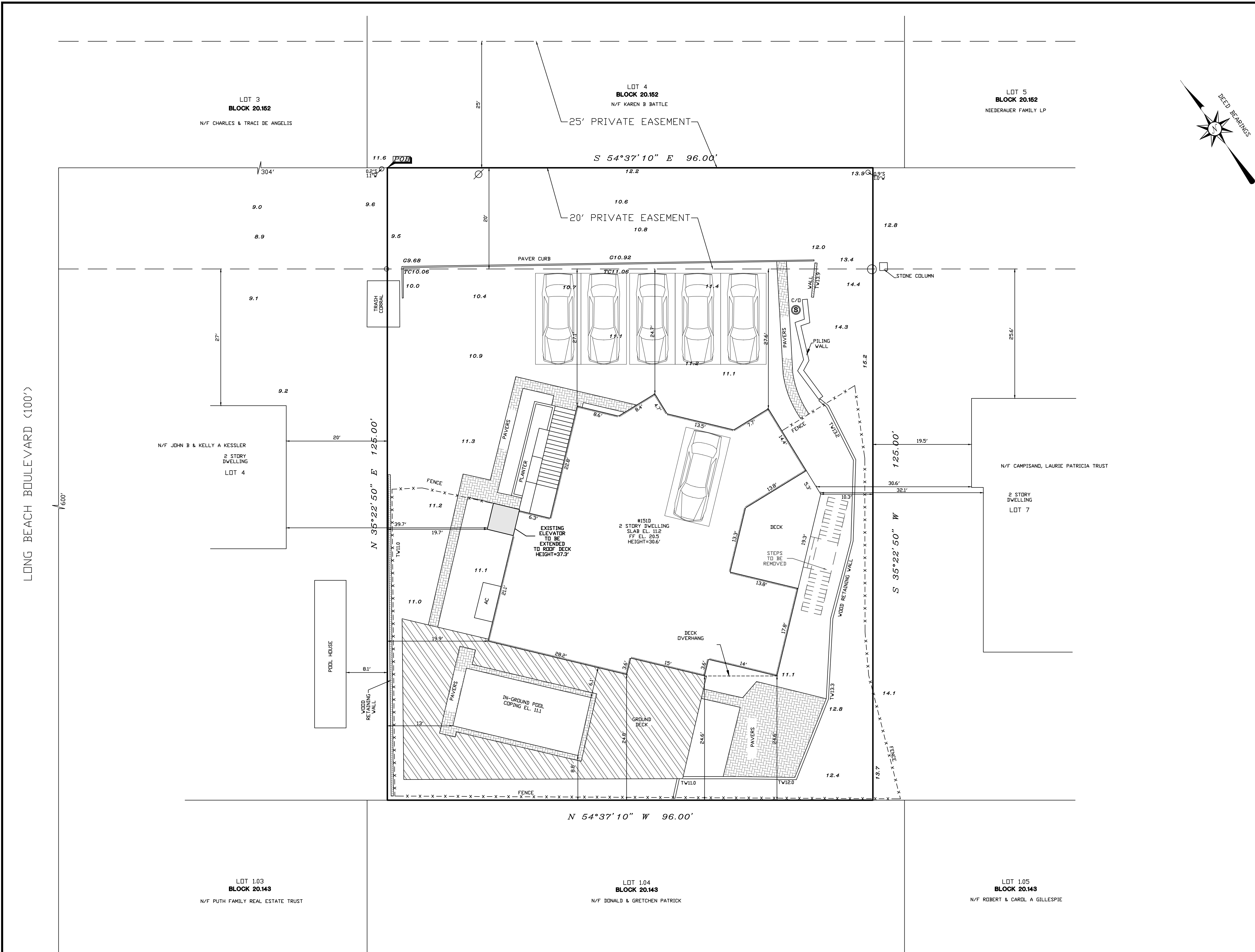
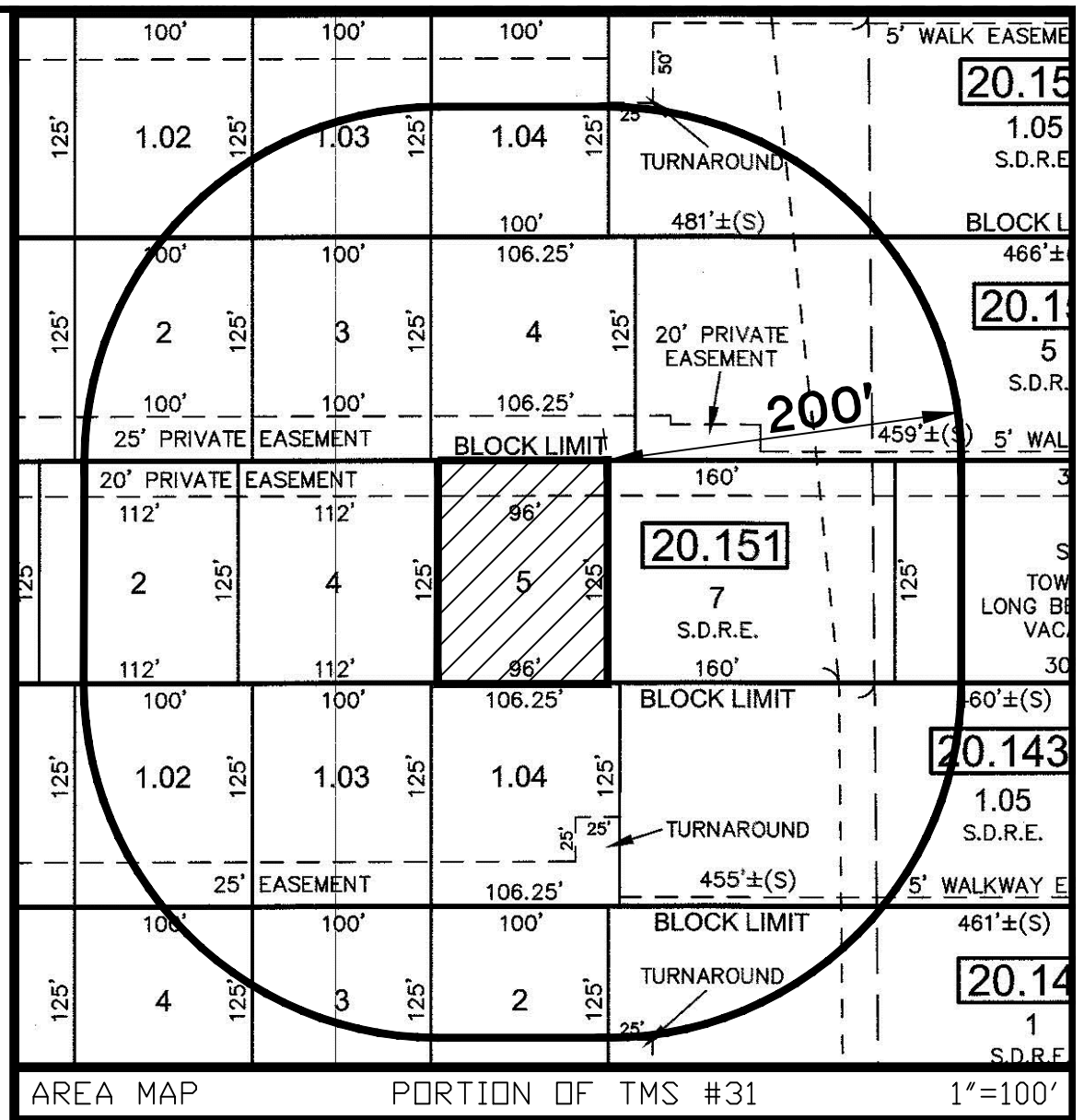
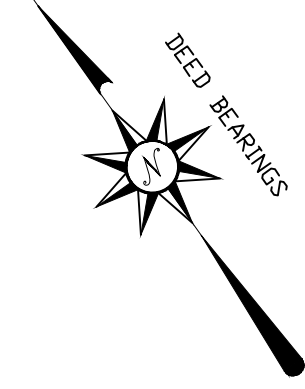




LEGEND:
O = IRON PIN FOUND
POB = POINT OF BEGINNING
AC = AIR CONDITIONER
Ø = UTILITY POLE
5.02 = SPOT ELEVATION
TW93 = TOP OF WALL ELEVATION



ZONING SCHEDULE R-10 SINGLE-FAMILY RESIDENTIAL ZONE			
	CODE	REQUIRED	EXISTING
NET LOT AREA	205-51.B.(1)	10,000 S.F.	10,080 S.F.
LOT WIDTH	205-51.B.(1)	75 FT.	96 FT.
LOT DEPTH	205-51.B.(1)	75 FT.	125 FT.
SETBACKS:			
FRONT	205-51.B.(2)	25 FT.	24.7 FT.**
REAR	205-51.B.(4)	25 FT.	24.6 FT.**
SIDE	205-51.B.(3)	10 FT.	10.3 FT./19.7 FT.
COMBINED SIDE	205-51.B.(3)	30.0 FT.	30.0 FT.
BETWEEN ADJ HOUSES	205-51.B.(3)	30 FT.	39.7 FT./30.6 FT.
ACCESSORY SETBACKS			
SIDE	205-51.B.(5)	8 FT.	13 FT.
REAR	205-51.B.(5)	8 FT.	8.8 FT.
TO ADJ STRUCTURE	205-51.B.(5)	5 FT.	6.1 FT.
LOT COVERAGE(%)	205-51.B.(6)	25%	27.7%**
IMPERVIOUS COVERAGE	205-33.B.(3).(a)	75%	(2,697.8 S.F.)
PARKING	205-51.D.(1).(b)	4	6+
HEIGHT	205-10.A	34 FT.	30.6 FT.
ELEVATOR TOWER HEIGHT	205-10.F.(6).(b)	34 FT. ¹	N/A

** EXISTING NONCONFORMITY
* VARIANCE REQUESTED

¹ PURSUANT TO SECTION 205-10.F.(6).(b) OF THE CODE OF LONG BEACH TOWNSHIP, THE ELEVATOR TOWER MAY EXCEED THE MAXIMUM BUILDING HEIGHT BY 8 FT IF IT WERE SETBACK A MINIMUM OF 10 FEET FROM ANY EXTERIOR WALL AND SETBACK BACK A MINIMUM OF 15 FEET FROM THE FRONT EXTERIOR WALL OF THE BUILDING

NOTES:

1. A.K.A. LOT 151 E AND THE EASTERLY 16 FEET OF LOT 151 D, FILED MAP #D-400, FILED 3/1/1936, LONG BEACH ESTATES, SECTION NO. 2, PLAN FOR SUBDIVISION OF LOT 151, LOVELADIES, LONG BEACH TOWNSHIP, OCEAN CO, N.J.
2. DEED REFERENCE: BOOK 18711, PAGE 1246
3. FLOOD ZONE AE, BASE FLOOD ELEVATION 8, & FLOOD ZONE VE, BASE FLOOD ELEVATION 10, AS SHOWN ON FIRM #34029C0526F
4. BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0526G, THE PROPERTY IS LOCATED IN THE UNSHADED X ZONE, AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN. 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 5, BLOCK 20.151, TAX MAP SHEET # 31, LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY, DATED 4/3/2025"

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

VARIANCE MAP OF
LOT 5, BLOCK 20.151
TAX MAP SHEET # 31
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, P.E. License Number: GE44223
Professional Planner, N.J. License Number: 33J100606400

SCALE: 1" = 20'	DRAWN BY: AMC	SHEET 1 OF 1
JDB NO. 94-243	DATE: 10/21/2025	