



- NOTES:**
- 1.) THE PROPERTY CURRENTLY CONTAINS A 2 STORY DWELLING. (207 EAST 27TH STREET) THE APPLICANT PROPOSES TO REMOVE THE EXISTING DWELLING AND PROPOSES TO CONSTRUCT A NEW 2 STORY FRAME DWELLING WITH GARAGE AND POOL.
  - 2.) PROPOSED CRAWLSPACE FLOOR=12.0  
PROPOSED GARAGE FLOOR=12.0  
PROPOSED GROUND FLOOR=12.85  
PROPOSED FIRST FLOOR ELEVATION =25.95
  - 3.) ELEVATIONS BASED ON 1988 NAVD VERTICAL DATUM.
  - 4.) PLOT PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., LAST REVISED 11/05/2021.
  - 5.) SITE LOCATED IN FLOOD HAZARD ZONE VE, ELEVATION 13.0 (1988 DATUM) AS PER FLOOD INSURANCE RATE MAP, PANEL 603 OF 811, COMMUNITY NO. 345301-0603-F, MAP NUMBER 34029C0603F, EFFECTIVE SEPTEMBER 29, 2006.
  - 6.) PRELIMINARY FLOOD INSURANCE RATE MAP, PANEL 603 OF 660, COMMUNITY NO. 345301-0603-G, MAP NUMBER 34029C0603G, RELEASED JANUARY 30, 2015.
  - 7.) MUNICIPAL FLOOD ZONE REQUIREMENTS: VE (EL: 14)
  - 8.) WATER AND SEWER SERVICE IS TO BE PROVIDED BY MUNICIPAL UTILITIES. PROPOSED UTILITY LOCATIONS SHOWN ON PLAN ARE PICTORIAL AND SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION, DEMOLITION OR CONSTRUCTION.
  - 9.) HOUSE DIMENSIONS OBTAINED FROM PLANS BY CRAIG W. BREARLEY, AIA ARCHITECT, DATED 04/18/2022.
  - 10.) ALL SURFACE STORM WATER RUNOFF IS TO BE DIRECTED TOWARD PERMEABLE GROUND AREAS.
  - 11.) BUILDER TO VERIFY THAT THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM THE FINISHED GRADE ALONG THE WEST SIDE OF THE HOUSE TO THE HIGHEST POINT OF THE ROOF IS NOT TO EXCEED 36 FEET.
  - 12.) BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR VE FLOOD ZONES, SUCH AS LOWEST HORIZONTAL STRUCTURAL MEMBERS, FRESHBOARD, BREAKAWAY WALLS, FLOOD VENTING, GRADING, UTILITIES, ETC...
  - 13.) NO PLASTIC SHALL BE INSTALLED UNDER LANDSCAPING, LANDSCAPE FABRIC SHALL BE USED.
  - 14.) A SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE APPROVED SOIL EROSION CONTROL PLAN.
  - 15.) THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.
  - 16.) BOTTOM OF ELECTRIC METER BOX SHALL BE INSTALLED A MINIMUM OF 1' ABOVE BFE (14+1=15). CENTER OF METER SOCKET SHALL BE INSTALLED A MAXIMUM OF 5 FEET ABOVE FINISHED GRADE.
  - 17.) OWNER & BUILDER SHALL VERIFY THAT ALL CONDITIONS OF APPROVED CAFRA PERMIT ARE FOLLOWED. CAFRA PERMIT # 1517-21-0036.1 LUP210001, APPROVED MARCH 21, 2022.

**R-50 GENERAL RESIDENCE ZONE:**

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	5,000 S.F.	18,599 S.F.±	N/C
MINIMUM LOT WIDTH:	50 FT.	40.00 FT.(ENC)	N/C
MINIMUM LOT DEPTH(1/2 BLOCK WIDTH):	100 FT.	95.00 FT.(ENC)(c)	N/C
MINIMUM FRONT SETBACK:	10 FT.	8.4 FT.	7.25 FT.
MINIMUM REAR SETBACK (WEST):	20 FT.	39.6 FT.	20.0 FT.(d)
MINIMUM SIDE SETBACK (NORTH):	4 FT.	5.9 FT.	4.0 FT.
MINIMUM COMBINED SIDE SETBACK (NORTH+ SOUTH):	15 FT.	10.4 FT.	15.0 FT.
MINIMUM SETBACK FROM STREET (SOUTH):	15 FT.	4.9 FT.	11.0 FT.(f)
MINIMUM DISTANCE FROM ADJOINING DWELLING (NORTH):	15 FT.	28.4 FT.	28.5 FT.
MINIMUM DISTANCE FROM ADJOINING DWELLING (WEST):	15 FT.	66.8 FT.	32.2 FT.
MINIMUM FLOOR AREA: (14 S.F./100 S.F. area)	1,400 S.F.	1,813 S.F.	3,448 S.F.(b)
MAXIMUM LOT COVERAGE:	33.3 %	7.7 %	9.4 %
MAXIMUM IMPERVIOUS COVERAGE:	75 %	43.1 % (c)	73.7 % (c)
MINIMUM OFF STREET PARKING:	2 SPACES	2	3 SPACES
MAXIMUM BUILDING HEIGHT:	36 FT. (g)	17.5 FT. ±	35.65 FT.(c)
ACCESSORY STRUCTURES (POOL):			
MINIMUM FRONT SETBACK (SOUTH):	15 FT.	N/A	12.0 FT.(PV)
MINIMUM SIDE SETBACK:	4 FT.	N/A	5.0 FT.
MINIMUM REAR SETBACK:	4 FT.	N/A	9.0 FT.
MINIMUM SETBACK TO HOUSE:	5 FT.	N/A	6.0 FT.

**LOT COVERAGE BREAKDOWN (SF)**

	BUILDING	IMPERVIOUS
HOUSE	1,462.5	1,462.5
FRONT SW. DECK	1.06	106
WINDOW UNITS	24**	24
24' FR. DECK GR.	35**	36
FRONT STEPS*	27**	27
FIREPLACES	20**	20
DRIVEWAY & WALK	---	626
POOL	---	240
POOL PATIO	---	254
POOL EQUIP.	---	6
<b>TOTAL</b>	<b>1,568.5/9.4%</b>	<b>2,801.5/73.7%</b>

\* EXCLUDES BOTTOM STEP \*\* EXEMPT

(ENC) = EXISTING NON-CONFORMITY  
(PV) = PROPOSED VARIANCE  
N/C = NO CHANGE  
N/A = NOT APPLICABLE  
(g) = 36 FT. MAX. HEIGHT LIMIT MEASURED FROM GRADE ALONG WEST BUILDING WALL (PROP. AVG. GRADE = 11.66).  
(b) = FLOOR AREA AS PER ARCH. PLANS.  
(c) = MEASURED TO TAX MAP BUILDING LINE. (3,800 S.F.)  
(d) = MEASURED TO ALLY EASEMENT ALONG WEST SIDE OF PROPERTY.

**VARIANCE PLOT PLAN**

PREPARED FOR  
**SETH & MIRIT GLASSER**

**BLOCK 6.08 LOT 2**  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

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ENGINEERING LAND SURVEYING PLANNING GPS  
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JAY F. PIERSON, L.S., P.P.  
NEW JERSEY PROFESSIONAL LAND SURVEYOR 27492

JASON M. MARGIANO, P.E., P.P.  
NEW JERSEY PROFESSIONAL PLANNER 02025

JOB No.: 2017-0145 TAX MAP SHEET No.: 8  
DRAWN BY: DLG SCALE: 1"=20'  
CHECKED BY: JMM DATE PREPARED: 06/09/2022

SITE ADDRESS:  
207 E 27TH STREET  
LONG BEACH TOWNSHIP

REVISIONS Project Desc.: Path: J:\2017\20170145\20170145.prd Plot Date/Time: Thu Jun 9, 2022 / 10:46:25