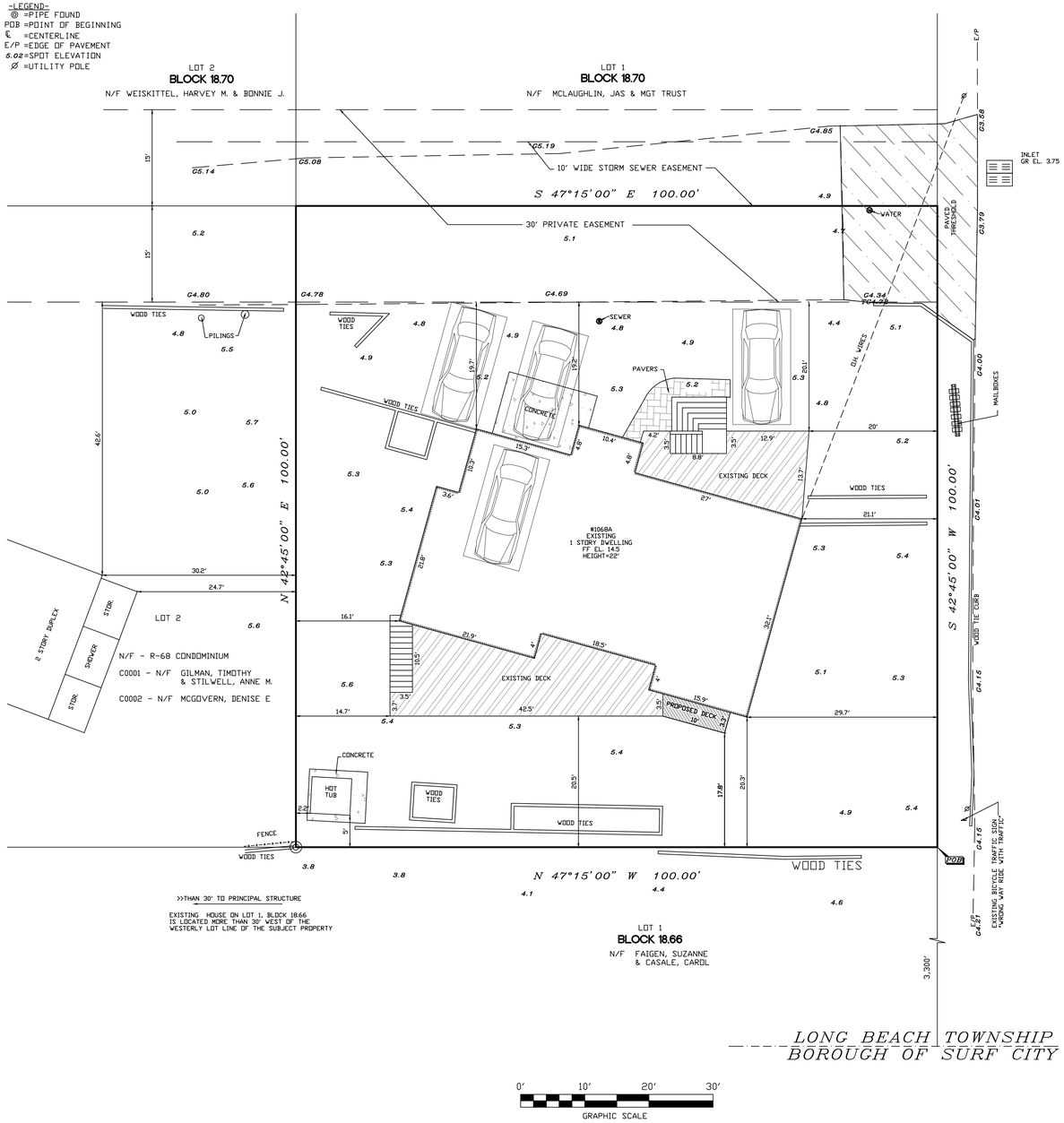
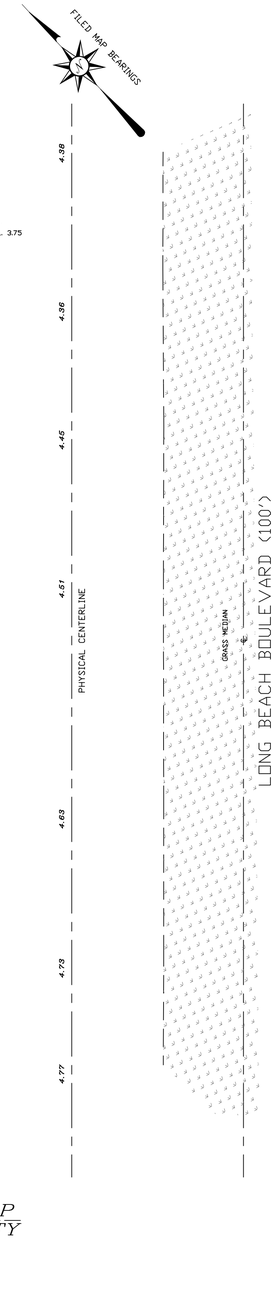
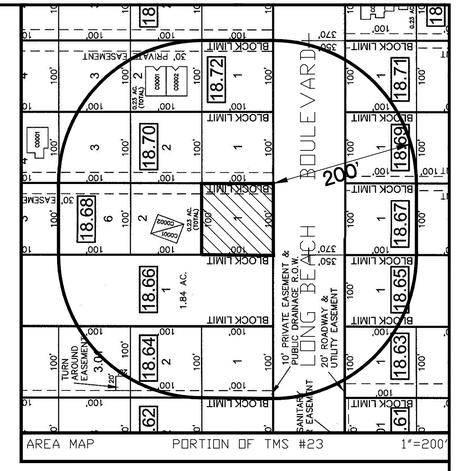
-LEGEND-
⊙ =PIPE FOUND
POB =POINT OF BEGINNING
℄ =CENTERLINE
E/P =EDGE OF PAVEMENT
5.02=SPOT ELEVATION
Ø =UTILITY POLE





NOTES:

1. A.K.A. LOT A IN TRACT 68, FILED MAP #G-555, FILED 3/7/1968, "PLAN OF SECTION 1, SUBDIVISION OF TRACTS 68-70 & 72, NORTH BEACH, LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY"
2. DEED REFERENCE: DEED BOOK 4818, PAGE 754
3. FLOOD ZONE AE, BASE FLOOD ELEVATION 7, AS SHOWN ON FIRM #340290517F
4. BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #340290517G, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8, THE PROPERTY IS LOCATED OUTSIDE OF THE "COASTAL A" ZONE
5. ELEVATIONS NAVD (1988)
6. TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY LEON J. TYSZKA, PLS GS35888 TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT 1, BLOCK 18.68, TAX MAP SHEET # 23, LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY", DATED 5/1/2025



ZONING SCHEDULE R-10-E SINGLE-FAMILY RESIDENTIAL ZONE

	CODE	REQUIRED	EXISTING	PROPOSED
LOT AREA	205-52C.(1)	10,000 S.F.	10,000 S.F.	NO CHANGE
LOT WIDTH	205-52C.(1)	75 FT.	100 FT.	NO CHANGE
LOT DEPTH	205-52C.(1)	75 FT.	100 FT.	NO CHANGE
SETBACKS:				
FRONT	205-52C.(2)	20 FT.	19.2 FT. **/20 FT.	NO CHANGE
SIDE	205-52C.(3)	10 FT.	14.7 FT. /20 FT.	NO CHANGE
COMBINED SIDE	205-52C.(3)	30 FT.	34.7 FT.	NO CHANGE
BETWEEN BUILDINGS	205-52C.(3)	30 FT.	41.1 FT.	NO CHANGE
REAR	205-52C.(4)	20 FT.	20.3 FT.	17.8 FT.*
ACCESSORY SETBACKS:				
SIDE	205-52C.(5)	8 FT.	N/A	N/A
REAR	205-52C.(5)	8 FT.	N/A	N/A
LOT COVERAGE(%)	205-52C.(6)	25%	24.5%	24.8%
IMPERVIOUS COVERAGE	205-33B.(3)(a)	75%	28.0%	28.4%
PARKING 1,750 S.F. HOUSE	205-51D.(1)(a)	3 SPACES	4 SPACES	NO CHANGE

** = EXISTING NON-CONFORMITY
* = VARIANCE REQUESTED

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE 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 TIDELANDS CLAIMS OR COASTAL WETLANDS EXCEPT AS SPECIFICALLY SHOWN HEREON.

THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREON.
THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

OWNER/APPLICANT:
BARRY & JANET SULLIVAN
106 CRESCENT AVE,
HAMILTON, NJ, 08619

REVISIONS

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

JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number GE44223
Professional Planner, N.J. License Number 33LI00606400

VARIANCE MAP OF
LOT 1, BLOCK 18.68
TAX MAP SHEET # 23
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10' | DRAWN BY: AMC
JOB NO.: 80-486 | DATE: 6/5/2025

VAR 1