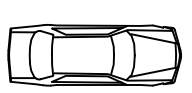
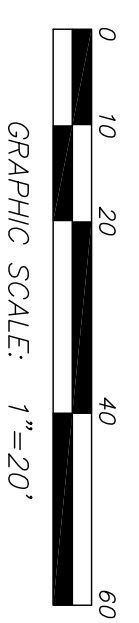
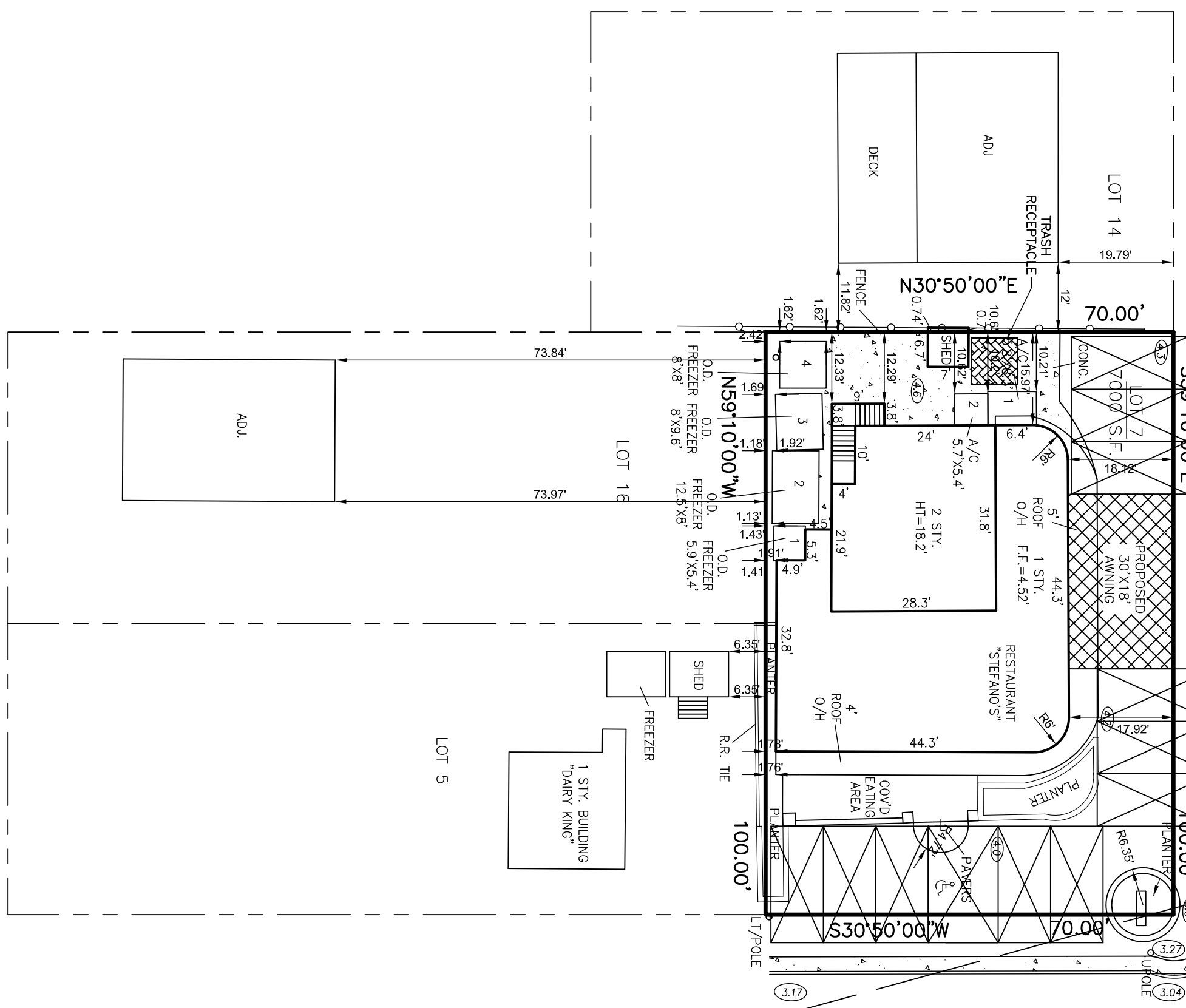


19TH STREET (50'W)

LONG BEACH BLVD. (100'W)



AASHTO SIGHT TRIANGLE

240' (35 M.P.H. SPEED LIMIT)

PROPOSED
PARKING SPACES
11 (9'X20')
1 H/C (12'X20')

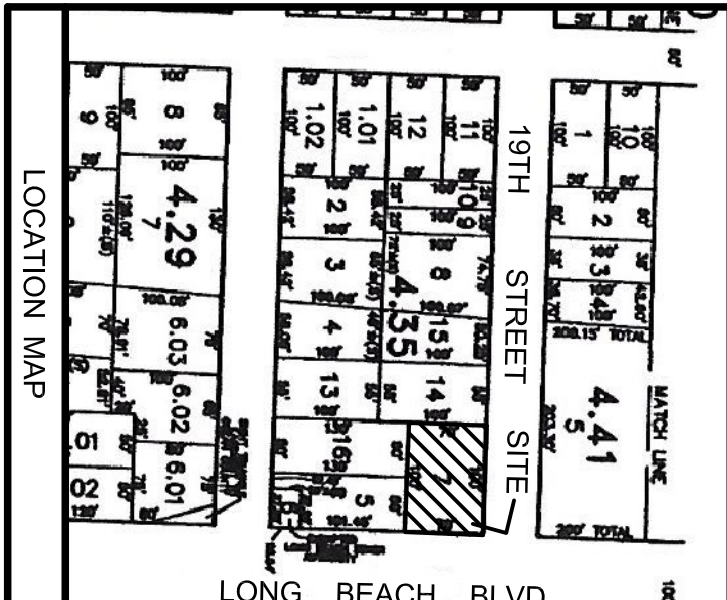
SIGHT TRIANGLES BASED UPON
EXHIBIT 9-55. DESIGN
INTERSECTION SIGHT DISTANCE
CASE B1-LEFT TURN FROM STOP
&
EXHIBIT 9-58. DESIGN
INTERSECTION SIGHT DISTANCE
CASE B2-RIGHT TURN FROM STOP
AND CASE B3-CROSSING MANUEVER

SOURCE: "A POLICY ON GEOMETRIC
DESIGN OF HIGHWAYS AND
STREETS, 2004",
PUBLISHED BY A.A.S.H.T.O.

COMMERCIAL ZONE

PRINCIPLE BUILDING MINIMUM	REQUIRED	EXISTING	PROPOSED
LOT AREA	6,000 s.f.	7000 s.f.**	7000 s.f.**
LOT DEPTH	100'	100'	100'
LOT FRONTAGE	100'	70'	70'
FRONT YARD/SIDE SETBACK (19TH STREET)	0	17.92***	0
FRONT YARD SETBACK	0	15.2***	0
SIDE YARD SETBACK	3'	1.76***	1.76***
REAR YARD SETBACK	10'	12.29***	12.29***
BUILDING LOT COVERAGE (%)	33.33 %	53.2%***	60.9%***
IMPERVIOUS LOT COVERAGE (%)	75 %	62 %	71 %
MAX. BLDG. HEIGHT	36'	18.2***	18.2***
DISTANCE TO ADJ. BUILDINGS	15'	8.26***	8.26***
ACCESSORY BUILDING MINIMUM			
FREEZER 1	4'	1.14***/1.43***	1.14***/1.43***
REAR YARD	4'	N/A	N/A
FREEZER 2	4'	1.13***/1.18***	1.13***/1.18***
REAR YARD	4'	N/A	N/A
FREEZER 3	4'	1.92***/1.69***	1.92***/1.69***
REAR YARD	4'	N/A	N/A
FREEZER 4	4'	2.42***/2.42***	2.42***/2.42***
REAR YARD	4'	1.62***/1.62***	1.62***/1.62***
SHED	4'	N/A	N/A
SIDE YARD	4'	0.71/0.74 OVER P/L**	0.71/0.74 OVER P/L**
REAR YARD	4'	N/A	N/A
A/C 1	4'	N/A	N/A
SIDE YARD	4'	10.27/10.21'	10.27/10.21'
REAR YARD	4'	N/A	N/A
A/C 2	4'	N/A	N/A
SIDE YARD	4'	10.67/10.62'	10.67/10.62'
REAR YARD	4'	N/A	N/A

* VARIANCE REQUIRED FOR
** EXISTING NONCONFORMITY



VARIANCE PLAN

REV. 04-27-2022. PER ENGINEER REVIEW LETTER

T.M. LOT 7 ~ BLOCK 4.35

TAX MAP SHEET #8

NORTH BEACH HAVEN
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

OWNER/APPLICANT
DIPIETRO, STEPHEN

NELKE / TYSZKA
LAND SURVEYORS, LLC
382 W. 9TH STREET, SUITE 4, SHIP BOTTOM, NJ 08008
(609) 484-3474 FAX (609) 381-9231
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 1-30-2015)

○ DENOTES EXISTING ELEVATION