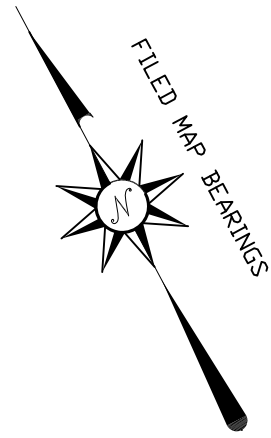
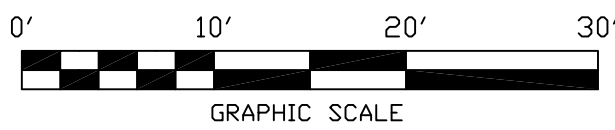
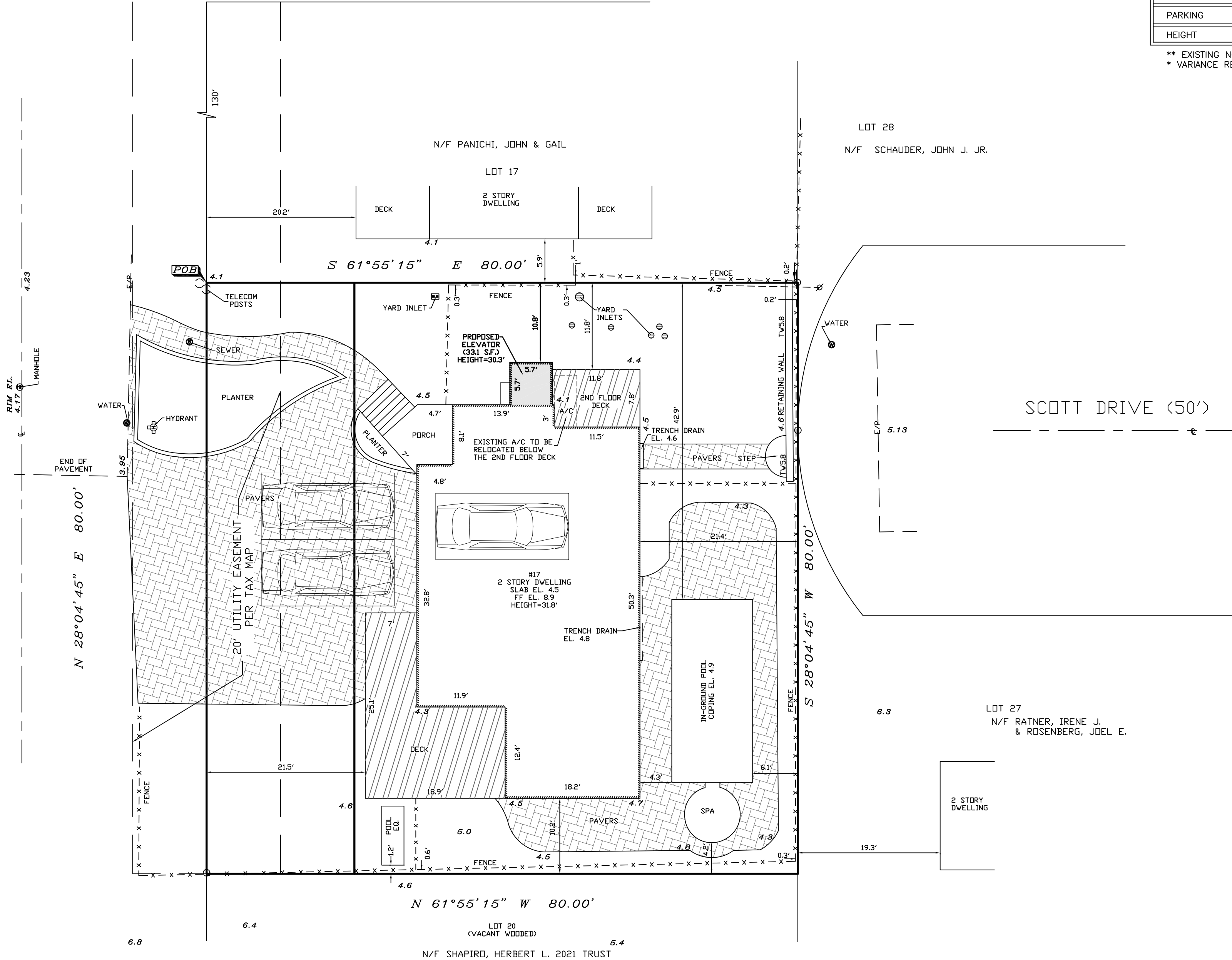


LEGEND
O = IRON PIN FOUND
PB = POINT OF BEGINNING
CL = CENTERLINE
E/P = EDGE OF PAVEMENT
S.02 = SPOT ELEVATION
TW93 = TOP OF WALL ELEVATION
Ø = UTILITY POLE

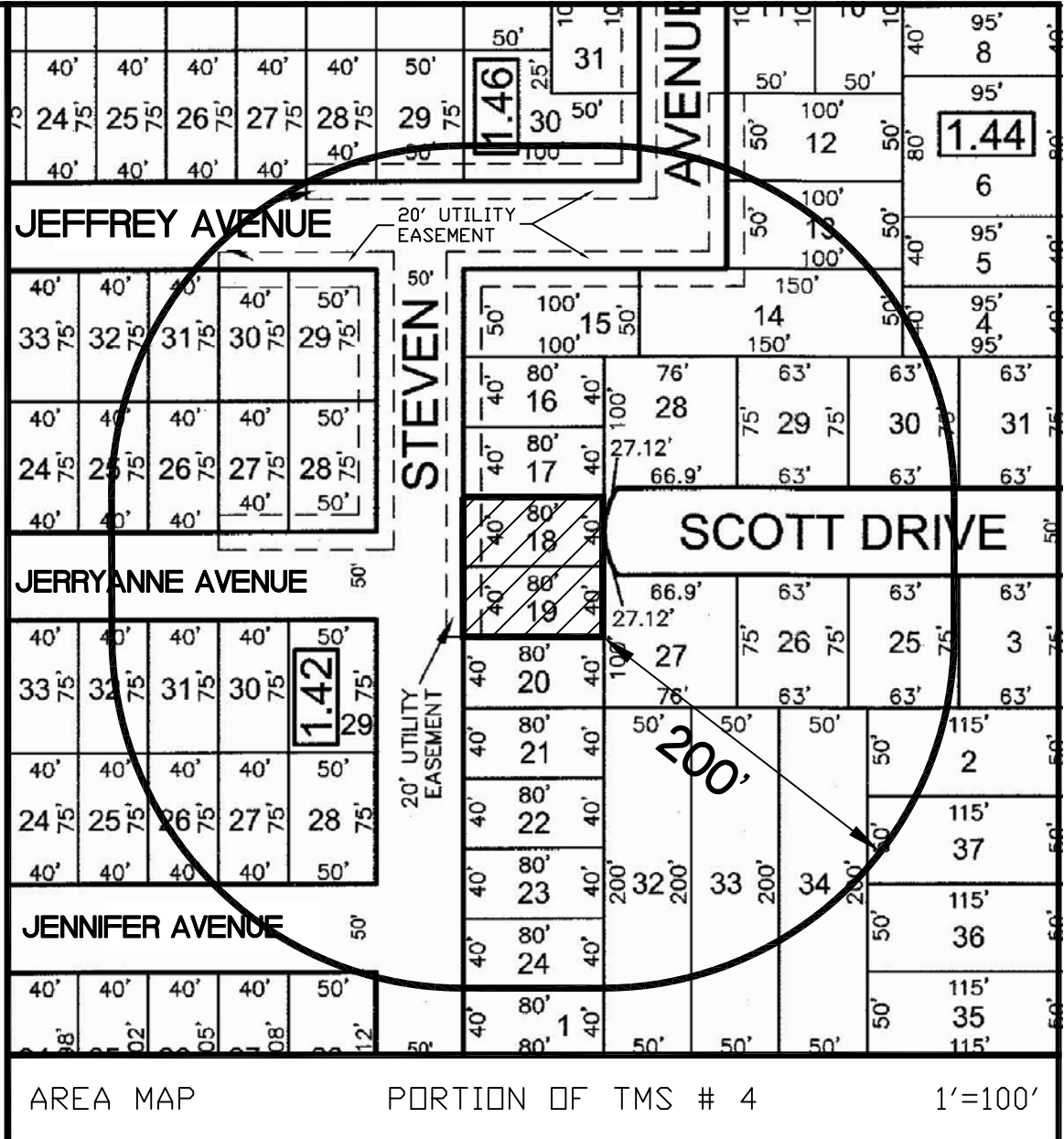


STEVEN AVENUE (50')



ZONING SCHEDULE R-35		RESIDENTIAL ZONE		
CODE		REQUIRED	EXISTING	PROVIDED
LOT AREA	205-58C.(2)(b)	5,000 S.F.	6,400 S.F.	No Change
LOT WIDTH	205-58C.(1)	50 FT.	80 FT.	No Change
SETBACKS:				
FRONT	205-58C.(3)	20 FT.	21.5 FT.	No Change
REAR	205-58C.(5)	20 FT.	21.4 FT.	No Change
SIDE	205-58C.(4)	4 FT./9 FT.	10.2 FT./11.8 FT.	10.2 FT./10.8 FT.
COMBINED SIDE	205-12B	24 FT.	22 FT.**	21 FT.*
BETWEEN BUILDINGS	205-58C.(4)	15 FT.	40.7 FT./17.7 FT.	16.7 FT.
ACCESSORY SETBACKS				
REAR	205-58C.(6)	4 FT.	6.1 ft.	No Change
SIDE	205-58C.(6)	4 FT.	4.2 FT. (POOL) 1.2 FT.** (POOL EQUIP)	No Change
LOT COVERAGE(%)	205-58C.(7)	33.3%	28.4%	28.9%
IMPERVIOUS COVERAGE	205-33B.(3)(a)	75%	62.7%	63.3%
FRONT YARD IMPERVIOUS	205-33B.(3)(a)	60%	53.3%	No Change
PARKING	205-51D.(1)(b)	3 SPACES	3 SPACES	No Change
HEIGHT	205-10A.	34 FT.	31.8 FT.	No Change

** EXISTING NON CONFORMITY
* VARIANCE REQUESTED



NOTES:

- AKA: LOTS 7 & 8, BLOCK 1
FILED MAP C-101, FILED 9/6/1961
"MAP OF BEACH HAVEN SOUTH, SECTION 1"
- DEED REFERENCE:
BOOK 14438, PAGE 1590
- FLOOD ZONE: AE, BASE FLOOD ELEVATION 9,
AS SHOWN ON FIRM #34029C0592F
- BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0592G,
THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8
THE PROPERTY IS NOT LOCATED WITHIN THE COASTAL A ZONE.
- ELEVATIONS: NAVD (1988)
- 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 LOTS 18 & 19, BLOCK 1.44, TAX MAP
SHEET # 4, LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY", DATED 4/18/2024

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
NAMES PRESENTED 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 FIDELITY 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:
CHRISTOPHER AND JENNIFER BAXTER
17 STEVEN AVENUE
LONG BEACH TOWNSHIP, NJ 08008

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 FAX (609) 492-4163

JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number GE44223
Professional Planner, N.J. License Number 33L00606400

VARIANCE MAP OF
LOTS 18 & 19, BLOCK 1.44
TAX MAP SHEET # 4
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1"=10'	DRAWN BY: AMC	SHEET 1
JDB NO. 07-235	DATE: 10/10/2024	OF 1