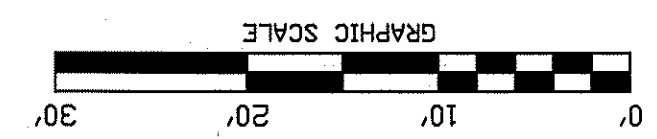
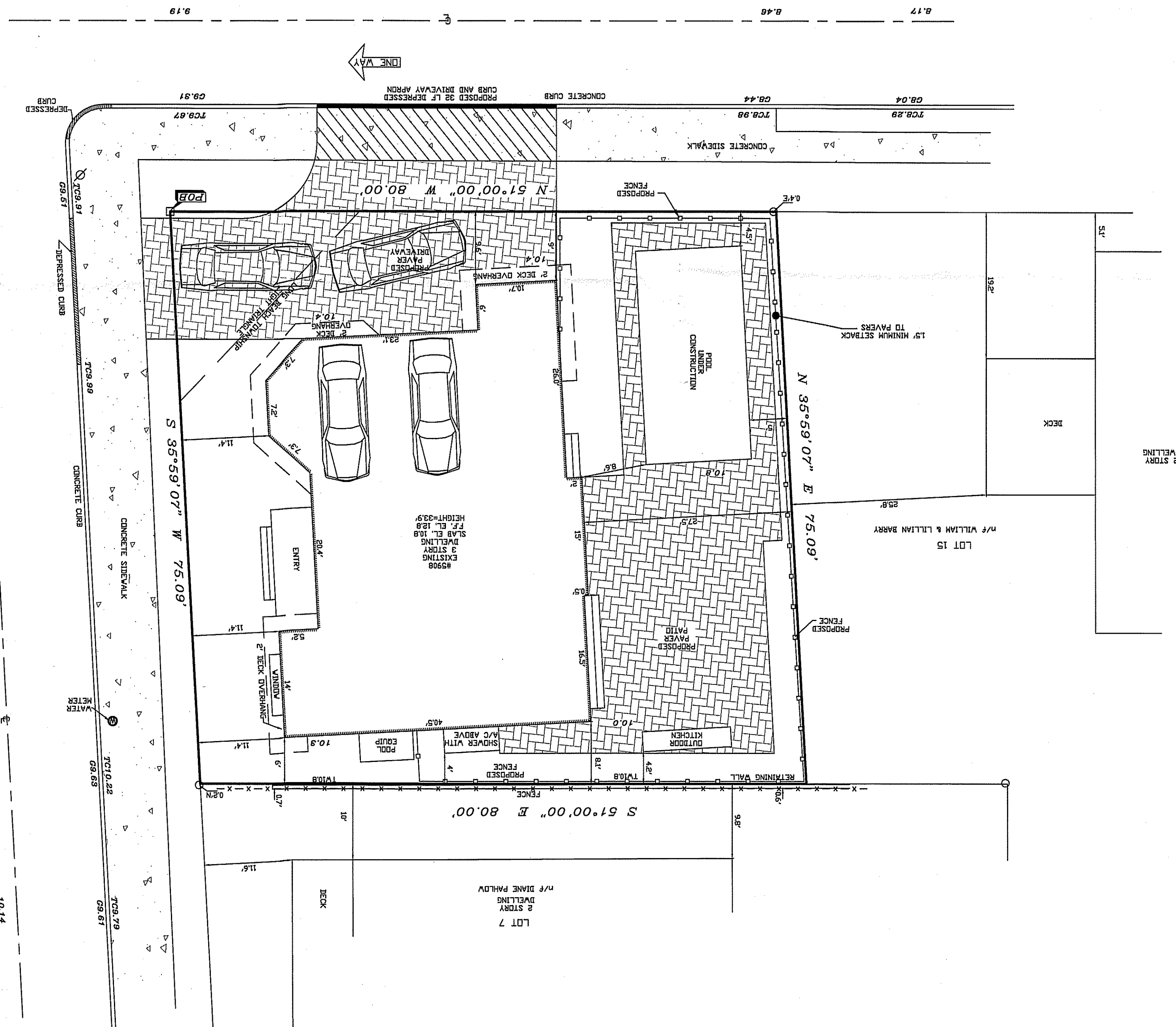


THIS PLAN IS PREPARED FOR THE PURPOSES OF THE ZONING AND SUBDIVISION ACTS AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE ENGINEER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE ENGINEER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

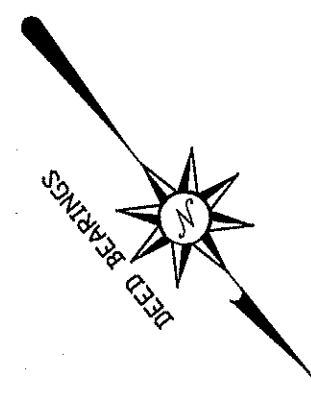
ZONING SCHEDULE R-50 RESIDENTIAL ZONE		REQUIRED		PROVIDED	
LOT AREA	205-55C(1)	5,000 S.F.	5,999 S.F.		
LOT WIDTH	205-55C(1)	50 FT.	75 FT.		
SETBACKS:					
OCEAN BOULEVARD	205-11E(1)(a)	10.2 FT.	11.4 FT.		
REAR	205-55C(5)(c)	20 FT.	27.5 FT.		
SIDE	205-55C(4)	4 FT./9 FT.	4 FT./9 FT.		
CONHED SIDE	205-11E(1)(a)	17.6 FT.	17.6 FT.		
BETWEEN BUILDINGS	205-55C(4)	15 FT.	16 FT.		
ACCESSORY SETBACKS:					
SIDE	205-55C(6)	4 FT.	4.5 FT.		
REAR	205-55C(6)	4 FT.	5 FT.		
LOT COVERAGE(%)	205-55C(7)	33.3%	33.3%		
IMPERVIOUS COVERAGE	205-33B(3)(a)	75%	72.1%		
PARKING	205-55C(1)	2 SPACES	3 SPACES		
HEIGHT	205-10A	34 FT.	33.9 FT.		



STANTON AVENUE (50')  
(AKA 60TH STREET 216' PAVED)



OCEAN BOULEVARD (50')



- LEGEND
- IRON PIN FOUND
  - MONUMENT FOUND
  - CENTERLINE
  - SPOT ELEVATION
  - UTILITY POLE
  - AIR CONDITIONER

- NOTES
1. DEED REFERENCE: PAGE 1310 BOOK 16389, AND 8, BLOCK B, SECTION 8A, FILED MAP C-262, FILED 7/14/1927, BRANT BEACH.
  2. AKA, THE EASTERLY 80' OF LOTS 6, 7, AND 8, BLOCK B, HORN, TYSON & YODER, INC., SIGNED BY ROBERT G. YODER, PLS 3537, DATED 8/5/2019 AND LAST REVISED 2/10/2022.
  3. TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY ROBERT G. YODER, PLS 3537, DATED 8/5/2019 AND LAST REVISED 2/10/2022.
  4. FLOOD ZONE AD, BASE FLOOD DEPTH 1' AS SHOWN ON FIRM #34029C0602F.
  5. BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0602G PROPERTY IS LOCATED OUTSIDE THE COASTAL A ZONE.
  6. ELEVATIONS NAVD (1988)

- VARIANCE MAP 04X0
- 4/1/2022 VARIANCE MAP 04X0
  - 8/10/2022 AS BUILT, CS3
  - 5/2/2022 FOUNDATION UPDATE 04X0
  - 5/9/2020 FOUNDATION LOCATION 04X0
  - 5/3/2020 REVISE PROPOSED DWELLING PER ARCHITECT
  - 7/4/2020 REVISE PROPOSED DWELLING PER ARCHITECT
  - 12/22/2020 REVISE THE PROPOSED BUILDING TO REQUIRE A 3 STORY DWELLING
  - 12/22/2020 REMOVE SEVERAL WINDOW BAYS FROM THE REAR OF THE HOUSE
  - 11/9/2019 PER ARCHS (JMB)

**HORN, TYSON & YODER, INC.**  
CONSULTING ENGINEERS, SURVEYORS-PLANNERS  
CERTIFICATE #46A27951700 - ISSUED JULY 27, 2020  
8310 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424  
PHONE (609) 492-5050 FAX (609) 492-4163

VARIANCE MAP  
LOT 6, BLOCK 15, 45  
TAX MAP SHEET # 18  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'  
DRAWN BY RLF

JAMES D. BROZOWSKI, PE, PP  
Professional Engineer, N.J. License Number: 3910066400  
DATE: 8/5/2019

MARK & JACQUELINE SHREKGAST  
9308 DEAN BOULEVARD  
LONG BEACH TOWNSHIP, NJ 08008

