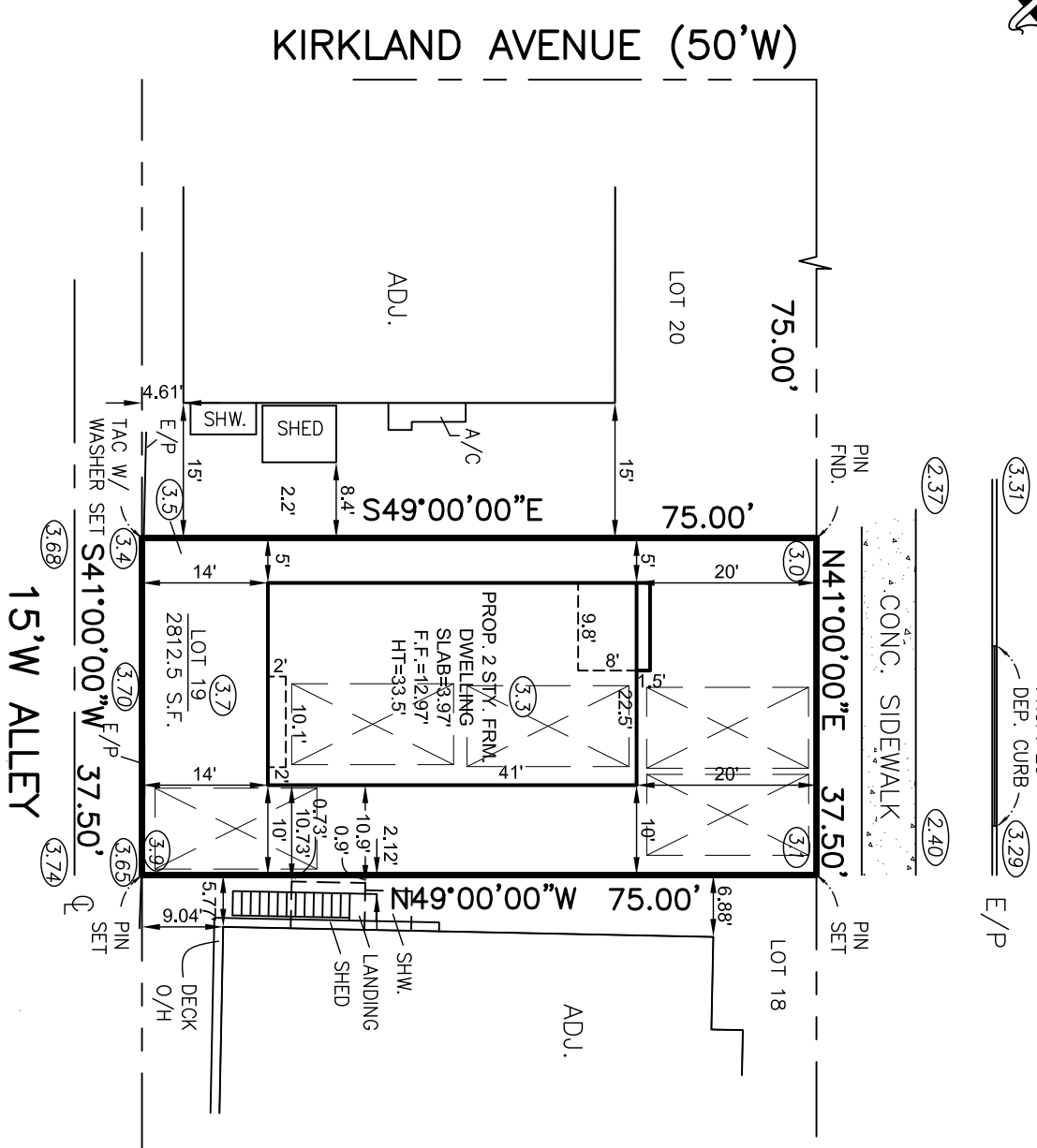
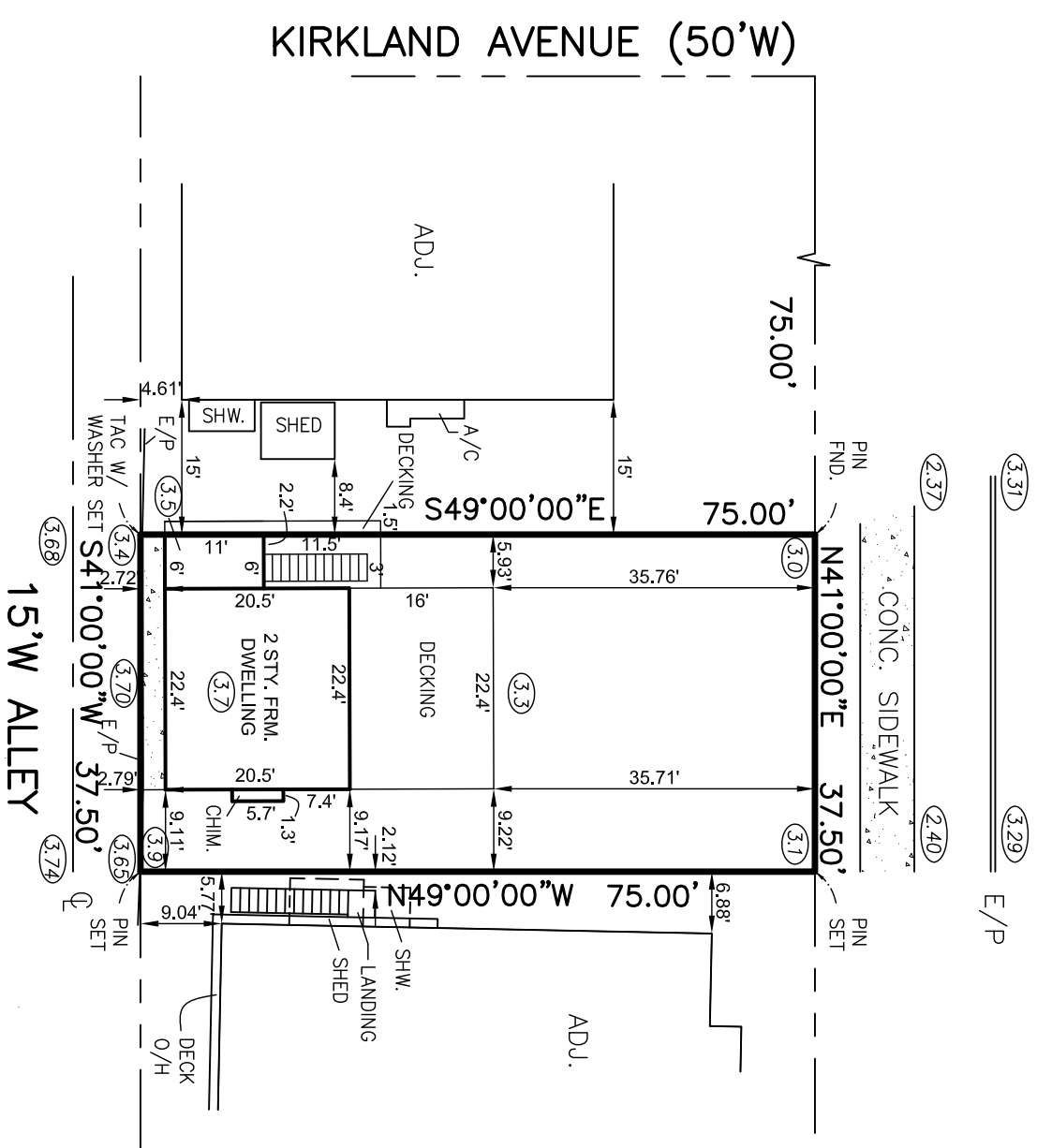


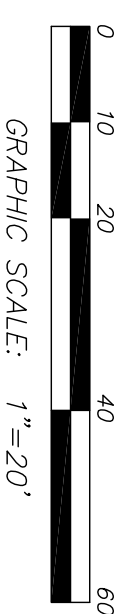
LONG BEACH BLVD. (100'W)

LONG BEACH BLVD. (100'W)



EXISTING CONDITION
SCALE: 1"=20'

PROPOSED CONDITION
SCALE: 1"=20'



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	Distance to other building	Other building
Rear line	N/A	N/A
Distance to other building	N/A	N/A

MAXIMUM LOT & BUILDING REQUIREMENTS:		
Building coverage	Impervious Coverage	Height of Building
33.3%	75%	34'
17.4%	36.9%	N/A
32.9%	33.32'	33.5'

** = USE VARIANCE CONDITION
* = PRE-EXISTING CONDITION

NO.	DATE	ADJOINER	DESCRIPTION	BY
1	11-18-21			

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) 484-3474 FAX (609) 381-8231
LEON J. TYSZKA

(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