

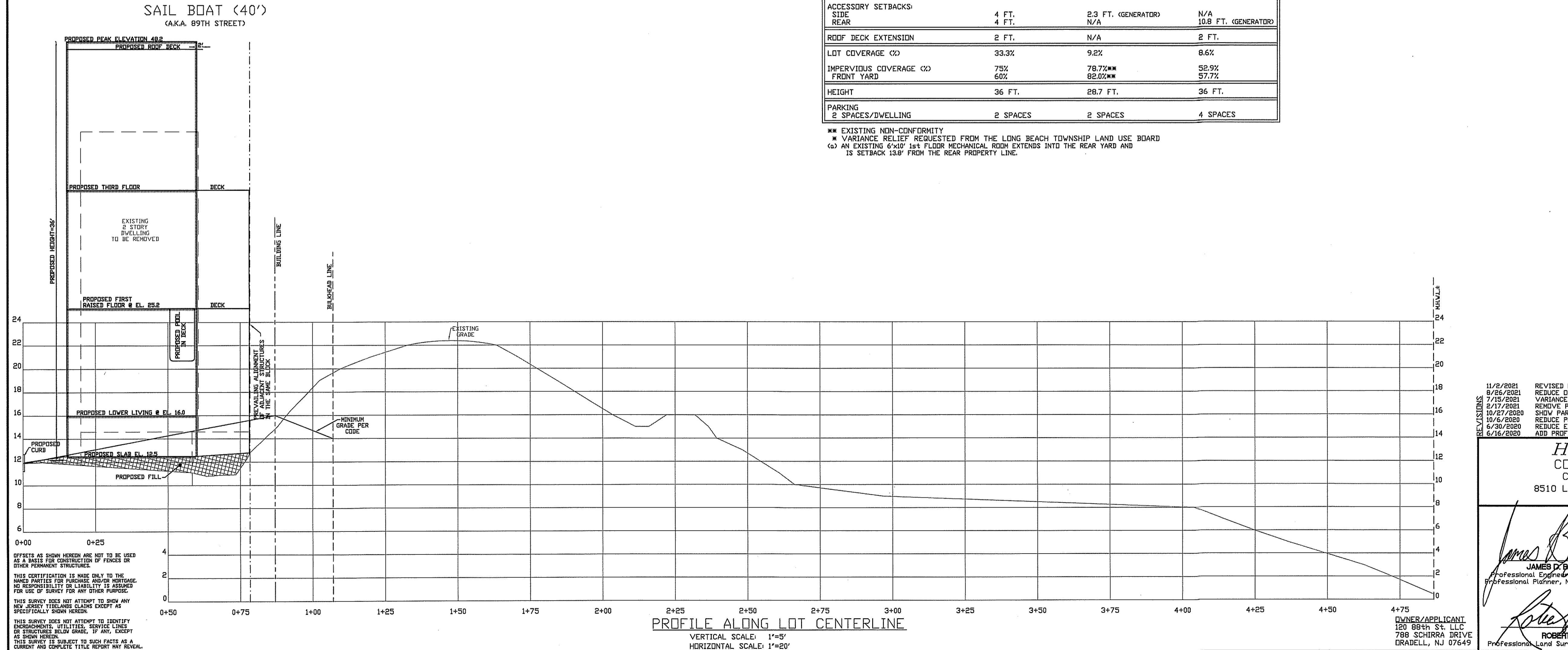
AREA MAP 1"=200'

- NOTES:
- DEED REFERENCE BOOK 17661 PAGE 1438
  - FLOOD ZONE VE, BASE FLOOD ELEVATION 13 AS SHOWN ON FIRM #34029C0602F
  - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0602S THE PROPERTY IS LOCATED IN FLOOD ZONE VE, BASE FLOOD ELEVATION 12
  - ELEVATIONS NAVD (1988)
  - PURSUANT TO LONG BEACH TOWNSHIP ORDINANCE 94-10(4) NEW DEVELOPMENT ON OCEAN FRONT PROPERTIES MUST BE DESIGNED TO FLOOD ZONE VE, BASE FLOOD ELEVATION 14 STANDARDS
  - THE LOWEST ELEVATION OF ANY ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR-CONDITIONING EQUIPMENT, DUCTWORK AND OTHER SERVICE FACILITIES WILL BE AT OR ABOVE ELEVATION 15.0.
  - TOTAL TRACT AREA 24,300± S.F. (0.56± AC) AREA WEST OF THE BUILDING LINE 4,350 S.F. (0.10± AC)

**ZONING SCHEDULE**  
R-50 GENERAL RESIDENTIAL ZONE

	REQUIRED	EXISTING	PROVIDED
LOT AREA	5,000 S.F.	24,300 S.F.	24,300 S.F.
LOT WIDTH	50 FT.	(4,350 S.F. WEST OF THE OCEANFRONT BUILDING LINE) 50 FT.	50 FT.
SETBACKS:			
FRONT (OCEANFRONT)	20 FT.	408 FT.	408 FT.
SIDE:			
MERMAID LANE	15 FT.	7.8 FT.**	11 FT.**
SOUTH SIDE	4 FT.	3 FT.**	6 FT.
COMBINED SIDE	15 FT.	10.8 FT.**	17 FT.
REAR	20 FT.	20 FT.(c)	15.1 FT.**
BETWEEN BUILDINGS	15 FT.	11.9 FT.**/15.3 FT.	15 FT./15.5 FT.
EXTENSION BEYOND PREVAILING ALIGNMENT OF ADJACENT STRUCTURES	5 FT.	0 FT.	0 FT.
ACCESSORY SETBACKS:			
SIDE	4 FT.	2.3 FT. (GENERATOR)	N/A
REAR	4 FT.	N/A	10.8 FT. (GENERATOR)
ROOF DECK EXTENSION	2 FT.	N/A	2 FT.
LOT COVERAGE (%)	33.3%	9.2%	8.6%
IMPERVIOUS COVERAGE (%)			
FRONT YARD	75%	78.7%**	52.9%
FRONT YARD	60%	82.0%**	57.7%
HEIGHT	36 FT.	28.7 FT.	36 FT.
PARKING			
2 SPACES/DWELLING	2 SPACES	2 SPACES	4 SPACES

\*\* EXISTING NON-CONFORMITY  
\* VARIANCE RELIEF REQUESTED FROM THE LONG BEACH TOWNSHIP LAND USE BOARD  
(c) AN EXISTING 6'x10' 1st FLOOR MECHANICAL ROOM EXTENDS INTO THE REAR YARD AND IS SETBACK 13.8' FROM THE REAR PROPERTY LINE.



OFFSETS 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 BEST OF MY KNOWLEDGE AND BELIEF AND NO LIABILITY OR RESPONSIBILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.  
THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW EASEMENT RIGHTS OR CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.  
THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND, IF ANY, EXCEPT AS SHOWN HEREON.  
THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

11/2/2021 REVISED PROPOSED DWELLING PER ARCHITECT  
8/26/2021 REMOVE OCEAN FRONT DECK; UPDATE ZONING SCHEDULE  
7/15/2021 VARIANCE PLAN  
2/17/2021 REMOVE PROPOSED EXPANSION OVER EASTERLY DECK  
02/10/2020 SHOW PARKING; ADD ZONING SCHEDULE AND TABLE OF POTENTIAL REGULATED AREAS  
10/6/2020 REMOVE PROPOSED FOOTPRINT TO MORE REASONABLY DEPICT WHAT MAY BE LOCALLY PERMITTED.  
6/30/2020 REMOVE EXPANSION OVER THE EASTERLY DECK BY 6'  
6/16/2020 ADD PROFILES OF THE EXISTING GRADE BELOW THE EASTERLY DECK

**HORN, TYSON & YODER, INC.**  
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VARIANCE PLAN  
LOT 9, BLOCK 12.24  
TAX MAP SHEET # 15  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

SCALE: 1"=20' DRAWN BY: MAX SHEET 1 OF 1  
JOB NO.: 12-252 DATE: 12/6/2019