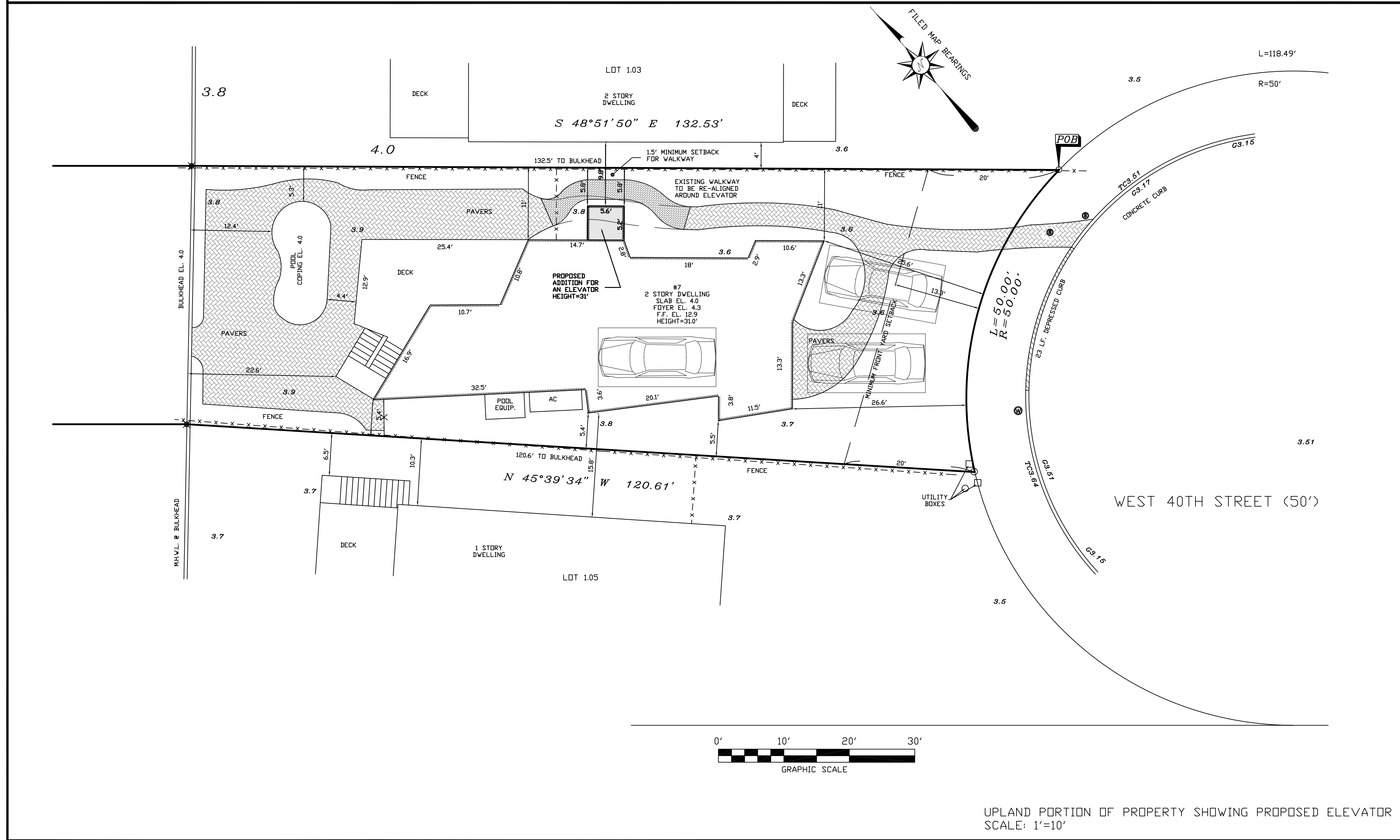


- NOTES:**
1. A.K.A. LOTS 4 AND 4R, BLOCK D-118  
 FILED MAP 1-1420, FILED 7/24/1984  
 \*FINAL MAP LOTS 1 AND 1R, BLOCK D-118\*
  2. DEED REFERENCE:  
 BOOK 14123, PAGE, 1502
  3. FLOOD ZONE AE, BASE FLOOD ELEVATION 9.0  
 AS SHOWN ON FIRM #34029C0514G
  4. BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0514H  
 THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 9.0  
 THE PROPERTY IS LOCATED WITHIN THE 'COASTAL A' ZONE
  5. ELEVATIONS NAVD (1988)
  6. UPLAND LOT AREA: 5,245 S.F. 0.12 AC.
  7. TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED  
 BY HORN, TYSON & YODER, INC., SIGNED BY LEON J. TYSZKA, P.E. #3258888  
 TITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY OF LOTS 1.04 & 1.07, BLOCK 15.118  
 TAX MAP SHEET # 21 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY',  
 DATED 2/25/2026



| ZONING SCHEDULE R-50 RESIDENTIAL ZONE |                |             |                   |                 |
|---------------------------------------|----------------|-------------|-------------------|-----------------|
|                                       | CODE           | REQUIRED    | EXISTING          | PROVIDED        |
| LOT AREA                              | 205-55C.(1)    | 5,000 S.F.  | 5,245 S.F.        | NO CHANGE       |
| LOT WIDTH                             | 205-55C.(1)    | 50 FT.      | 50 FT.            | NO CHANGE       |
| PRINCIPAL BUILDING SETBACKS:          |                |             |                   |                 |
| FRONT                                 | 205-11B.(1)    | 13.3 FT.    | 26.6 FT.          | NO CHANGE       |
| REAR                                  | 205-55C.(5)(c) | 20 FT.      | 22.6 FT.          | NO CHANGE       |
| SIDE                                  | 205-55C.(4)    | 4 FT./9 FT. | 11 FT./5.4 FT.    | 5.8 FT./5.4 FT. |
| COMBINED SIDE YARD                    | 205-55C.(4)    | 15 FT.      | 16.4 FT.          | 11.2 FT.        |
| BETWEEN BUILDINGS                     | 205-55C.(4)    | 15 FT.      | 14.9 FT./15.8 FT. | NO CHANGE       |
| TO MHWL                               | 205-11C.(1)    | 10 FT.      | 22.6 FT.          | NO CHANGE       |
| HEIGHT                                | 205-10A.       | 34 FT.      | 31.5 FT.          | NO CHANGE       |
| ACCESSORY SETBACKS:                   |                |             |                   |                 |
| SIDE TO MHWL                          | 205-55C.(6)    | 4 FT.       | 5.3 FT.           | NO CHANGE       |
|                                       | 205-11C.(1)    | 10 FT.      | 12.4 FT.          | NO CHANGE       |
| BUILDING COVERAGE                     | 205-55C.(7)    | 33.3%       | 29.6%             | 30.2%           |
| IMPERVIOUS COVERAGE                   | 205-33B.(3)(a) | 75%         | 59.4%             | 59.9%           |
| PARKING (2,500± S.F. HOUSE)           | 205-51D.(1)(c) | 3 SPACES    | 3 SPACES          | NO CHANGE       |

\* = VARIANCE REQUESTED

**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 PLAN  
 LOTS 1.04 & 1.07, BLOCK 15.118  
 TAX MAP SHEET # 21  
 LONG BEACH TOWNSHIP  
 OCEAN COUNTY, NEW JERSEY

**JAMES D. BRZOZOWSKI, P.E., P.P.**  
 Professional Engineer, N.J. License Number GE44223  
 Professional Planner, N.J. License Number 33L10060400

SCALE: 1" = 20'  
 DRAWN BY: MEP  
 JOB NO.: 81-546  
 DATE: 5/27/2026

**VARIANCE**