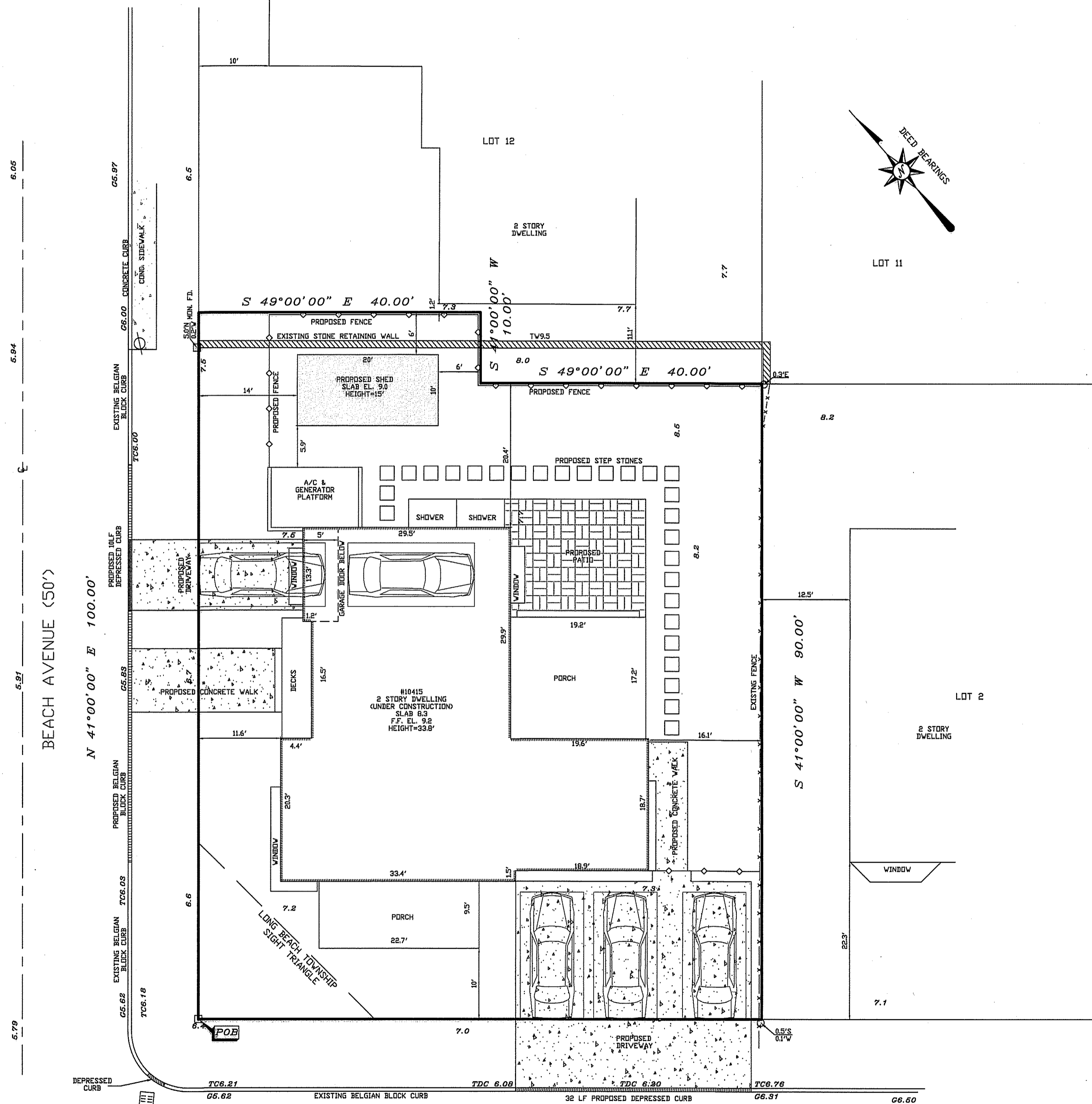
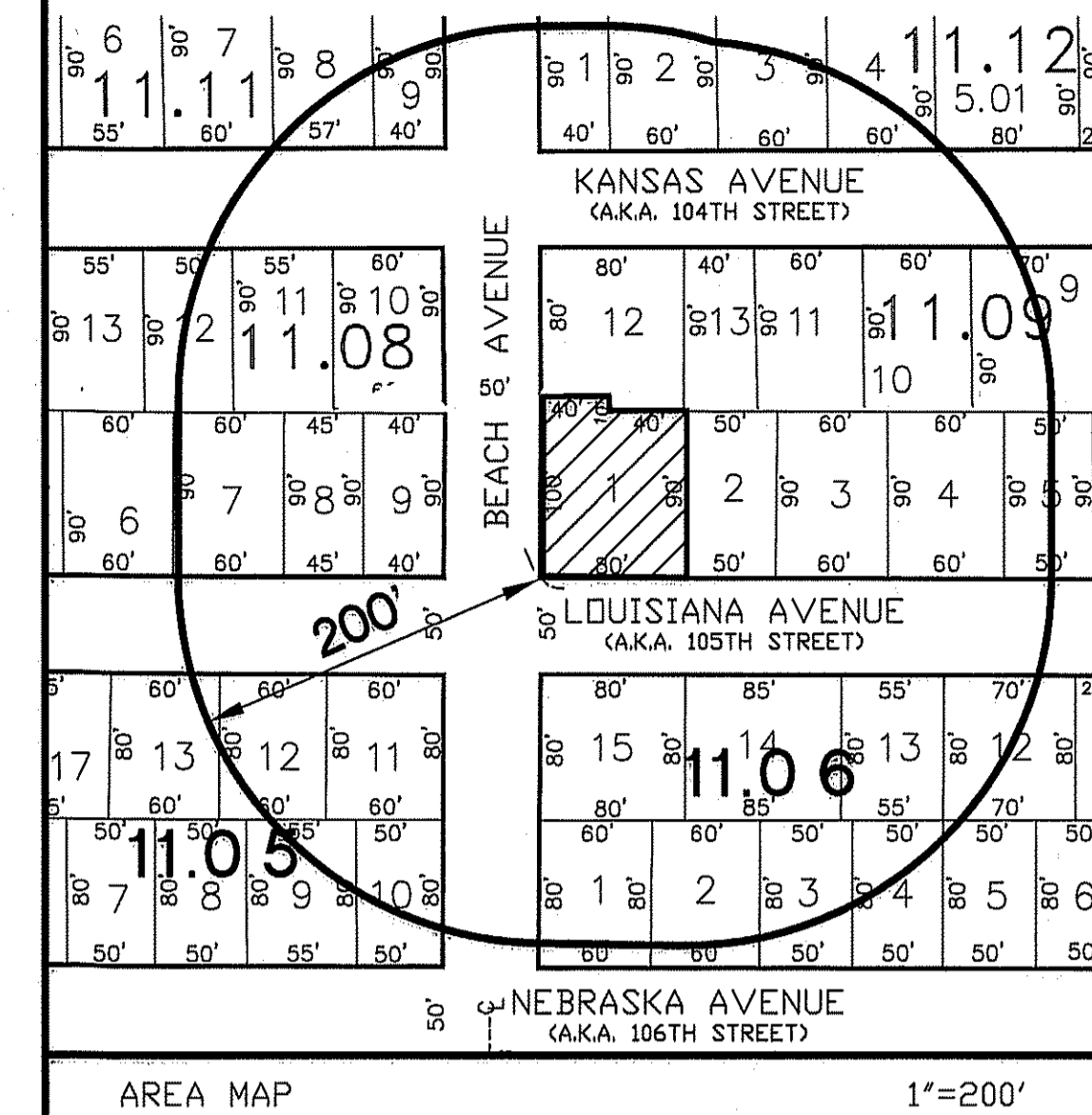


**-LEGEND-**  
 ○ = IRON PIN FOUND  
 □ = MONUMENT FOUND  
 8.02 = SPOT ELEVATION  
 ⚡ = UTILITY POLE

**NOTES:**

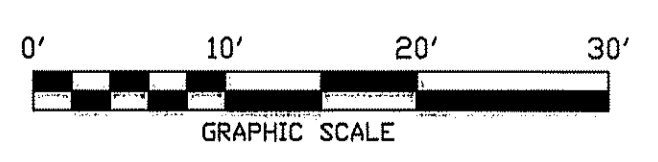
- DEED REFERENCE: BOOK 17136, PAGE 1632
- AKA. LOTS 1, 2, 3, 4 AND PART OF LOT 5, IN BLOCK 20 BEACH HAVEN PARK BY THE SEA ON THE ISLAND OF LONG BEACH, LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY.
- FLOOD ZONE AE, BASE FLOOD ELEVATION 8 AS SHOWN ON FIRMS #34029C0602F.
- BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0602E THE PROPERTY IS LOCATED IN THE SHADED X ZONE, AREAS OUTSIDE OF THE 0.1% ANNUAL CHANCE FLOOD PLAIN. THE PROPERTY IS LOCATED OUTSIDE THE "COASTAL A" ZONE.
- ELEVATIONS NAVD (1988).
- THE LOWEST ELEVATION OF ANY ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR-CONDITIONING EQUIPMENT, DUCTWORK AND OTHER SERVICE FACILITIES WILL BE AT OR ABOVE ELEVATION 9.0.



ZONING SCHEDULE R-50 RESIDENTIAL ZONE			
	CODE	REQUIRED	PROVIDED
LOT AREA	205-55C.(2)(a)	4,500 S.F.	7,600 S.F.
LOT WIDTH	205-55C.(1)	50 FT.	100 FT.
<b>PRINCIPAL BUILDING</b>			
SETBACKS:			
FRONT			
BEACH AVENUE	205-11E.(1)(a)	10 FT.	11.6 FT.
REAR	205-55C.(5)(b)	15 FT.	18.1 FT.
SIDE	205-55C.(4)	4 FT./9 FT.	10 FT./20.4 FT.
LOUISIANA AVENUE SIDE	205-11E.(1)(a)	10 FT.	10 FT.
COMBINED SIDE YARD	205-12B	30 FT.	30.4 FT.
BETWEEN BUILDINGS	205-55C.(4)	15 FT.	31.5 FT./28.6 FT.
HEIGHT	205-10A	34 FT.	34 FT.
<b>ACCESSORY BUILDING</b>			
SETBACKS:			
FRONT			
SIDE	205-11E.(1)(a)	4 FT.	6 FT.
REAR	205-11E.(1)(a)	4 FT.	6 FT.
TO HOUSE	205-55C.(6)	5 FT.	15.9 FT.
HEIGHT			
PEAK	205-5B	15 FT.	10 FT.
SIDEWALLS	205-5B	10 FT.	10 FT.
LOT COVERAGE(%)	205-55C.(7)	33.3%	35.78%
IMPERVIOUS COVERAGE	205-33B.(3)(a)	75%	(2,533.3 S.F.)
FRONT SETBACK IMPERVIOUS	205-33B.(3)(a)	60%	56.3%
PARKING (4,120 S.F. HOUSE)	205-51D.(1)(c)	5 SPACES	5 SPACES

\*=VARIANCE REQUESTED

N 49°00'00" W 80.00'  
 LOUISIANA AVENUE (50')  
 (AKA. 105TH STREET)



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 HIGHER PRIORITIES FOR BORROWING 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 JERSEY TIERLANDS CLAIMS EXCEPT AS 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  
 ERIN PESANT  
 31 VALLEY VIEW AVENUE  
 SUMMIT, NJ 07901

**HORN, TYSON & YODER, INC.**  
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS  
 CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 1, 2022  
 8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424  
 PHONE (609) 492-5050 FAX (609) 492-4163

*James D. Brzezowski*  
 JAMES D. BRZEZOWSKI, P.E., P.P.  
 Professional Engineer, N.J. License Number: GE44223  
 Professional Planner, N.J. License Number: 33L100606400

VARIANCE MAP  
 LOT 1, BLOCK 11.09  
 TAX MAP SHEET # 13  
 LONG BEACH TOWNSHIP  
 OCEAN COUNTY, NEW JERSEY

SCALE: 1"=10'	DRAWN BY: JDB	SHEET 1 OF 1
JOB NO. 123-012	DATE: 9/11/2023	