

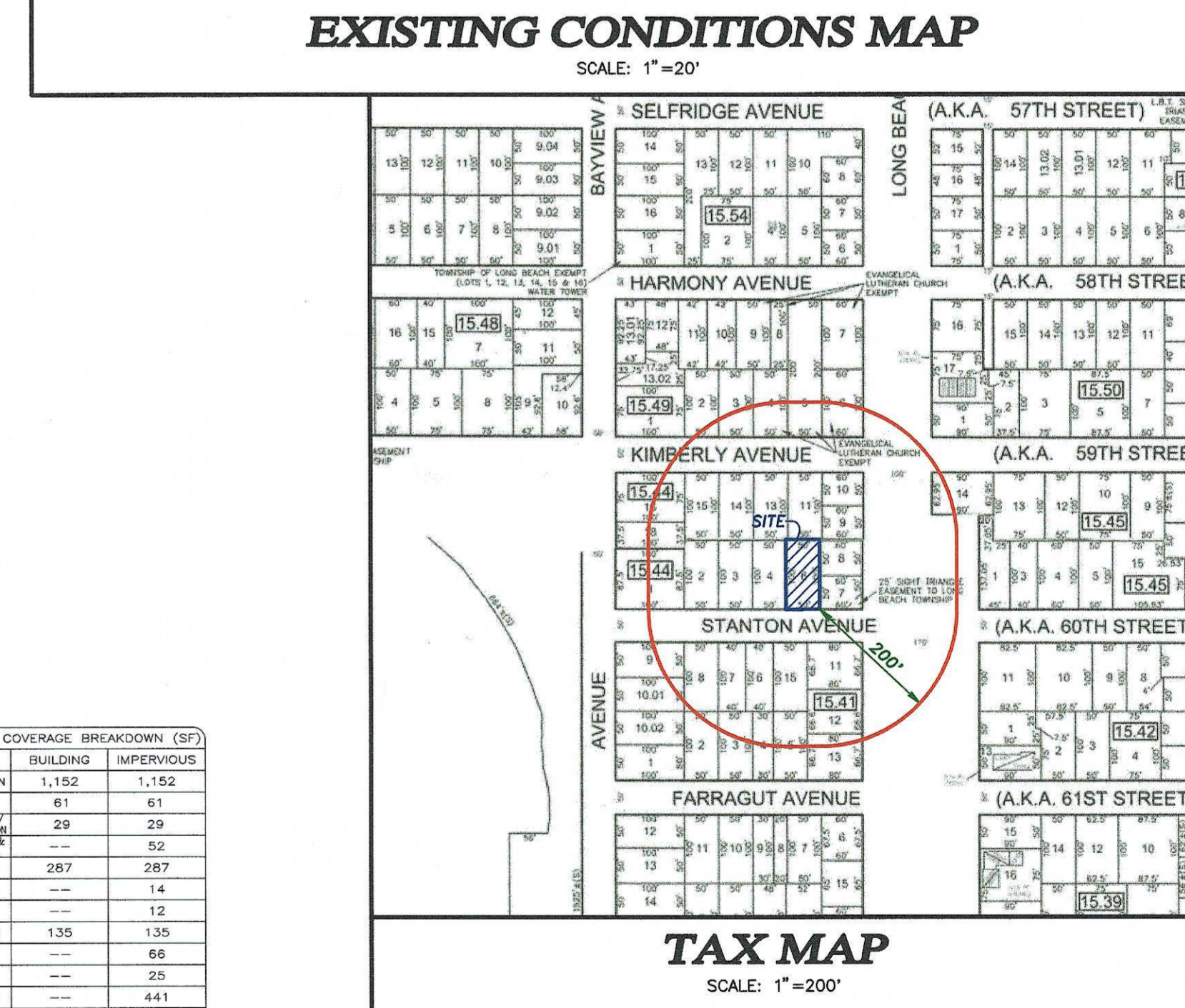
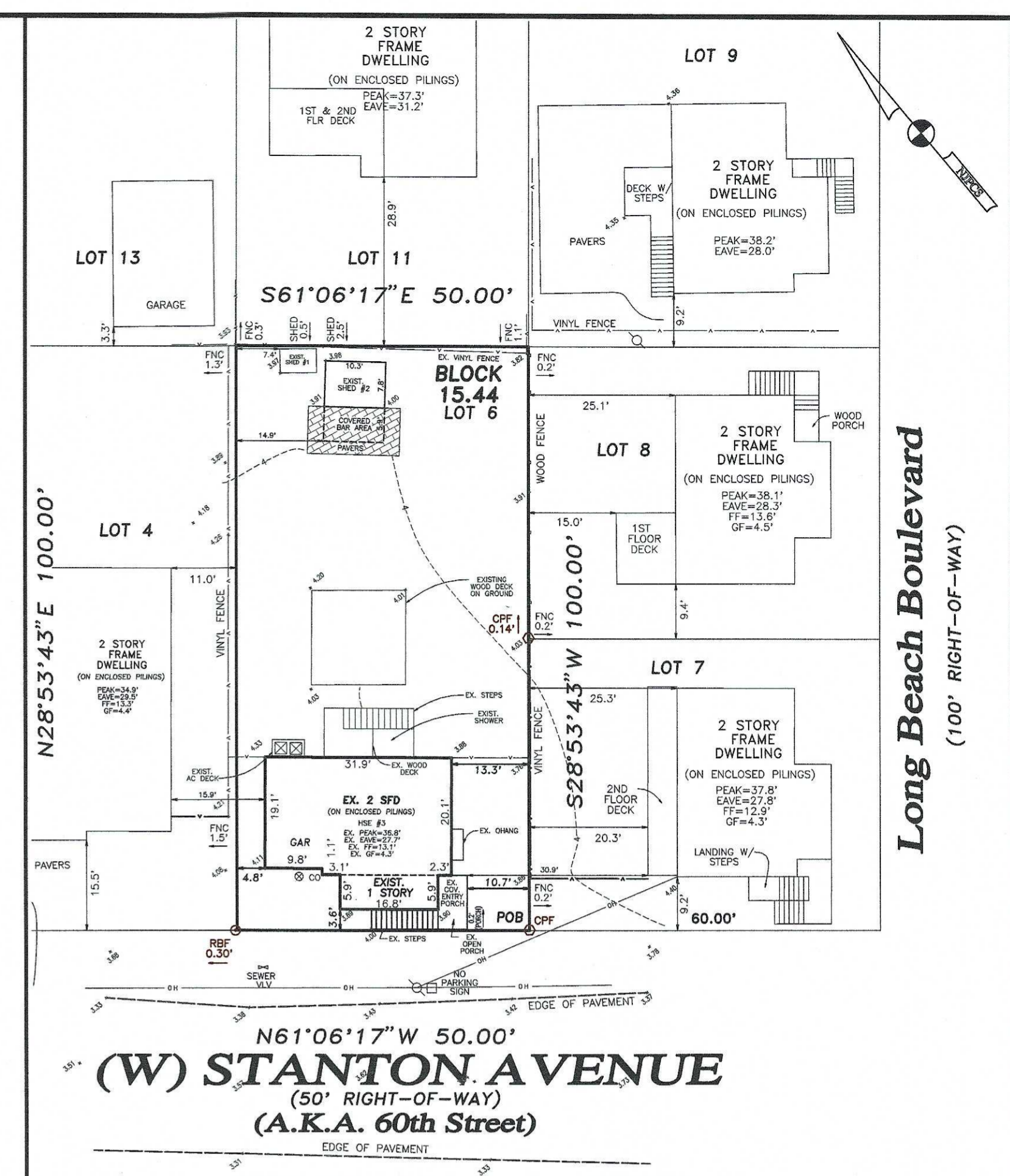
**Long Beach Boulevard**  
 (100' RIGHT-OF-WAY)

- NOTES:**
- APPLICANT/OWNER: JOHN FLEMMING
- THE PROPERTY IS CURRENTLY OCCUPIED BY A 2 STORY DWELLING (3 W. STANTON AVE). GROUND LEVEL DECK, ATTACHED DECKS AND DETACHED SHEDS. THE APPLICANT PROPOSES TO CONSTRUCT A 2 STORY ADDITION OFF THE REAR OF THE EXISTING DWELLING, CONSTRUCT REAR AND FRONT DECKS, CONSTRUCT A NEW FRONT ROOF DECK, INSTALL A POOL AND RELOCATE SHED #1.
  - EXISTING GROUND FLOOR---4.3
  - EXISTING FIRST FLOOR ELEVATION---13.1
  - ELEVATIONS BASED ON 1988 NGVD VERTICAL DATUM.
  - PLOT PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., DATED 11/14/2022.
  - PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (ELEV. 9.0) AS PER FLOOD INSURANCE RATE MAP PANEL 802 OF 811, COMMUNITY NUMBER 345301 0802 F, MAP NUMBER 34029C0602F, EFFECTIVE SEPTEMBER 29, 2006.
  - AS PER FEMA PRELIMINARY FIRM MAPS THIS SITE IS LOCATED IN FLOOD ZONE "AE" ELEV. 8.
  - WATER AND SEWER SERVICE IS EXISTING BY MUNICIPAL UTILITIES. PROPOSED UTILITY CONNECTIONS SHALL BE FIELD DETERMINED DURING CONSTRUCTION.
  - HOUSE DIMENSIONS OBTAINED FROM PLANS BY CWB ARCHITECTURE, DATED 01/30/2023.
  - ALL STORM WATER RUNOFF IS TO BE DIRECTED TOWARD W. STANTON AVE OR PERMEABLE SURFACES.
  - 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.
  - 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...
  - NO PLASTIC SHALL BE INSTALLED UNDER LANDSCAPING, LANDSCAPE FABRIC SHALL BE USED.
  - THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.

R-50 GENERAL RESIDENCE ZONE:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (1/2 BLOCK WIDTH X 50):	5,000.00 S.F.	5,000 S.F.	N/C
MINIMUM LOT WIDTH:	50.0 FT.	50.0 FT.	N/C
MINIMUM LOT DEPTH (1/2 BLOCK WIDTH):	100.0 FT.	100.0 FT.	N/C
MINIMUM FRONT SETBACK (ADJOINER AVG.):	12.55 FT.(1)	3.6 FT.(ENC)	3.6 FT.(PV)
MINIMUM REAR SETBACK:	20 FT.	70.3 FT.	47.8 FT.
MINIMUM SIDE SETBACK:	4 FT.	4.8 FT.	N/C
MINIMUM COMB. SIDE SETBACK:	15 FT.	15.5 FT.	N/C
MINIMUM DISTANCE FROM ADJOINING DWELLING:	15 FT.(WEST)	15.9 FT.	N/C
MINIMUM DISTANCE FROM ADJOINING DWELLING:	15 FT.(EAST)	3.9 FT.	N/C
MINIMUM SIDE SETBACK FOR DRIVEWAY:	9 FT.	10.7 FT.	N/C
MINIMUM FLOOR AREA (14 S.F./100 S.F. AREA)	700 S.F.	1,347 S.F.	2,171 S.F.
MAXIMUM LOT COVERAGE:	33.3 %	19.9 %	33.3 %
MAXIMUM IMPERVIOUS LOT COVERAGE:	75 %	25.3 %	53.0 %
MINIMUM OFF STREET PARKING:	2 SPACES	2 SPACES	N/C
MAXIMUM BUILDING HEIGHT:	34 FT.(2)	33.2 FT.	N/C
ACCESSORY STRUCTURES:			
MINIMUM SIDE SETBACK:	4 FT.	7.4 FT.(EV)	4 FT (SHED#1)
MINIMUM REAR SETBACK:	4 FT.	0.5 FT.(EV)	4 FT (SHED#1)
ACCESSORY STRUCTURES:			
MINIMUM SIDE SETBACK:	4 FT.	14.9 FT(SHED#2)	N/C
MINIMUM REAR SETBACK:	4 FT.	2.5 FT(SHED#2)	N/C
SWIMMING POOLS:			
MINIMUM SIDE SETBACK:	4 FT.	N/A	9.4 FT
MINIMUM REAR SETBACK:	4 FT.	N/A	23.0 FT
MINIMUM SETBACK TO HOUSE:	5 FT.	N/A	9.8 FT

N/C = NO CHANGE  
 N/A = NOT APPLICABLE  
 (ENC) = EXISTING NON-CONFORMING CONDITION  
 (PV) = PROPOSED VARIANCE CONDITION  
 (1) = USE AVERAGE FRONT SETBACK AS PER ORDINANCE 205-11.E(1).  
 (2) = 34 FT MAX. HEIGHT LIMIT MEASURED FROM CROWN OF ROAD (EL.3.6).  
 (3) = FOR HOUSE, RAISES TWO ENTRIES UP TO 60 SF EACH ARE EXEMPT.  
 (4) = AC PLATFORMS UP TO 4 BY 8 ARE EXEMPT FROM BUILDING COVERAGE.

**SITE ADDRESS:**  
 3 W. STANTON AVENUE  
 BEACH HAVEN, NJ 08008



**META DATA**  
 UNITS: USFT  
 HORIZONTAL DATUM: NAD 1983  
 VERTICAL DATUM: NAVD 1988  
 DEED BOOK / PAGE: 18778 / 48

**PLOT PLAN FOR VARIANCE**

PREPARED FOR  
**JOHN FLEMMING**

**Block 15.44 Lot 6**  
 LONG BEACH TOWNSHIP  
 OCEAN COUNTY, NEW JERSEY

**JOSEPH L. LAZOK, P.L.S.**  
 NEW JERSEY PROFESSIONAL LAND SURVYOR 37200

**East Coast Engineering, Inc.**  
 JASON M. MARCIANO, P.E., P.P.  
 NEW JERSEY PROFESSIONAL ENGINEER 44814  
 NEW JERSEY PROFESSIONAL PLANNER 00060

JOB No.: 2022-0512    TAX MAP SHEET No.: 18    SCALE: AS NOTED  
 DRAWN BY: JRM    DATE PREPARED: 02/01/2023

REVISIONS    Project Desc.: Path: J:\2022\20220512\20220512.pro    Plot Date/Time: Wed Feb 1, 2023 / 18:08:23