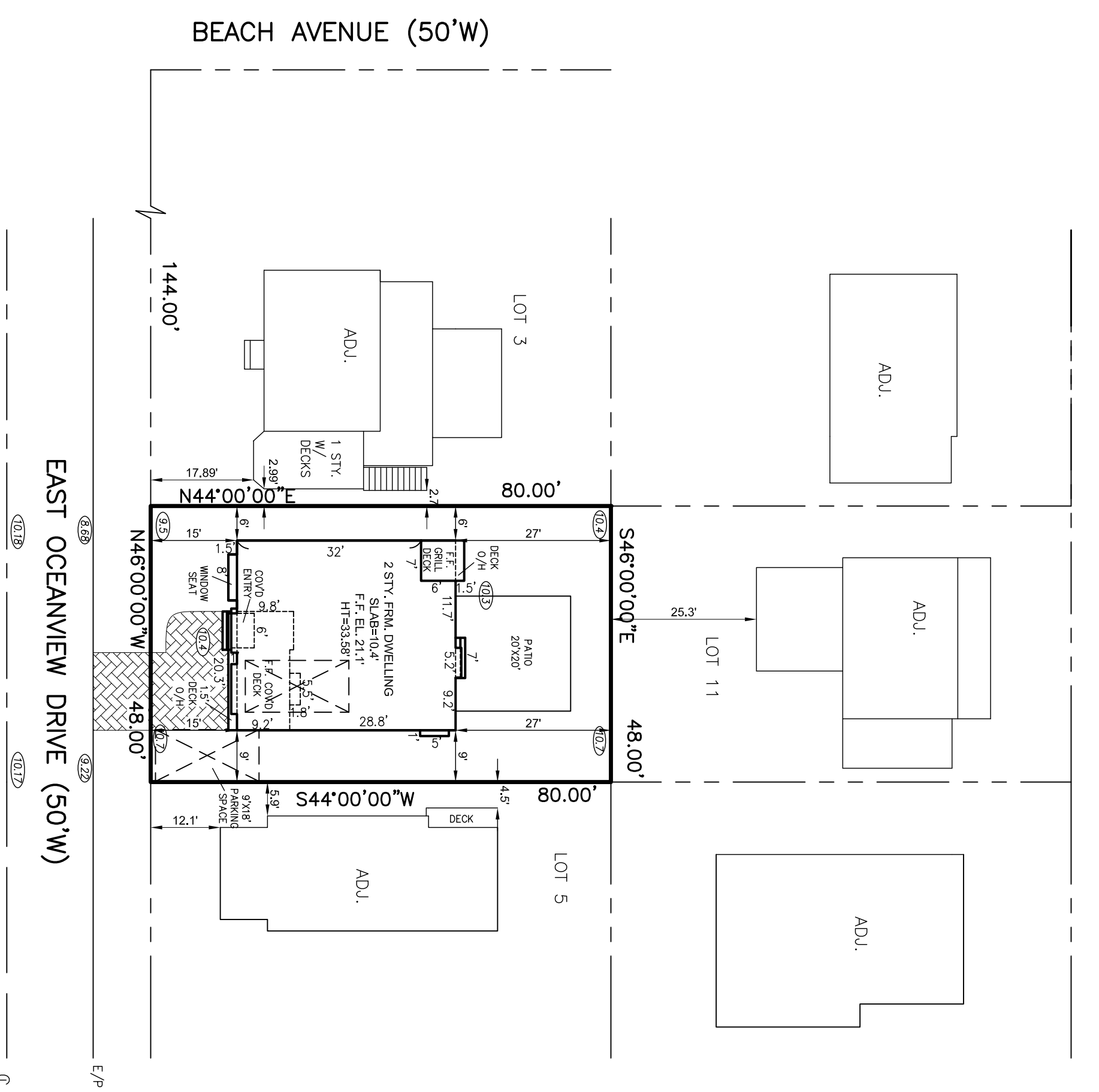
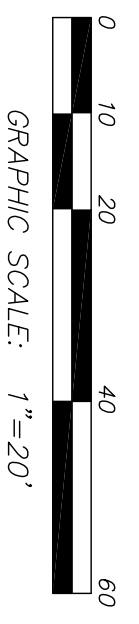


EXISTING CONDITIONS
SCALE: 1"=20'



PROPOSED CONDITIONS
SCALE: 1"=20'

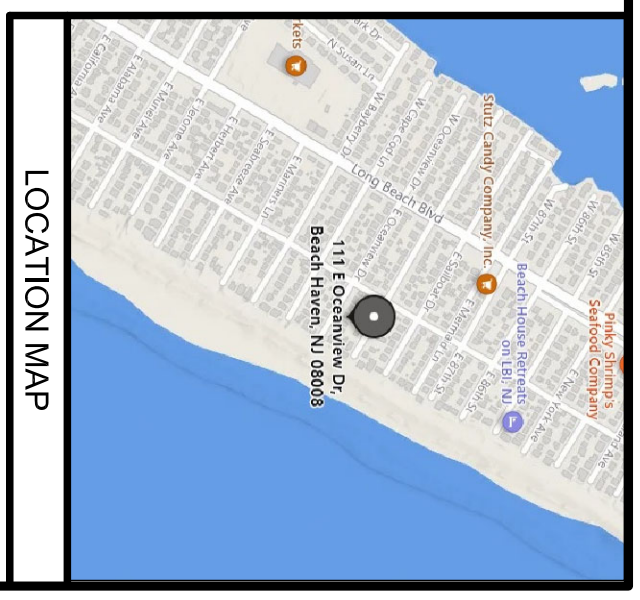
R-50 RESIDENTIAL ZONE

| PRINCIPLE BUILDING MINIMUM | REQUIRED | EXISTING | PROPOSED |
|-----------------------------|------------|---------------|-------------------------|
| LOT AREA | 5,000 s.f. | 3840 s.f.** | 3840 s.f.** |
| LOT DEPTH | 100' | 80'*** | 80'*** |
| LOT WIDTH | 20' (REQ.) | 48'*** | 48'*** |
| FRONT YARD SETBACK | 15' (REQ.) | 18.3'*** | 15' TO THE HOUSE |
| SIDE YARD SETBACK | 15' BOTH | 1.3'*/8.8'*** | 6'/9' |
| REAR YARD SETBACK | 10' | 27.9' | 27' TO THE HOUSE |
| BUILDING LOT COVERAGE (%) | 33.33 % | 31% | 33% |
| IMPERVIOUS LOT COVERAGE (%) | 75 % | 31% | 51.3% |
| MAX. BLDG. HEIGHT | 34' | 34' | 33.58' |
| DISTANCE TO ADJ. BUILDINGS | 15' | 5.8'*** | 8.7'*/13.5' WEST & EAST |
| ACCESSORY BUILDING MINIMUM | | | |
| SIDE YARD | 4' | 5.5' | N/A |
| REAR YARD | 4' | 4.1' | N/A |
| HEIGHT | 15' | N/A | N/A |

(1988 DATUM)
FLOOD ZONE: AO
BASE FLOOD ELEV.: DEPTH 1.0' (2006 MAPS)
PRELIMINARY FLOOD ZONE: X
BASE FLOOD ELEV.: N/A (INCORPORATED 3-28-2014)

○ DENOTES EXISTING ELEVATION

* VARIANCE REQUIRED FOR
** EXISTING NONCONFORMITY



LOCATION MAP

| NO. | DATE | HSE. RELOC. DESCRIPTION | MR BY |
|-----|----------|-------------------------|-------|
| 1 | 02-02-23 | | |

VARIANCE PLAN

T.M. LOT 4 ~ BLOCK 12.18
TAX MAP SHEET #15
PAHAHALA PARK
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY
OWNER/APPLICANT
PERSKIN, BRIAN & STEPHANIE

NELKE / TYSZKA
LAND SURVEYORS, LLC
382 W. 9TH STREET, SUITE 4, SHIP BOTTOM, NJ 08008
(609) 484-3474 FAX (609) 381-9231

LEON J. TYSZKA