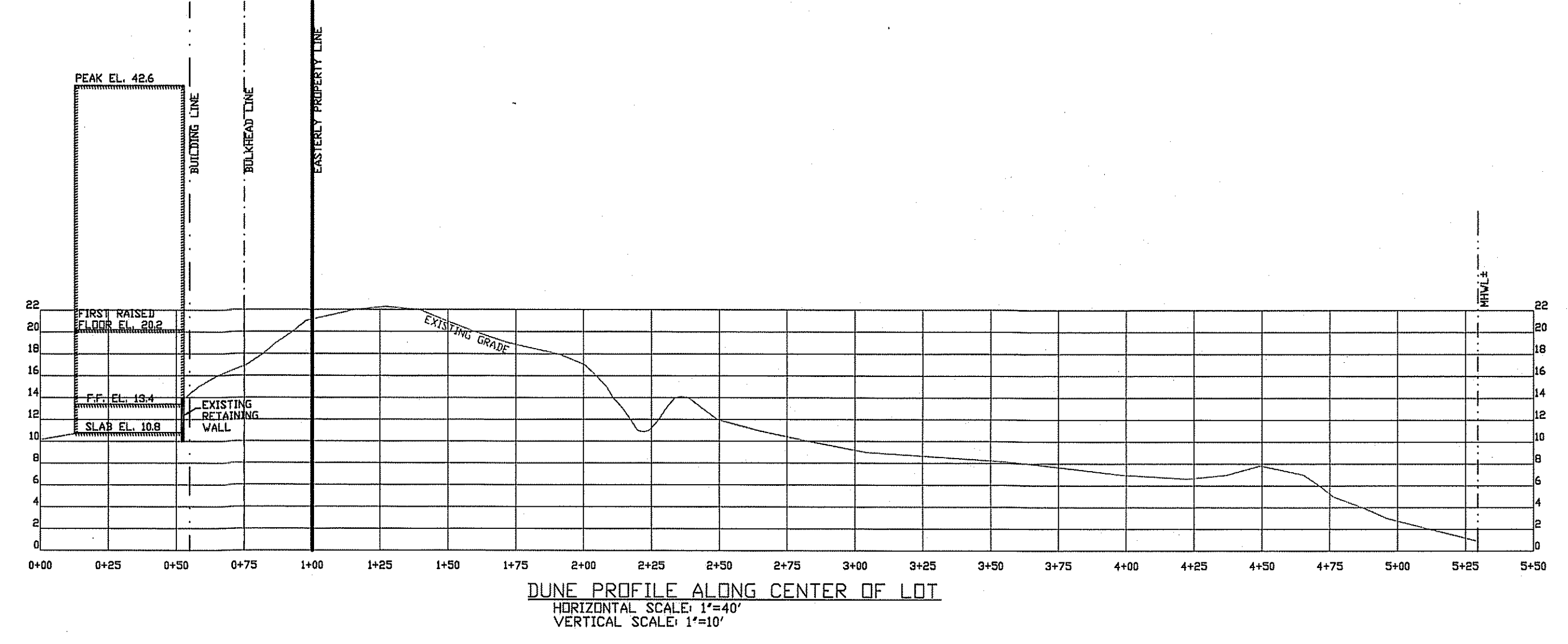
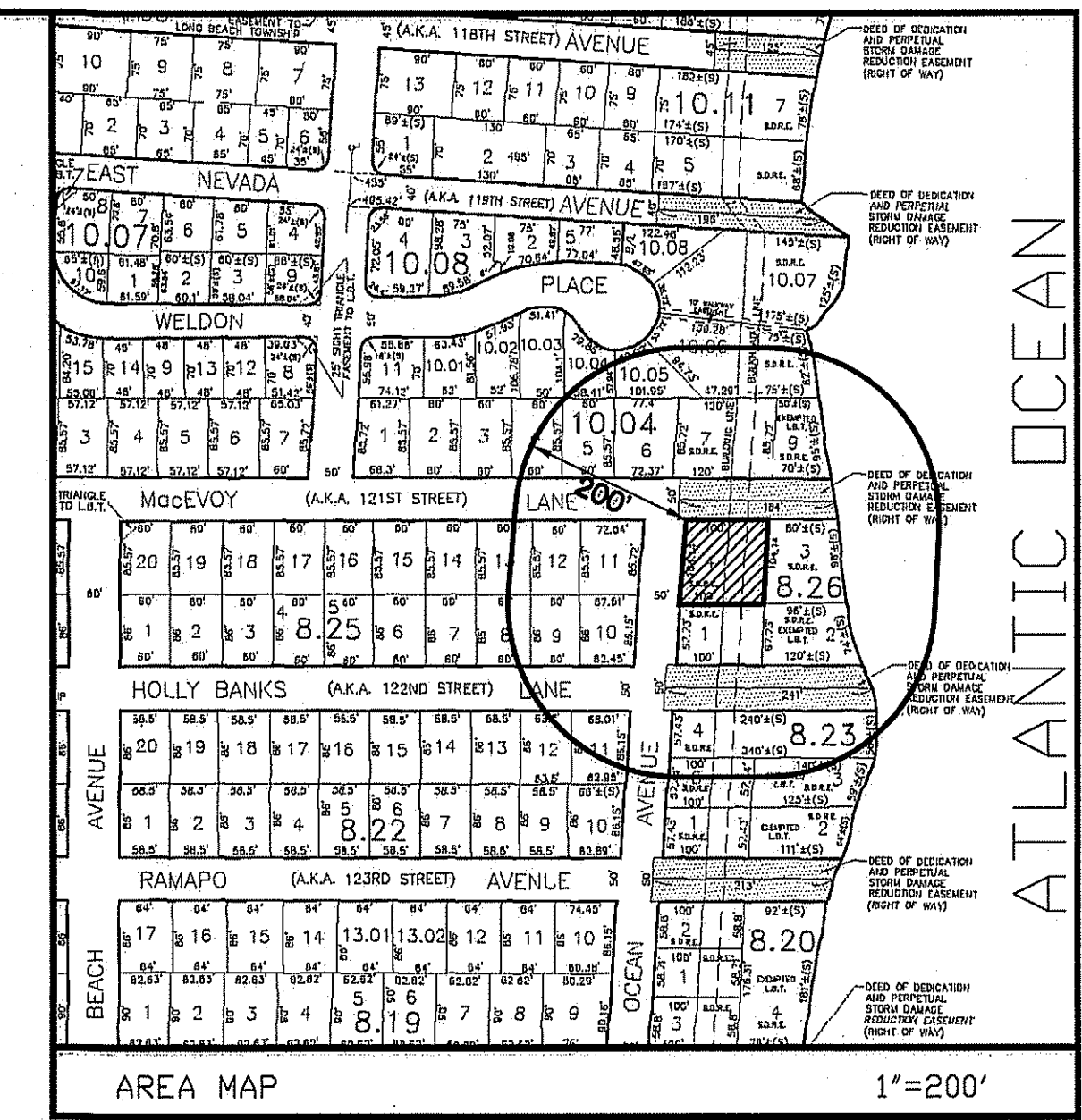


ZONING SCHEDULE
R-50A GENERAL RESIDENTIAL ZONE

	CODE	REQUIRED	EXISTING	PROPOSED
LOT AREA	205-56.C.(1)	5,000 S.F.	10,401.5 S.F.	No Change
LOT WIDTH	205-56.C.(1)	50 FT.	45,712.7 SF. WEST OF BUILDING LINE 104.2 FT.	No Change
SETBACKS:				
FRONT (OCEANFRONT)	205-11.E.(1),(b); 51-4.B.(2)	0 FT.	0 FT.	No Change
PREVAILING SETBACK	205-56.C.(4); 205-12.A	4 FT./9 FT.	11.3 FT./19.9 FT.	11 FT./9.4 FT.
SIDE	205-12.B	31.26 FT.	33.0 FT.	22.9 FT.*
COMBINED SIDE	205-56.C.(5),(a); 205-11.C.(3)	10 FT.	14.9 FT.	No Change
REAR	205-56.C.(4); 205-12.A	15 FT.	24.4 FT.	No Change
BETWEEN BUILDINGS	205-56.C.(7)	33.3%	25.1%	28.8%
LOT COVERAGE (%)	205-33.B.(3),(a)	75%	68.3%	75%
IMPERVIOUS COVERAGE (%)	205-33.B.(3),(a)	60%	76.9%	No Change
YARD ADJ TO ROAD	205-10.C & E	36 FT.	32 FT.	No Change
HEIGHT	205-56.E & 205-51.D.(1)(c)	5 SPACES	3 SPACES	No Change
PARKING:				
4,400 S.F. HOUSE				

* EXISTING NON-COMFORMITY
* VARIANCE RELIEF REQUESTED FROM THE LONG BEACH TOWNSHIP LAND USE BOARD



- NOTES-**
- DEED REFERENCE: BOOK 5648, PAGE 0219
 - THE PROPERTY IS LOCATED IN FLOOD ZONE VE, BASE FLOOD ELEVATION 13 AS SHOWN ON FIRM #34029C0604F
 - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0604G THE PROPERTY IS LOCATED IN FLOOD ZONE VE, BASE FLOOD ELEVATION 12.
 - ELEVATIONS NAVD (1988)
 - PURSUANT TO LONG BEACH TOWNSHIP ORDINANCE 94-10.(k)(1) NEW DEVELOPMENT ON OCEAN FRONT PROPERTIES MUST BE DESIGNED TO FLOOD ZONE VE, BASE FLOOD ELEVATION 14 STANDARDS.

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. Brzozowski
JAMES D. BRZOZOWSKI, P.E./P.P.
Professional Engineer, N.J. License Number GE44223
Professional Planner, N.J. License Number 33L100606400

VARIANCE PLAN
LOT 4, BLOCK 8.26
TAX MAP SHEET # 12
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1"=10'	DRAWN BY: JDB	SHEET 1 OF 1
JOB NO. 197-179	DATE: 7/19/2023	

OWNER/APPLICANT
ROBERT COOK
10 OVERLOOK ROAD
PO BOX 1067
ALPINE, NJ 07620