

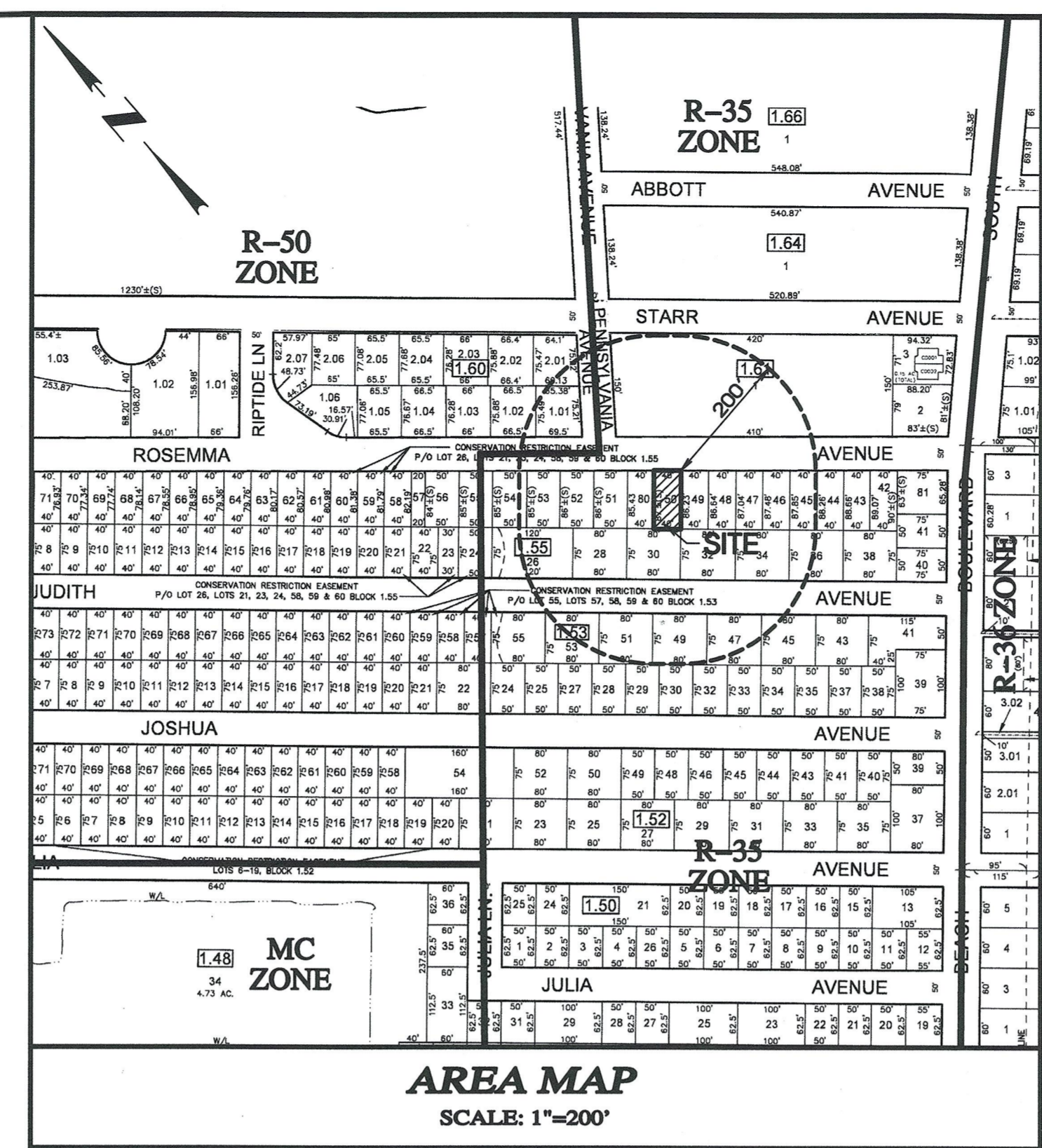
PROPOSED CONDITIONS

R-35 GENERAL RESIDENCE ZONE:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	5,000 S.F.(a)	3,441.37 S.F.(ENC)	N/C
MINIMUM LOT WIDTH:	50 FT.	40.00 FT.(ENC)	N/C
MINIMUM LOT DEPTH(1/2 BLOCK WIDTH):	78.315 FT.(b)	86.03 FT.(ENC)	N/C
MINIMUM FRONT SETBACK:	20 FT.	17.9 FT.(ENC)	N/C
MINIMUM REAR SETBACK:	20 FT.	38.2 FT.	25.71 FT.
MINIMUM SIDE SETBACK:	4 FT.	4.3 FT.	N/C
MINIMUM COMB. SIDE SETBACK:	15 FT.	11.8 FT.(ENC)	N/C
MINIMUM DISTANCE FROM ADJOINING DWELLING:	15 FT.(EAST)	9.5 FT.(ENC)	N/C
MINIMUM DISTANCE FROM ADJOINING DWELLING:	15 FT.(WEST)	12.8 FT.(ENC)	N/C
MINIMUM SIDE SETBACK FOR DRIVEWAY:	9 FT.	7.5 FT.(ENC)	N/C
MINIMUM FLOOR AREA(14 S.F./100 S.F. area)	482 S.F.(c)	1,434 S.F.	1,982 S.F.
MAXIMUM LOT COVERAGE:	33.3 %	25.7 %	33.2 %
MAXIMUM IMPERVIOUS LOT COVERAGE:	75 %	30.5 %	66.8 %
MINIMUM OFF STREET PARKING:	2 SPACES	N/C	N/C
MAXIMUM BUILDING HEIGHT:	34 FT.(d)	26.0 FT.	32.65 FT.

PROPOSED LOT COVERAGE BREAKDOWN (SF)		
	BUILDING	IMPERVIOUS
HOUSE	1,113	1,113
FRONT DECK ADD.	30	30
FIREPLACE	10+	10
A/C DECK	18+	18
SHOWER	UNDER HSE	-
POOL	-	240
POOL EQUIP.	-	18
POOL PATIO	-	475
DRIVEWAY	-	362
FRONT WALK	-	33
TOTAL	1,143=33.2%	2,299=66.8%

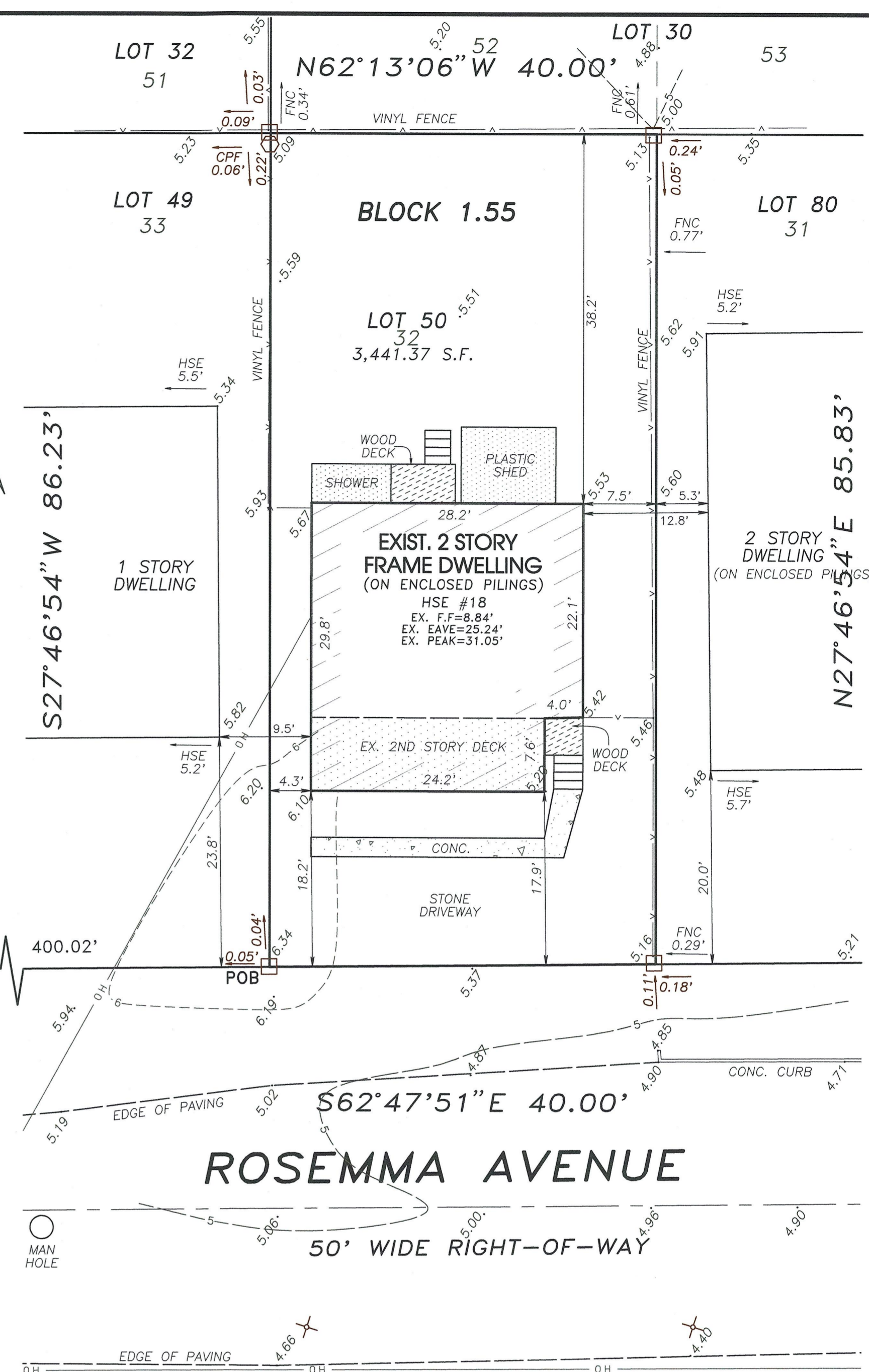
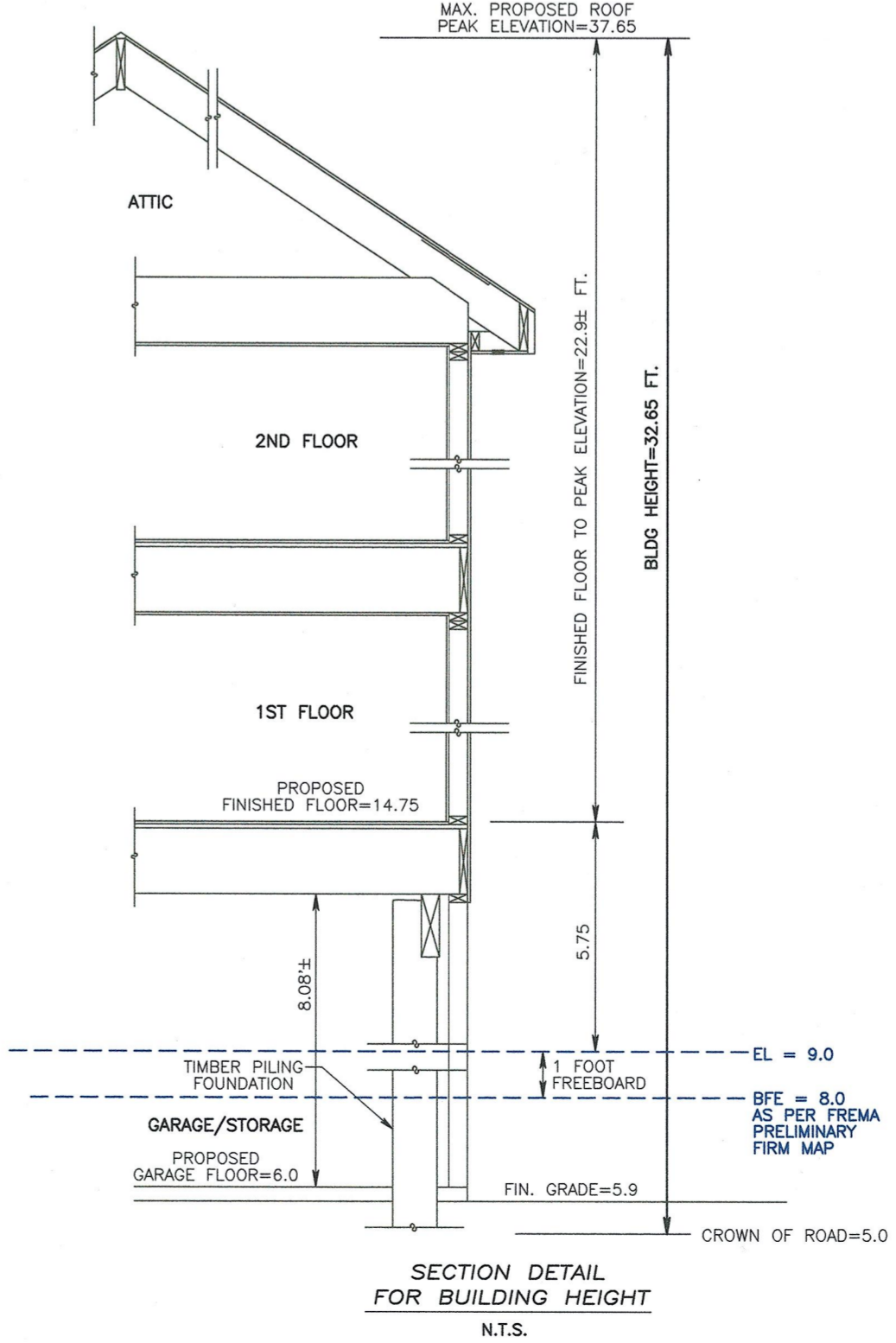
N/C = NO CHANGE
 N/A = NOT APPLICABLE
 (ENC) = EXISTING NON-CONFORMING CONDITION
 (PV) = PROPOSED VARIANCE CONDITION
 (a) = AS PER ORDINANCE 205-58.C.(2)(b) MINIMUM REQUIRED LOT AREA SHALL NOT BE LESS THAN 5,000 S.F.
 (b) = AS PER ORDINANCE 205-58.C.(2)(a) MINIMUM REQUIRED LOT DEPTH SHALL BE 1/2 BLOCK WIDTH.
 (c) = MINIMUM FLOOR AREA IS A FUNCTION OF LOT AREA (14 S.F./100 S.F. OF LOT AREA) LOT IS 3,441.37 S.F., REQUIRES 482 S.F. MIN. FLOOR AREA.
 (d) = 34 FT. MAX. HEIGHT LIMIT MEASURED FROM CROWN OF ROAD

REQUESTED VARIANCES:
 1. MINIMUM LOT AREA: 5,000 SF REQUIRED, 3,441.37 SF EXISTING, NO CHANGE.
 2. MINIMUM LOT WIDTH: 50 FT REQUIRED, 40 FT EXISTING, NO CHANGE.
 3. MINIMUM FRONT SETBACK: 20 FT REQUIRED, 17.9 FT EXISTING, 17.9 FT PROPOSED.
 4. MINIMUM COMB. SIDE SETBACK: 15 FT REQUIRED, 11.8 FT EXISTING, 11.8 FT PROPOSED.
 5. MINIMUM DISTANCE FROM ADJOINING DWELLING (EAST): 15 FT REQUIRED, 9.5 FT EXISTING, 9.5 FT PROPOSED.
 6. MINIMUM DISTANCE FROM ADJOINING DWELLING (WEST): 15 FT REQUIRED, 12.8 FT EXISTING, 12.8 FT PROPOSED.
 7. MINIMUM SIDE SETBACK FOR DRIVEWAY: 9 FT REQUIRED, 7.5 FT EXISTING, 7.5 FT PROPOSED.



AREA MAP
SCALE: 1"=200'

- NOTES:
- 1.) THE APPLICANT PROPOSES TO RAISE, RENOVATE AND EXPAND AN EXISTING 2 STORY DWELLING 18 ROSEMMA AVENUE. THE APPLICANT ALSO PROPOSES TO INSTALL AN INGROUND POOL, POOL EQUIPMENT & POOL PATIO.
 - 2.) PROPOSED GARAGE/STORAGE FLOOR ELEVATION= 6.0 @ O.H.D. PROPOSED FIRST FLOOR ELEVATION= 14.75
 - 3.) ELEVATIONS BASED ON 1988 VERTICAL DATUM.
 - 4.) PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., SHOWING CONDITIONS AS OF 12/27/2021.
 - 5.) PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (EL. B) (NAVD 1988) AS PER FLOOD INSURANCE RATE MAP PANEL 592 OF 611, COMMUNITY NUMBER 345301 0592 F, MAP NUMBER 34029C0592F, EFFECTIVE SEPTEMBER 29, 2006.
 - 6.) ***AS PER FEMA PRELIMINARY FIRM MAPS ISSUED 01/30/2015 THIS SITE IS LOCATED IN FLOOD ZONE AE (EL. B) (NAVD 1988).
 - 7.) WATER AND SEWER SERVICE UTILIZE EXISTING MUNICIPAL UTILITY CONNECTIONS. LOCATIONS OF EXISTING CONNECTIONS SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION.
 - 8.) ALL STORM WATER RUNOFF IS TO BE DIRECTED TOWARD ROSEMMA AVENUE OR PERMEABLE SURFACES.
 - 9.) BUILDER TO VERIFY THAT THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM A LINE PERPENDICULAR TO THE CROWN OF THE ROAD WHERE THE VERTICAL FACE OF BUILDING INTERSECTS WITH THE FINISHED GRADE AT THE POINT FURTHEST FROM THE BUILDING LINE TO THE HIGHEST POINT OF THE ROOF IS NOT TO EXCEED 34 FEET.
 - 10.) BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR FLOOD ZONES, SUCH AS FLOOD VENTING, FREEBOARD, GRADING, UTILITIES, ETC...
 - 11.) NO PLASTIC SHALL BE INSTALLED UNDER LANDSCAPING. LANDSCAPE FABRIC SHALL BE USED, IF NEEDED.
 - 12.) THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.



EXISTING CONDITIONS

LEGEND:
 --- EXISTING ELEVATION
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 [] PROPOSED ELEVATION
 [] DRAINAGE FLOW ARROW

GRAPHIC SCALE 1"=10'
 0 10 20 30

SITE ADDRESS:
 18 ROSEMMA AVENUE
 LONG BEACH TOWNSHIP, NJ 08008

META DATA
 UNITS: USFT
 HORIZONTAL DATUM: NAD 1983
 VERTICAL DATUM: NAVD 1988

VARIANCE PLAN
 PREPARED FOR
GUS PAPANDRIKOS

BLOCK 1.55 LOT 50
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

East Coast Engineering, Inc.
 JAY F. PIERSON, L.S., P.E.
 JASON M. MARCIANO, P.E., P.P.

ENGINEERING LAND SURVEYING PLANNING GPS
 (732) 244-3030 VOICE 508 MAIN STREET
 (908) 685-2900 VOICE TOMBS RIVER, NJ 08053
 (732) 244-3044 FAX www.eastcoastinc.net
 CERTIFICATE OF AUTHORIZATION NO. 246273500

JOB No.: 2021-0531 TAX MAP SHEET No.: 4
 DRAWN BY: DLS SCALE: 1"=10'
 CHECKED BY: JMM DATE PREPARED: 05/10/2022

Project Desc.: Path: J:\2021\20210531\20210531.pro Plot Date/Time: Tue May 10, 2022 7:20:23:40