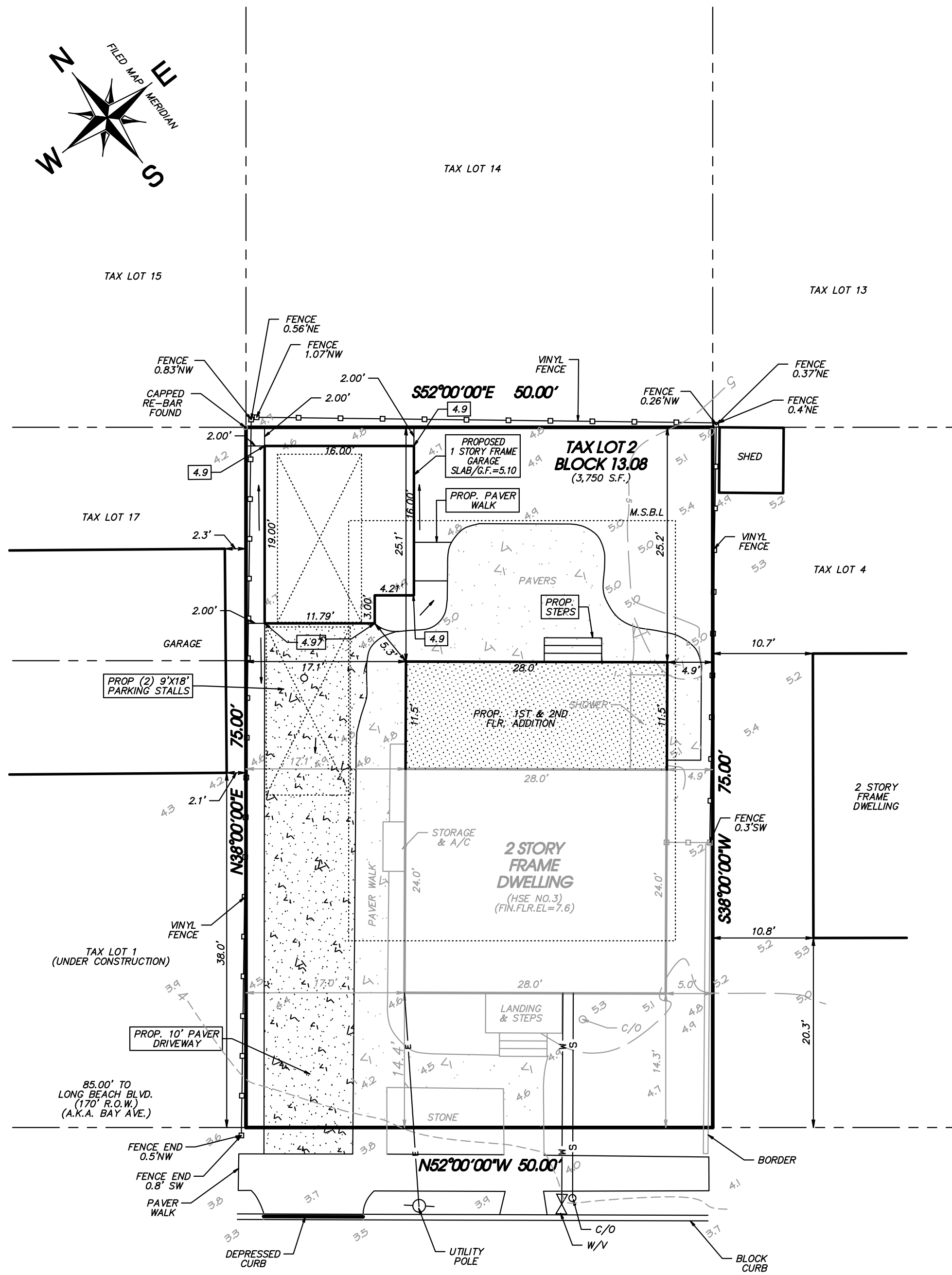


EAST 86TH STREET
(A.K.A. PENNSYLVANIA AVENUE)
(50' R.O.W.)

EXISTING

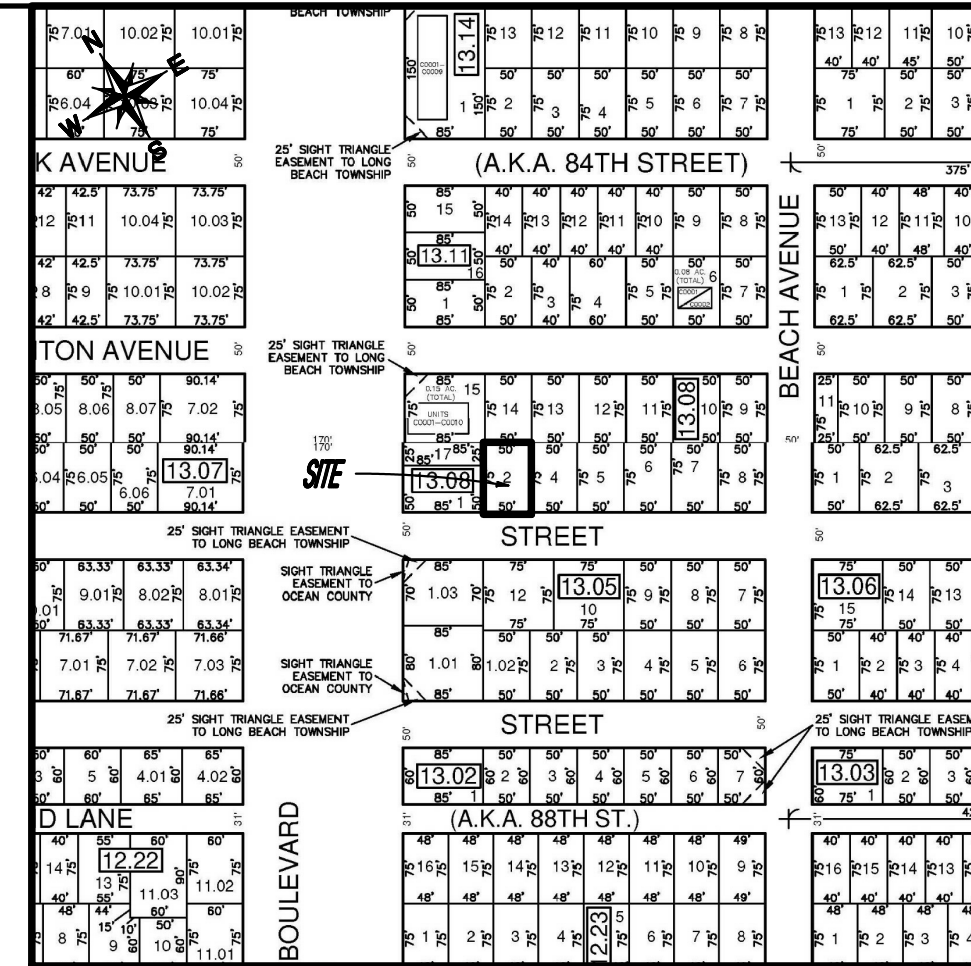


EAST 86TH STREET
(A.K.A. PENNSYLVANIA AVENUE)
(50' R.O.W.)

PROPOSED

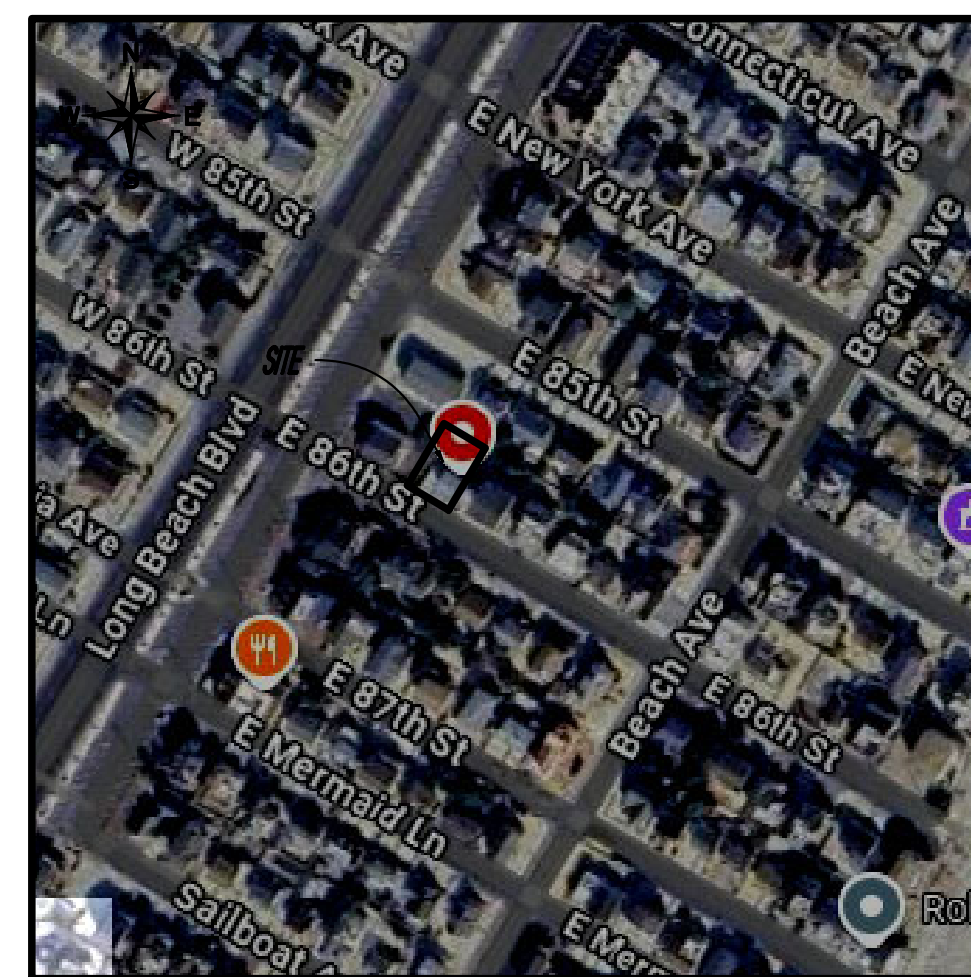
NOTES:

- PROPERTY WAS SURVEYED IN ACCORDANCE WITH DEED BOOK 17168 PAGE 40. PROPERTY IS ALSO KNOWN AS LOTS 19 & 20 BLOCK 433, AS SHOWN ON A CERTAIN MAP ENTITLED, "PLAN OF BRIGHTON BEACH", LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY, FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON SEPTEMBER 27, 1920 AS MAP NO. A-262. FIELD CONDITIONS AS OF 4/29/2025.
- 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" 1-800-472-1000.
- 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=8 (NAVD 1988) AS SHOWN ON FLOOD INSURANCE RATE MAP LONG BEACH TOWNSHIP, COMMUNITY NO. 345301, PANEL 0602F, MAP NO. 34029C0602F, EFFECTIVE DATE 9/29/2008. 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. 34029C0602G, PUBLISHED 3/28/2014. THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO VERIFICATION BY FEMA.
- EXISTING UTILITIES SERVICING THE DWELLING TO BE UTILIZED. NO NEW UTILITIES ARE PROPOSED.
- THE AVERAGE CENTERLINE ROAD GRADE IS 3.75 ON EAST 86TH STREET.
- THE BUILDER, MASON, OR PILING CONTRACTOR MUST COMPARE AND CONFIRM THAT THE CURRENT ENGINEERING PLOT PLAN AND THE ARCHITECTURE PLAN BEING USED FOR CONSTRUCTION, THAT THE DIMENSIONS AND ELEVATIONS AGREE WITH EACH OTHER BEFORE CONSTRUCTION BEGINS. IF THERE IS ANY DISCREPANCY IT MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND ARCHITECT.
- A PARKING VARIANCE IS REQUESTED - 3 SPACES REQUIRED, 2 SPACES PROVIDED (1 IN GARAGE & 1 IN DRIVEWAY). THREE (3) SPACES CAN BE PROVIDED IF TANDOM PARKING IS PROVIDED IN THE DRIVEWAY.



TAX MAP

SCALE IN FEET
0 200 400



KEY MAP

SCALE IN FEET
0 200 400

LEGEND

- S--- = EXIST. CONTOUR
- M.B.S.L. = MINIMUM BUILDING SETBACK LINE
- 3.5 = EXIST. ELEVATION
- 4.0 = PROPOSED ELEVATION
- = PROPOSED CONTOUR
- = CONC. MONUMENT FOUND
- = WOODS LINE

CONTRACT PURCHASER/APPLICANT

THOMAS R. STEFANY & SUSAN R. STEFANY
83 BARRETT LANE,
WYCKOFF, NEW JERSEY, 07841

VARIANCE PLAN

(R-50 ZONE)
TAX LOT 2 BLOCK 13.08
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY



SCALE: 1" = 10'
DATE: 7/23/25
DRAWN BY: TF/MS
CHECKED BY:
SHEET NO. 1 OF 1
PROJECT NUMBER
12782

ZONE : R-50 RESIDENTIAL ZONE

MINIMUMS :	REQUIRED :	EXISTING :	PROPOSED :
LOT AREA	4,500 S.F.	3,750 S.F.*	3,750 S.F.*
LOT WIDTH	50 FT.	50 FT.	50 FT.
PRINCIPAL BUILDING :			
FRONT SETBACK	20 FT.	14.3 FT.*	14.3 FT.*
REAR SETBACK	10 FT.	26.6 FT.	25.1 FT.
SIDE SETBACK	4 FT.(15' TOTAL)	4.9 FT. (22.0 FT.TOTAL)	4.9 FT. (22.0 FT.TOTAL)
DISTANCE TO ADJACENT. STRUCTURE	15 FT.	19.2' & 15.6'	19.2' & 15.6'
MAXIMUMS :			
BUILDING HEIGHT	34 FT.	23.8 FT.	24.7 FT.
LOT COVERAGE (BLDG)	33.33%	29.0%	34.6% (V)
LOT COVERAGE (IMPERVIOUS)	75%	47.2%	66.5%
ACCESSORY BUILDING (SHED):			
SIDE SETBACK	4 FT.	5.0 FT.	N/A
REAR SETBACK	4 FT.	N/A	N/A
DISTANCE TO ADJACENT. STRUCTURE ON SAME LOT	5 FT.	12.0 FT.	N/A
ACCESSORY BUILDING (GARAGE):			
SIDE SETBACK	4 FT.	N/A	2.00 FT.(V)
REAR SETBACK	4 FT.	N/A	2.00 FT.(V)
DISTANCE TO ADJACENT. STRUCTURE ON SAME LOT	5 FT.	N/A	5.3 FT.
* EXISTING NON-CONFORMITY (V) VARIANCE REQUESTED			

IMPERVIOUS COVERAGE CALCULATIONS

	EXISTING :	PROPOSED :
DWELLING	671 S.F.	993 S.F.
COVERED DECK	241 S.F.	-
LANDING & STEPS	48 S.F.	48 S.F.
SHOWER	40 S.F.	-
SHED	102 S.F.	-
GARAGE	-	291 S.F.
PAVER DRIVEWAY	-	540 S.F.
PAVER WALK / PATIO	654 S.F.	609 S.F.
STORAGE	13 S.F.	13 S.F.
	1,769 S.F.	2,494 S.F.

No.	DATE	REVISION	BY	CHK.
1	7/23/25	DATE		
2	7/23/25	DATE		

John P. Augustine
JOHN P. AUGUSTINE
N.J. Professional Land Surveyor No. 34838
Bruce A. Jacobs
BRUCE A. JACOBS
N.J. Professional Engineer No. 37489