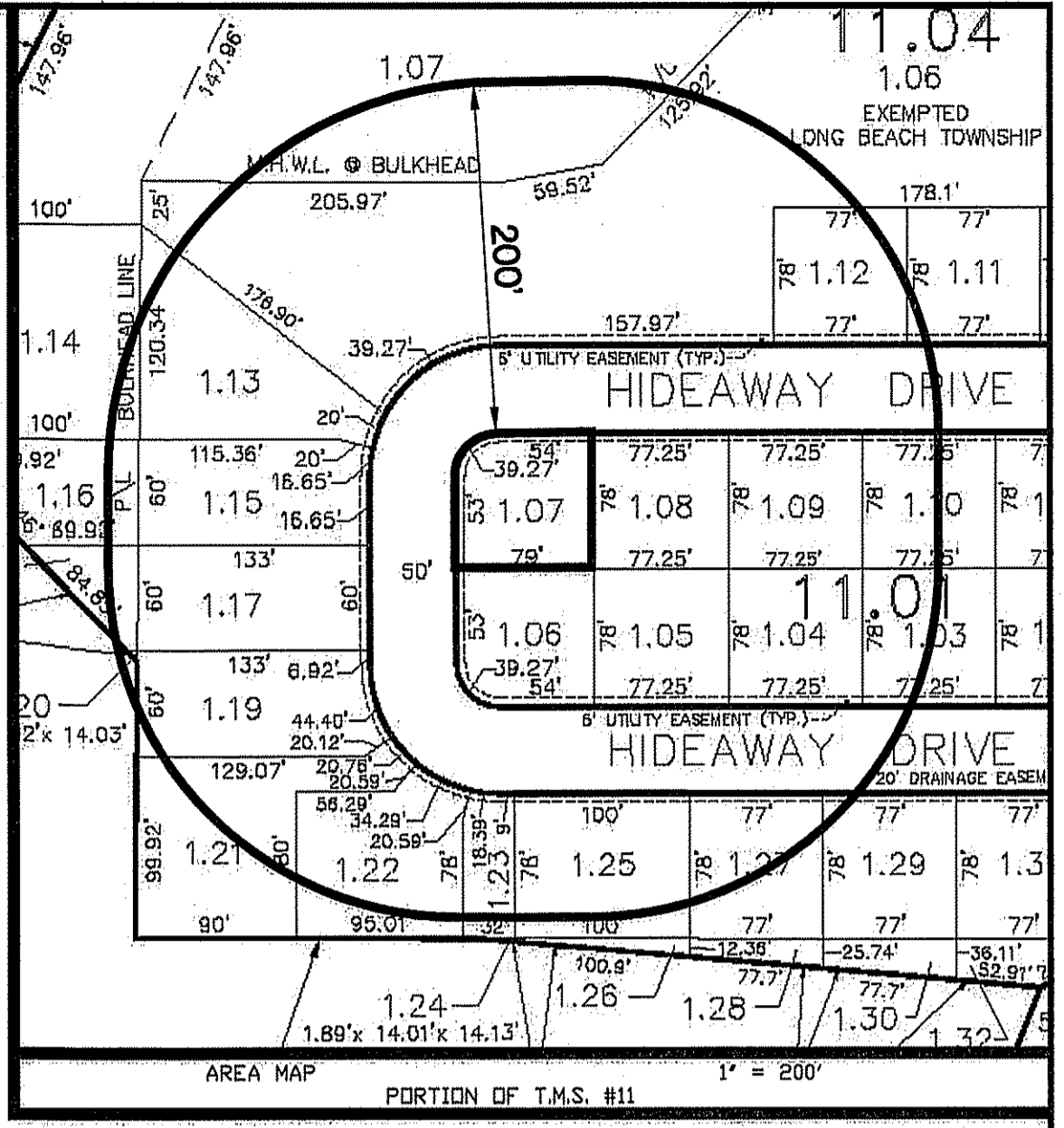
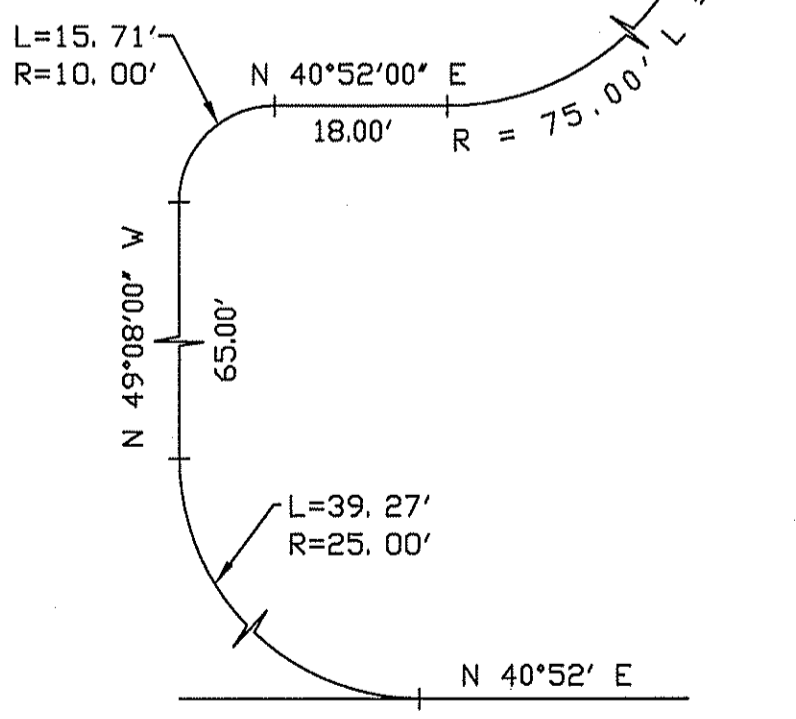
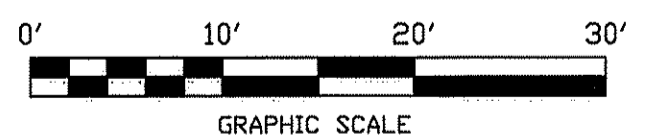


- NOTES:**
1. A.K.A. LOT 1.07, BLOCK 11.01
FILED MAP 85-2847, FILED 7/15/1998
HIDEAWAY BAY
 2. DEED REFERENCE:
BOOK 18450, PAGE 1869
 3. FLOOD ZONE AE, BASE FLOOD ELEVATION 9
AS SHOWN ON FIRM #34029C0602F
 4. BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0602G
THE PROPERTY LOCATED IN THE UNSHADED X ZONE, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AN AREA OF ANNUAL
CHANGE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE
MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
THE PROPERTY IS LOCATED OUTSIDE OF THE COASTAL A ZONE.
 5. ELEVATIONS NAVD (1988)
 6. TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC.
SIGNED BY LEON J. TYSZKA, PLS 35898 TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF LOT 1.07, BLOCK 11.01
TAX MAP SHEET # 13, LONG BEACH TOWNSHIP, OCEAN COUNTY, NJ, DATED 3/23/2021, AND LAST REVISED 4/27/2022.



ZONING SCHEDULE R-35 RESIDENTIAL ZONE				
	CODE	REQUIRED	EXISTING	PROPOSED
LOT AREA	205-58C.(1)	4,500 S.F.	6,028 S.F.	No Change
LOT WIDTH	205-58C.(1)	50 FT.	78.5 FT.	No Change
SETBACKS:				
FRONT	205-58C.(3)	20 FT.	21.1 FT.	No Change
CORNER LOT SIDE	205-58C.(3)	15 FT.	15 FT.	No Change
SIDE	205-58C.(4)	4 FT./9 FT.	6.9 FT./15 FT.	No Change
COMBINED SIDE	205-12B	23.7 FT.	21.9 FT.**	No Change
BETWEEN BUILDINGS	205-58C.(4)	15 FT.	18.6 FT./41.3 FT.	No Change
ACCESSORY SETBACKS:				
SIDE	205-58C.(6)	4 FT.	5.4 FT.	No Change
REAR	205-58C.(6)	4 FT.	4 FT.	No Change
LOT COVERAGE(%)	205-58C.(7)	33.3%	33.3%	No Change
IMPERVIOUS COVERAGE				
FRONT YARD	205-33B.(3)(a)	75%	67.3%	No Change
SETBACK	205-33B.(3)(a)	60%	41.8%	No Change
SETBACK	205-33B.(4)	18"		No Change
PARKING	205-58E.(1)	2 SPACES	2 SPACES	No Change
HEIGHT	205-10A.	34 FT.	36 FT*	No Change
ELEVATOR REQUIREMENTS:				
HEIGHT	205-10F.(7)(b)	42 FT.	N/A	36 FT.
AREA	205-10F.(7)(b)	64 S.F.	N/A	62.7 S.F.
SETBACK FROM EXTERIOR WALL	205-10F.(7)(b)[1]	10 FT.	N/A	6.9 FT.*
SETBACK FROM FRONT EXTERIOR WALL	205-10F.(7)(b)[1]	15 FT.	N/A	16 FT.

- LEGEND**
- POB = POINT OF BEGINNING
 - AC = AIR CONDITIONER
 - C = CENTERLINE
 - 6.02 = SPOT ELEVATION
 - SD = STORM DRAIN



EFFECTS AS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE. NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.

THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW SPOTS OR ELEVATIONS UNLESS SPECIFICALLY SHOWN HEREIN.

THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREIN.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

OWNER/APPLICANT
DANIEL & GVEN GEBTELLE
724 MILL STREET
MORRISTOWN, NJ 08057

HORN, TYSON & YODER, INC.
CONSULTING ENGINEERS-SURVEYORS-PLANNERS
CERTIFICATE 24GA27951700 - ISSUED JULY 27, 2020
8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
PHONE (609) 492-5050 FAX (609) 492-4163

James D. Brzozowski
JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number: GE44223
Professional Planner, N.J. License Number: 33L100606400

VARIANCE MAP
LOT 1.07, BLOCK 11.01
TAX MAP SHEET # 13
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'	DRAWN BY: RLF	SHEET 1 OF 1
JOB NO. 00-246	DATE: 8/15/2022	