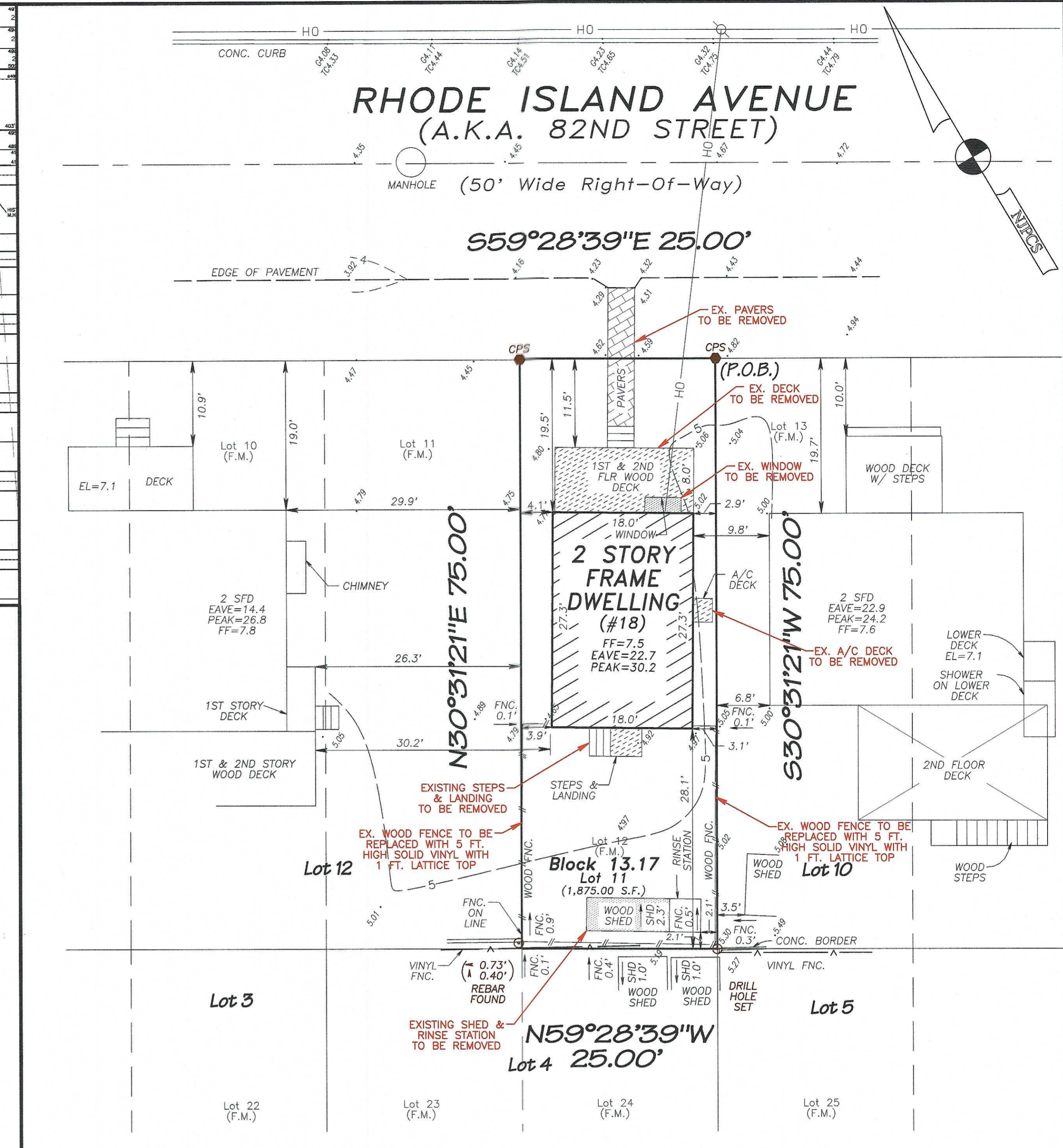


TAX MAP KEY
SCALE: 1"=200'

PROP. LOT COVERAGE BREAKDOWN (SF)	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (1/2 BLOCK WIDTH X 50):	3,750.00 S.F.	1,875 S.F.(ENC)	N/C
MINIMUM LOT WIDTH:	50.0 FT.	25.0 FT.(ENC)	N/C
MINIMUM FRONT SETBACK (1/2 BLOCK WIDTH):	15.3 FT.(1)	11.9 FT.(ENC)	18.0 FT.
MINIMUM REAR SETBACK:	13 FT.	20.5 FT.	18.0 FT.
MINIMUM SIDE SETBACK:	4 FT.	2.9 FT.(ENC)	3.0 FT.(PV)
MINIMUM COMB. SIDE SETBACK:	15 FT.	6.8 FT.(ENC)	7.0 FT.(PV)
MINIMUM DISTANCE FROM ADJOINING DWELLING:	9 FT.	30.2 FT.	29.3 FT.
MINIMUM SIDE SETBACK FOR DRIVEWAY:	15 FT.(EAST)	9.8 FT.(ENC)	10.8 FT.(PV)
MINIMUM FLOOR AREA (14 S.F./100 S.F. area)	262.5 S.F.	39.2 S.F.(ENC)(3)	4.0 FT.(PV)
MINIMUM LOT COVERAGE:	33.3 %	980 S.F.	1,241 S.F.
MINIMUM IMPERVIOUS LOT COVERAGE:	75 %	39.8 %	57.2 %
MINIMUM OFF STREET PARKING:	3 SPACES	3 SPACES	3 SPACES
MAXIMUM BUILDING HEIGHT:	34 FT.(2)	25.6 FT.(2)	33.69 FT.(2)
ACCESSORY STRUCTURES:	4 FT.	2.1 FT.(ENC)(RINSE STA.)	N/A
MINIMUM SIDE SETBACK:	4 FT.	2.1 FT.(ENC)(RINSE STA.)	N/A
MINIMUM REAR SETBACK:			
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), (10.9'+19.7')/2=15.3			
(2) = 34 FT. MAX. HEIGHT LIMIT MEASURED FROM CROWN OF ROAD (EL+4.56)			
(3) = INCLUDES HOUSE, FRONT DECKS AND SHED (678 S.F.)			



PROPOSED CONDITIONS MAP

EXISTING CONDITIONS MAP

- NOTES:**
- APPLICANT/OWNER: ROBERT & LILLIAN SHIFRIN
- THE PROPERTY IS CURRENTLY OCCUPIED BY A 2 STORY DWELLING (18 RHODE ISLAND AVE). ATTACHED DECKS AND DETACHED SHED/RINSE STATION. THE APPLICANT PROPOSES TO RAISE THE EXISTING DWELLING, CONSTRUCT A NEW GROUND LEVEL ENCLOSURE, CONSTRUCT A 2 STORY ADDITION TO THE REAR OF THE DWELLING AND INSTALL A DRIVEWAY.
 - PROPOSED GROUND FLOOR---5.6
 - PROPOSED FIRST FLOOR ELEVATION---15.25
 - ELEVATIONS BASED ON 1988 NAVD VERTICAL DATUM.
 - MAP NUMBER 34029C0602F, EFFECTIVE SEPTEMBER 29, 2006.
 - PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (ELEV. 8.0) AS PER FLOOD INSURANCE RATE MAP PANEL 602 OF 611, COMMUNITY NUMBER 345301 0602 F, MAP NUMBER 34029C0602F, EFFECTIVE SEPTEMBER 29, 2006.
 - **AS PER FEMA PRELIMINARY FIRM MAPS THIS SITE IS LOCATED IN FLOOD ZONE "AE" ELEV. 8.
 - DWELLING IS SERVICED BY EXISTING MUNICIPAL WATER AND SEWER UTILITIES. ALL EXISTING UTILITY CONNECTIONS SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION, EXCAVATION, DEMOLITION OR CONSTRUCTION.
 - HOUSE DIMENSIONS OBTAINED FROM PLANS BY CWB ARCHITECTURE, DATED 08/31/2023.
 - ALL STORM WATER RUNOFF IS TO BE DIRECTED TOWARD RHODE ISLAND 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):	3,750.00 S.F.	1,875 S.F.(ENC)
MINIMUM LOT WIDTH:	50.0 FT.	25.0 FT.(ENC)
MINIMUM FRONT SETBACK (1/2 BLOCK WIDTH):	15.3 FT.(1)	11.9 FT.(ENC)
MINIMUM REAR SETBACK:	13 FT.	20.5 FT.
MINIMUM SIDE SETBACK:	4 FT.	2.9 FT.(ENC)
MINIMUM COMB. SIDE SETBACK:	15 FT.	6.8 FT.(ENC)
MINIMUM DISTANCE FROM ADJOINING DWELLING:	9 FT.	30.2 FT.
MINIMUM SIDE SETBACK FOR DRIVEWAY:	15 FT.(EAST)	9.8 FT.(ENC)
MINIMUM FLOOR AREA (14 S.F./100 S.F. area)	262.5 S.F.	39.2 S.F.(ENC)(3)
MINIMUM LOT COVERAGE:	33.3 %	980 S.F.
MINIMUM IMPERVIOUS LOT COVERAGE:	75 %	39.8 %
MINIMUM OFF STREET PARKING:	3 SPACES	3 SPACES
MAXIMUM BUILDING HEIGHT:	34 FT.(2)	25.6 FT.(2)
ACCESSORY STRUCTURES:	4 FT.	2.1 FT.(ENC)(RINSE STA.)
MINIMUM SIDE SETBACK:	4 FT.	2.1 FT.(ENC)(RINSE STA.)
MINIMUM REAR SETBACK:		

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), (10.9'+19.7')/2=15.3
(2) = 34 FT. MAX. HEIGHT LIMIT MEASURED FROM CROWN OF ROAD (EL+4.56)
(3) = INCLUDES HOUSE, FRONT DECKS AND SHED (678 S.F.)

PROP. LOT COVERAGE BREAKDOWN (SF)	REQUIRED	EXISTING	PROPOSED
HOUSE-ADDITION	657	657	
FRONT YARD OVERHANG	21**	21	
REAR YARD OVERHANG	18**	18	
A/C	32**	32	
DRIVEWAY	---	342	
FIREPLACE	---	5	
TOTAL	657+35.0%	1073+57.2%	

** EXCLUDED FROM BUILDING COVERAGE

META DATA
UNITS: USFT
HORIZONTAL DATUM: NAD 1983
VERTICAL DATUM: NAVD 1988

GRAPHIC SCALE 1"=10'
0 10 20 30

PLOT PLAN FOR VARIANCE
PREPARED FOR
ROBERT & LILLIAN SHIFRIN

BLOCK 13.17 LOT 11
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

East Coast Engineering, Inc.
JAY F. PETERSON, PLS. PE
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JOSEPH L. LAZOK, P.L.S. JASON M. MARCIANO, P.E., P.P.
NEW JERSEY PROFESSIONAL LAND SURVEYOR 37200 NEW JERSEY PROFESSIONAL ENGINEER 44814
NEW JERSEY PROFESSIONAL PLANNER 32616

REVISIONS Project Desc: Path: J:\2023\20230203\20230203.pro Plot Date/Time: Wed Sep 13, 2023 / 12:34:38