



EXISTING CONDITIONS

SCALE: 1"=20'

LOT COVERAGE: 29.6%
 HOUSE: 4857 S.F.
 OUTDOOR KITCHEN: 94 S.F.
 PERGOLA: 207 S.F.
 SHEDS: 262 S.F.
 POOL EQUIP.: 113 S.F.



"R-10" ~ RESIDENTIAL ZONE

SCHEDULE OF AREA, YARD & BUILDING REQUIREMENTS

	MINIMUM LOT REQUIREMENTS	
	EXISTING	PROPOSED
AREA	10,000 S.F.	18,683 S.F.
LOT WIDTH	75 FEET	25.01 FEET
LOT DEPTH	75 FEET	224.10 FEET (IRR.) 224.10 FEET (IRR.)
PRINCIPLE BUILDINGS		
FRONT YARD	20 FEET	66.6 FEET
SIDE YARD	10 FEET	15.7 FEET
SIDE YARDS COMBINED	30 FEET	36.3 FEET
DISTANCE FROM ADJACENT HOUSES	30 FEET	31.09 FEET
REAR YARD TO P/L	20 FEET	22.68 FEET
ACCESSORY BUILDINGS		
SIDE YARD	8 FEET	0.55 FEET**
REAR YARD (FROM BULKHEAD)	10 FEET	31.96 FEET
DISTANCE FROM STRUCTURE	5 FEET	7.19 FEET
MAXIMUM % OF LOT COVERAGE	25%	29.6%**
MAXIMUM IMPERVIOUS COVERAGE	75%	74.5%
MAXIMUM BUILDING HEIGHT	34 FEET	32 FEET

* EXISTING NON CONFORMITY
 ** VARIANCE REQUIRED

VARIANCE PLAN

T.M. LOT 11 ~ BLOCK 20.176
 TAX MAP SHEET #29
 LOVELADIES
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

NELKE / TYSZKA
 LAND SURVEYORS, LLC
 382 W. 9TH STREET - SUITE 4 - SHIP BOTTOM, NJ 08008
 (609) 494-3474 FAX (609) 381-9231

LEON J. TYSZKA
 P.L.S. # 56888

OWNER/APPLICANT
 CRAIG EATON AND SUSAN EATON
 11 CRANBERRY DRIVE
 LOVELADIES, NJ 08005

This plan is based on architectural plans dated 2-16-2019 and does not reflect any changes made after that date. Contractor to verify in field all elevations prior to construction

NO.	DATE	DESCRIPTION	MR	BY
1	04-22-22	PER TOWNSHIP		

(1988 DATUM)
 FLOOD ZONE: AE
 BASE FLOOD ELEV.: 5.0' (2006 MAPS)
 PRELIMINARY FLOOD ZONE: AE
 BASE FLOOD ELEV.: 7.0' (INCORPORATED 1-30-2015)

○ DENOTES EXISTING ELEVATION