

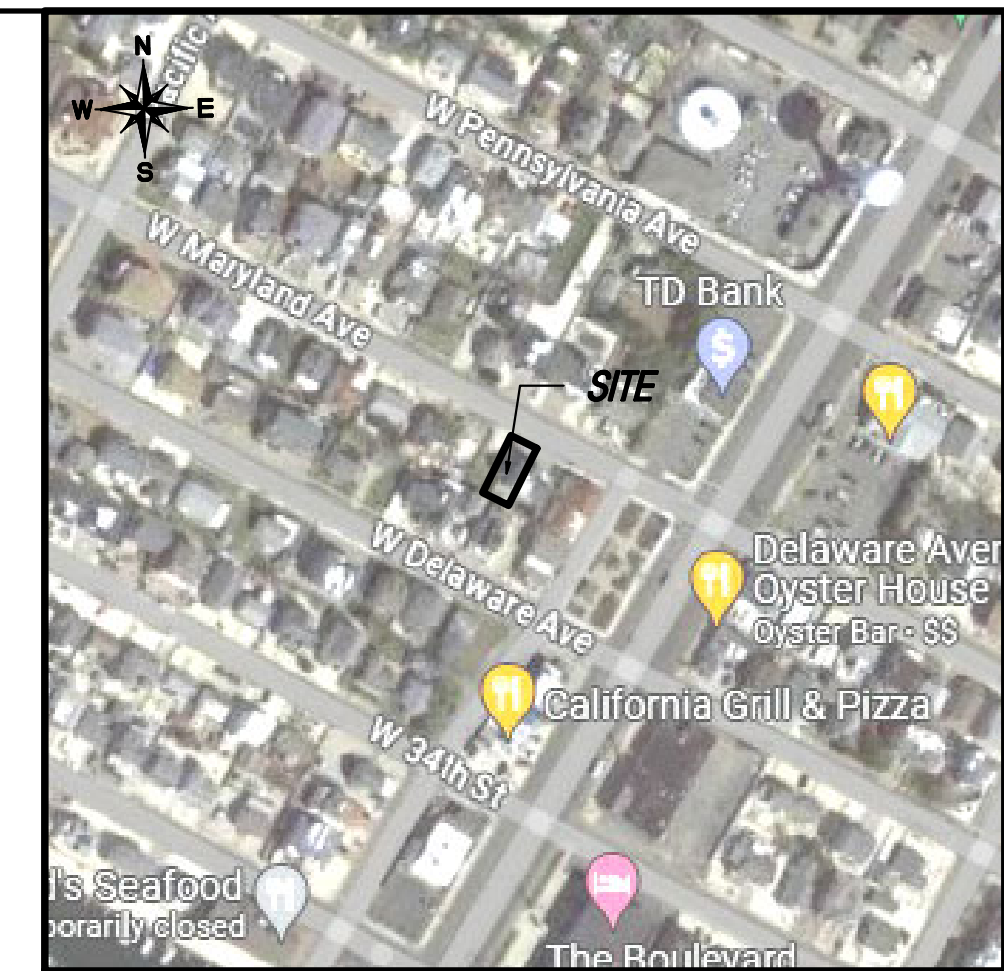
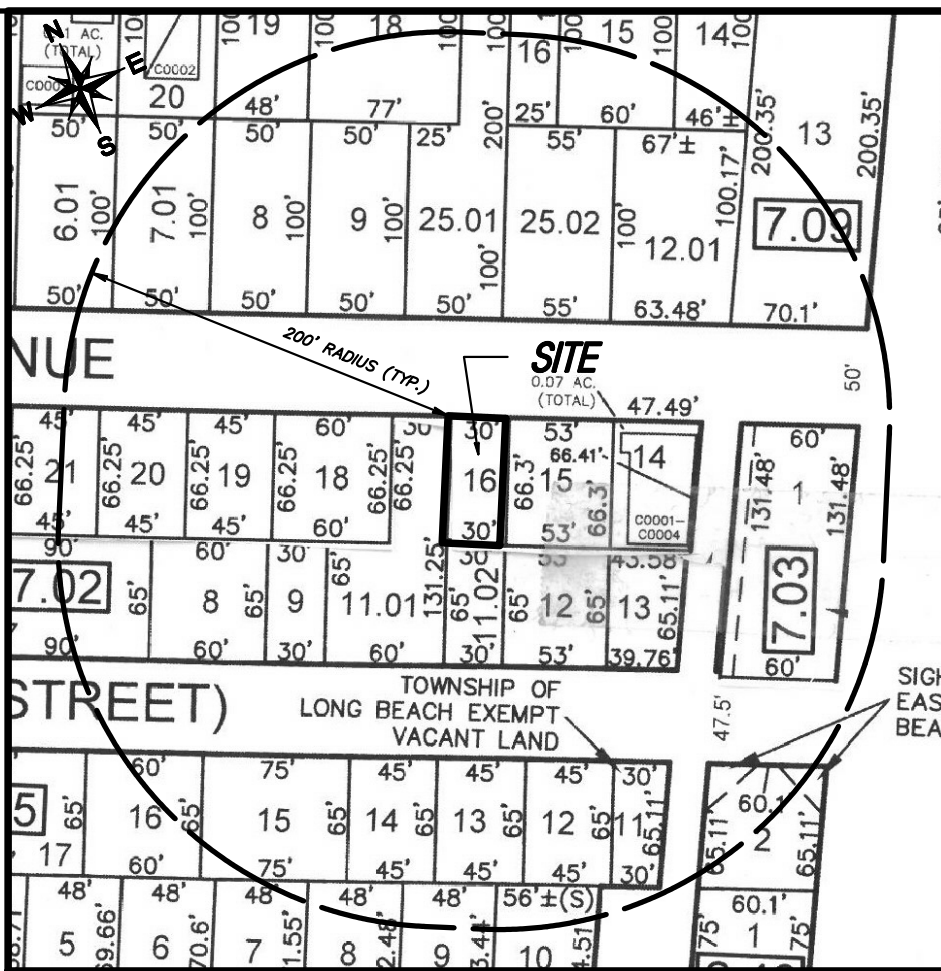
**VARIANCE REQUESTED FROM**

- SECTION 205-38 C.4: MINIMUM DISTANCE BETWEEN TWO ADJACENT HOUSES, 15' REQUIRED, 14.5' PROPOSED TO HOUSE ON LOT 15.

**ZONE : R-50 RESIDENTIAL ZONE**

MINIMUMS :	REQUIRED :	EXISTING :	PROVIDED :
LOT AREA	4500 S.F.	1,988 S.F.*	1,988 S.F. (V)
LOT WIDTH	50 FT.	30 FT.*	30 FT. (V)
LOT DEPTH	66.25 FT.	66.25 FT.	66.25 FT.
<b>PRINCIPAL BUILDING :</b>			
FRONT SETBACK	14.85 FT. (AVG)	N/A	19.00 FT.
REAR SETBACK	10 FT.	N/A	12.25 FT.
SIDE SETBACK	4 FT. (15' TOTAL)	N/A	4.00 FT. (10.00' TOTAL) (V)
DISTANCE BETWEEN BLDGS	15 FT.	N/A	14.5 FT. (V)
<b>MAXIMUMS :</b>			
BUILDING HEIGHT	34 FT.	N/A	34 FT.
LOT COVERAGE (BLDG)	33.33%	N/A	35.21% (V)
IMPERVIOUS COVERAGE	75%	N/A	54.33%
<b>ACCESSORY BUILDING :</b>			
SIDE SETBACK	4 FT.	N/A	N/A
REAR SETBACK	4 FT.	N/A	N/A
DISTANCE TO ADJACENT STRUCTURE ON SAME LOT	5 FT.	N/A	N/A

\* EXISTING NON-CONFORMITY (V) VARIANCE REQUIRED

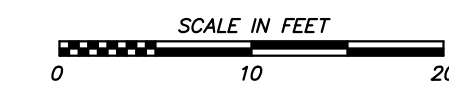


**NOTES :**

- PROPERTY WAS SURVEYED IN ACCORDANCE WITH DEED BOOK 18821 PAGE 796. FIELD CONDITIONS AS OF 2/3/2023.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NO INVESTIGATION WAS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THIS DRAWING DOES NOT IDENTIFY OR CERTIFY THE EXISTENCE OF ANY FRESHWATER WETLANDS AND/OR AREAS NOW OR FORMERLY FLOWED BY TIDEWATERS BEING CLAIMED BY THE STATE OF NEW JERSEY WHICH MAY OR MAY NOT EXIST ON SITE.
- OFFSETS AS SHOWN HEREON ARE NOT TO BE USED FOR CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURE AND/OR THE PLACEMENT OF ACCESSORY BUILDINGS.
- ALL ELEVATIONS ARE BASED ON N.A.V.D. OF 1988.
- UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY. ANY/ALL CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION WORK ON THIS SITE. THE TELEPHONE NUMBER TO MARK OUT UTILITIES IN FIELD IS "NEW JERSEY ONE CALL" 1-800-272-1000.
- THIS PLAN IS FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. HOUSE DIMENSIONS SET FORTH HEREON ARE TO BE VERIFIED BY BUILDER PRIOR TO STARTING CONSTRUCTION.
- PROPERTY IS LOCATED IN FLOOD ZONE AE. BASE FLOOD ELEVATION=9 (NAVD 1988) AS SHOWN ON FLOOD INSURANCE RATE MAP LONG BEACH TOWNSHIP, COMMUNITY NO. 345301, PANEL 0603F, MAP NO. 34029C0603F, EFFECTIVE DATE 9/29/2006. THE PROPERTY'S PRELIMINARY BASE FLOOD ELEVATION IS ELEVATION 8 (NAVD 1988) AND IS LOCATED IN PRELIMINARY FLOOD ZONE AE, AS SHOWN ON PRELIMINARY MAP NO. 34029C0603G, PUBLISHED 3/28/2014. THIS IS FOR INFORMATIONAL PURPOSES ONLY & SUBJECT TO VERIFICATION BY FEMA.
- EXISTING UTILITIES SERVICING THE DWELLING TO BE UTILIZED. NO NEW UTILITIES ARE PROPOSED.
- THE EXISTING DWELLING AND ASSOCIATED IMPROVEMENTS ARE TO BE RAZED UNLESS OTHERWISE NOTED.
- AVERAGE CENTER LINE GRADE = 2.8
- PARKING PROVIDED FOR 3 VEHICLES (1 IN GARAGE & 2 IN DRIVEWAY).
- A.C. UNITS ARE PROPOSED ON THE ROOF.

**LEGEND**

- - - - EXIST. CONTOUR
- M.B.S.L. = MINIMUM BUILDING SETBACK LINE
- 3.5 = EXIST. ELEVATION
- - - - EXIST. OVERHEAD UTILITY WIRES



No.	DATE	REVISION	BY	CHK.
1	1/3/24	DATE	JOHN P. AUGUSTINE	
2	1/3/24	DATE	BRUCE A. JACOBS	

**VARIANCE PLAN/PLOT PLAN**  
**TAX LOT 16 BLOCK 7.02**  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

**GRAVATT CONSULTING GROUP**  
Engineers - Surveyors - Planners - Environmental Scientists  
414 Lacey Road, Forked River, NJ 08731  
Tel. 609 - 893 - 6127 www.gravattconsulting.com  
Certificate of Authorization No. 240A27925900

SCALE: 1" = 10'
DATE: 1/3/24
DRAWN BY: CA/MJD
CHECKED BY:
SHEET NO. 1 OF 1
PROJECT NUMBER <b>12079</b>