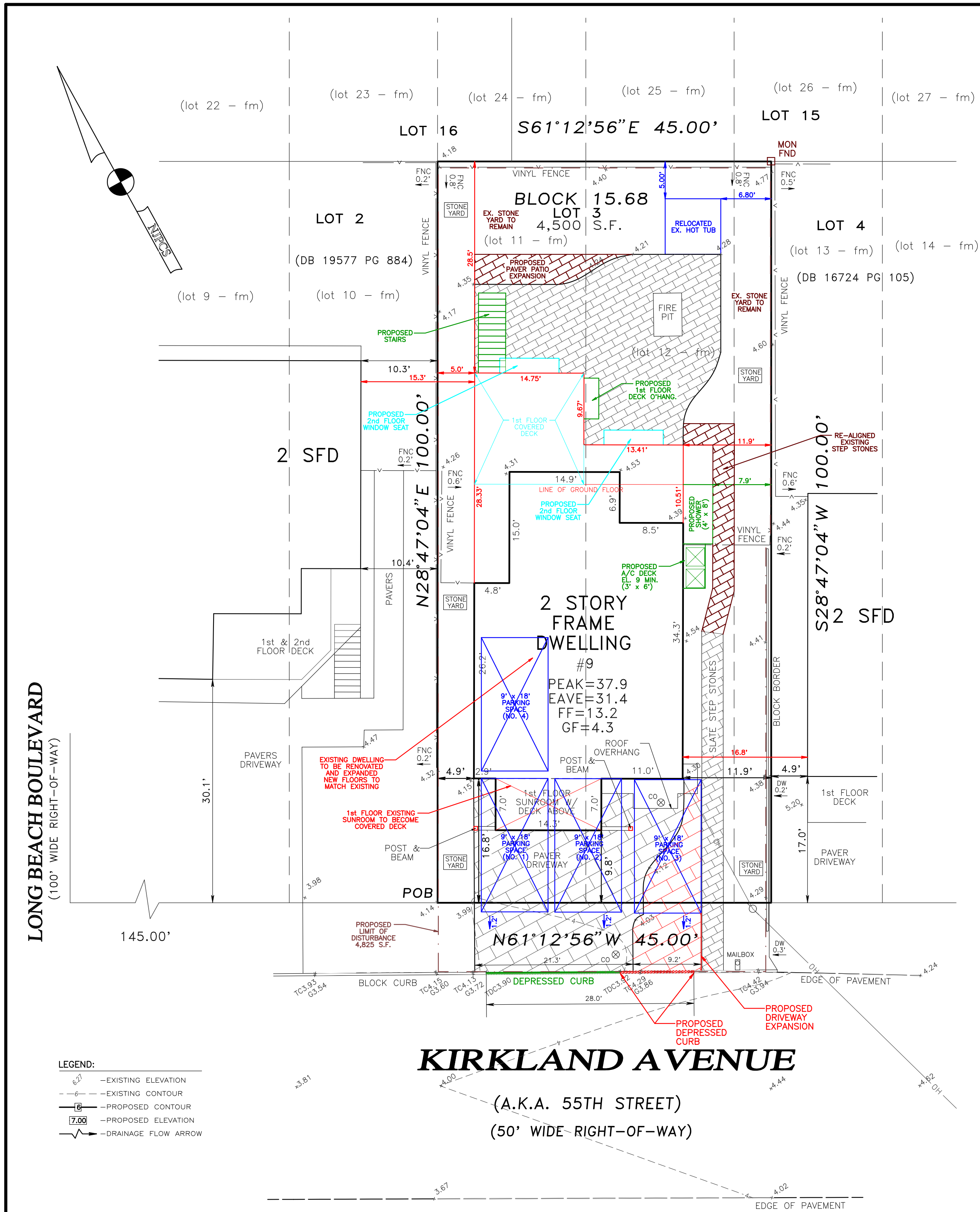




PROPOSED CONDITIONS/PLOT PLAN

SCALE: 1" = 10'

NOTES:

1. THE PROPERTY IS CURRENTLY OCCUPIED BY A 2 STORY DWELLING (9 E. KIRKLAND AVE), ATTACHED DECK AND HOT TUB. THE APPLICANT PROPOSES TO RENOVATE AND EXPAND THE EXISTING DWELLING, THE GROUND FLOOR, 1ST FLOOR AND 2ND FLOOR SHALL ALL BE EXPANDED. A VARIANCE SHALL BE REQUIRED TO PERMIT PARKING SPACES THAT ARE 16.8 FT. IN DEPTH. PARKING SPACES WILL ENOUGH INTO THE RIGHT OF WAY BY 1.2 FEET.
2. PROPOSED FLOORS SHALL MATCH EXISTING FLOORS.
3. ELEVATIONS BASED ON 1988 NAVD VERTICAL DATUM.
4. PLOT PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., DATED 04/23/2026.
5. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (ELEV. 8.0) AS PER FLOOD INSURANCE RATE MAP PANEL 602 OF 611, COMMUNITY NUMBER 345301 0602 F, MAP NUMBER 34029C0602F, EFFECTIVE SEPTEMBER 29, 2006.
6. **AS PER FEMA PRELIMINARY FIRM MAPS THIS SITE IS LOCATED IN FLOOD ZONE "AE" ELEV. 8.
7. DWELLING IS SERVICED BY EXISTING MUNICIPAL WATER AND SEWER UTILITIES. ALL EXISTING UTILITY CONNECTIONS SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION, EXCAVATION, DEMOLITION OR CONSTRUCTION.
8. HOUSE DIMENSIONS OBTAINED FROM PLANS BY CMB ARCHITECTURE, DATED 03/26/2026.
9. ALL STORM WATER RUNOFF IS TO BE DIRECTED TOWARD KIRKLAND AVE. OR PERMEABLE SURFACES.
10. BUILDER TO VERIFY THAT THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM A LINE PERPENDICULAR TO THE CROWN OF THE ROAD WHERE THE VERTICAL FACE OF BUILDING INTERSECTS WITH THE FINISHED GRADE AT THE POINT FURTHEST FROM THE BUILDING LINE TO THE HIGHEST POINT OF THE ROOF IS NOT TO EXCEED 34 FEET.
11. BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR FLOOD ZONES, SUCH AS FLOOD VENTING, FREEBOARD, GRADING, UTILITIES, ETC...
12. NO PLASTIC SHALL BE INSTALLED UNDER LANDSCAPING, LANDSCAPE FABRIC SHALL BE USED.
13. THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.

R-50 GENERAL RESIDENCE ZONE:

MINIMUM LOT AREA (1/2 BLOCK WIDTH X 50):
MINIMUM LOT WIDTH:
MINIMUM LOT DEPTH (1/2 BLOCK WIDTH):
MINIMUM REAR SETBACK:
MINIMUM SIDE SETBACK:
MINIMUM FRONT SETBACK:
MINIMUM DISTANCE FROM ADJOINING DWELLING:
MINIMUM SIDE SETBACK FOR DRIVEWAY:
MINIMUM FLOOR AREA (14 S.F./100 S.F. area)
MINIMUM LOT COVERAGE:
MINIMUM IMPERVIOUS LOT COVERAGE:
MINIMUM OFF STREET PARKING: (0-3,000 SF)
MINIMUM BUILDING HEIGHT:

N/C = NO CHANGE
N/A = NOT APPLICABLE

(1) = PERMITTED AS PER ORDINANCE 205-55.C(2)(G)
(2) = 34 FT. MAX. HEIGHT LIMIT MEASURED FROM CROWN OF ROAD (EL.4.22)

(ENC) = EXISTING NON-CONFORMING CONDITION
(PV) = PROPOSED VARIANCE CONDITION

VARIANCE REQUIRED FOR PARKING SPACES NOT BEING FULL DEPTH. PARKING SPACES ARE 16.8 FEET IN DEPTH "OFF STREET".

REQUIRED

5,000.00 S.F.
50.0 FT.
100.0 FT.
20.0 FT.
4 FT.
15 FT.
15 FT. (WEST)
15 FT. (EAST)
9 FT.
630 S.F.
33.3 %
75 %
3 SPACES
34 FT.(2)

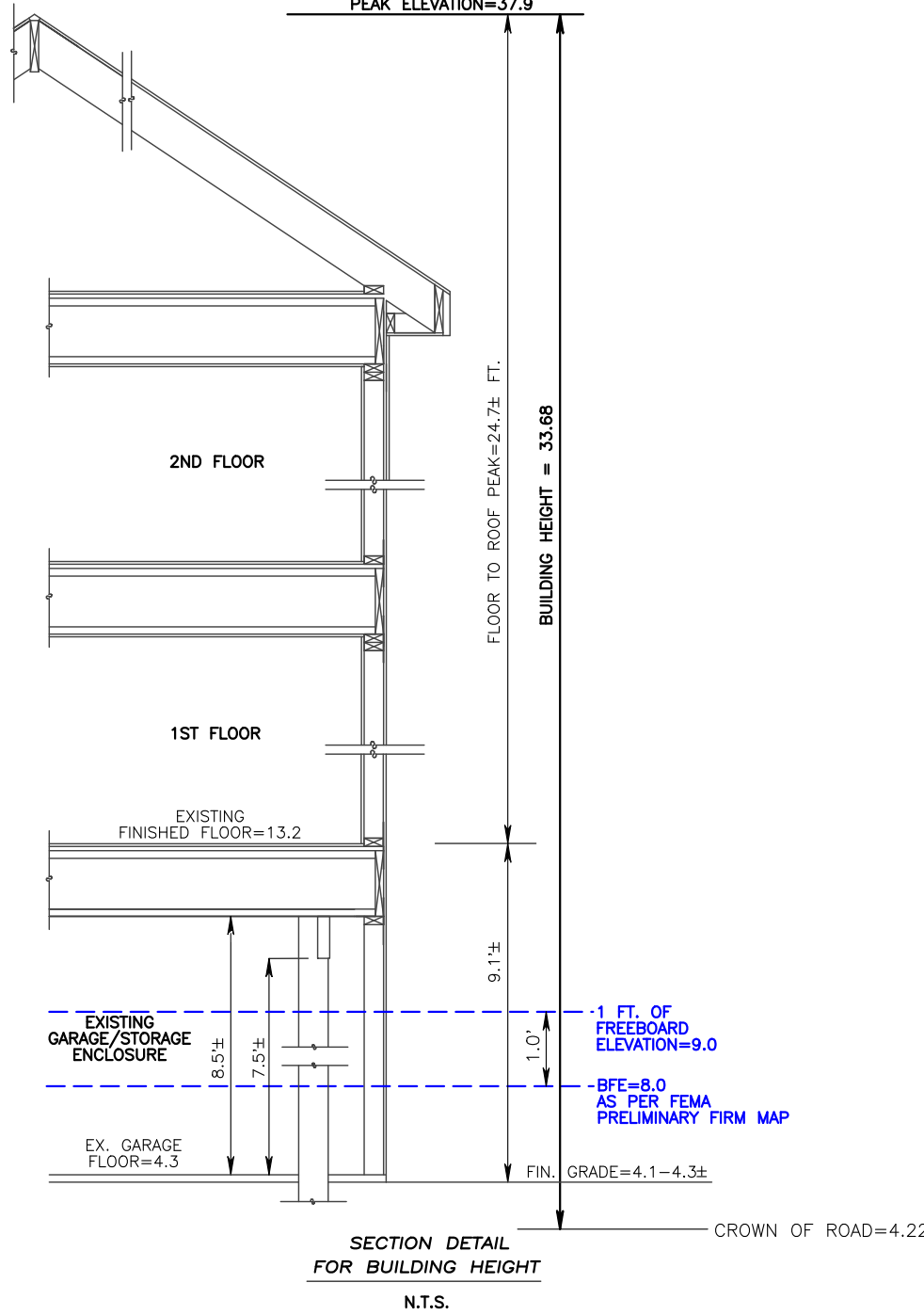
EXISTING

4,500 S.F.(1)
45.0 FT.(ENC)
100.0 FT.
9.8 FT.(ENC)
29.9 FT.
4.9 FT.
16.8 FT.
16.8 FT.
11.9 FT.
2,068 S.F.
33.33 %
62.67 %
1 SPACE
33.68 FT.(2)

PROPOSED

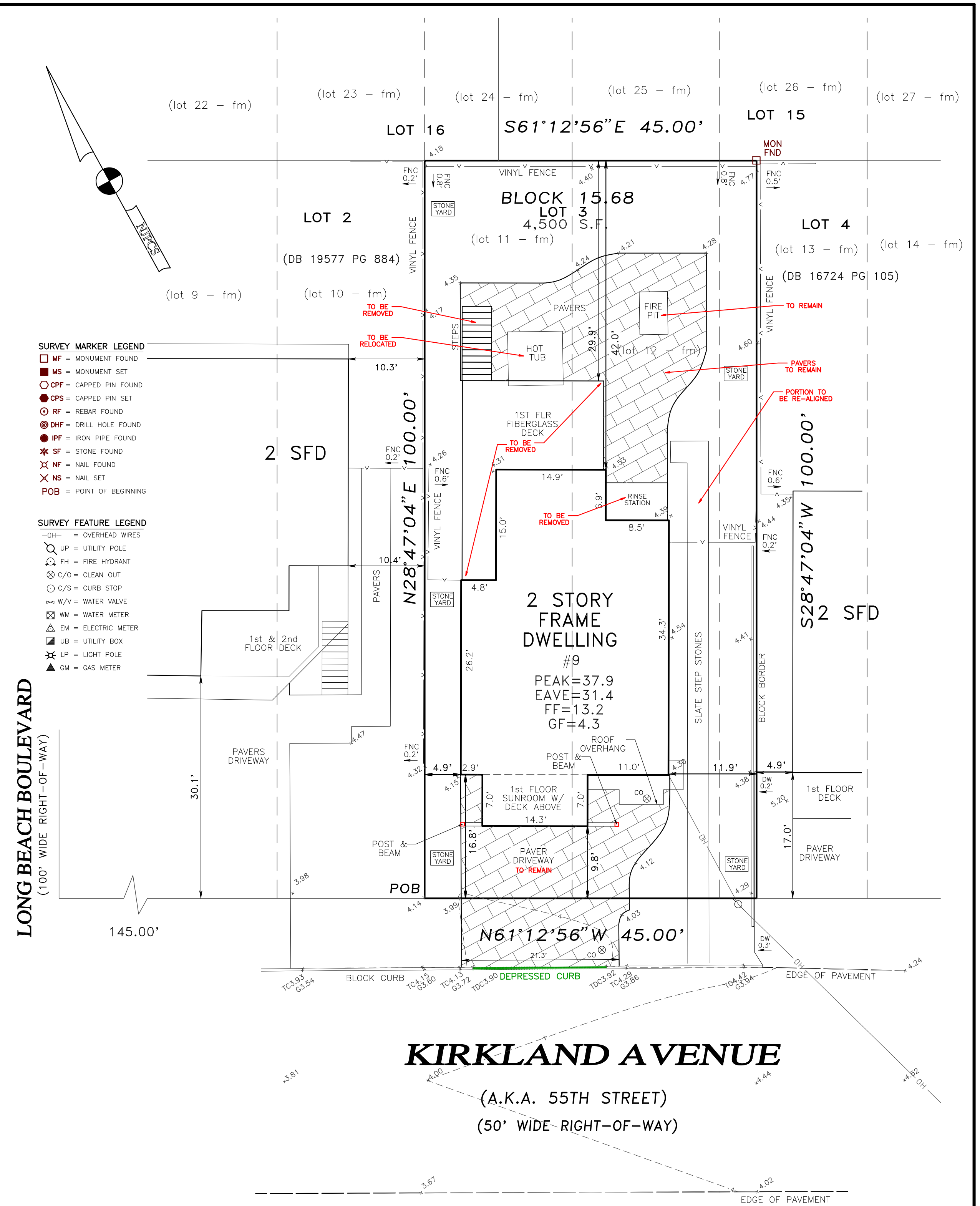
N/C
N/C
N/C
26.5 FT.
N/C
N/C
N/C
N/C
N/C
2,579 S.F.
33.33 %
62.67 %
1 SPACE (PV)
33.68 FT.(2)

PROPOSED LOT COVERAGE BREAKDOWN		
	BUILDING (S.F.)	IMPERVIOUS (S.F.)
DWELLING w/ADDITIONS	1,500	1,500
WINDOW UNITS		36
STAIRS		11
DECK OVERHANG		42
FRONT ROOF OVERHANG		32
SHOWER		18
A/C DECK		301
DRIVEWAY		291
REAR PATIO		199
SIDE STEP STONES		56
HOT TUB		
TOTAL	1,500 S.F. 33.33%	2,820 S.F. 62.67%



KEY MAP

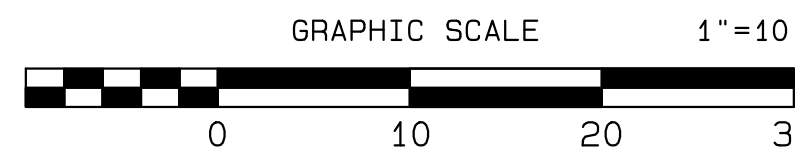
SCALE: 1" = 200'



EXISTING CONDITIONS/DEMO PLAN

SCALE: 1" = 10'

PREPARED FOR:
MICHAEL D. LEFKOWITZ & SHARON A. LEFKOWITZ
11094 SWEET SAGE AVENUE
BOYNTON BEACH, FL 33473



REV. NO.	DATE	DESCRIPTION
PLOT PLAN FOR VARIANCE		
SITE ADDRESS: 9 E. KIRKLAND AVENUE BLOCK 15.68 LOT 3 LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY		
JOB No.: 2026-0184	TAX MAP SHEET No.: 19	
DRAWN BY: DLG	UNITS: USFT	
CHECKED BY: JMM	VERTICAL DATUM: NAVD 1985	
SCALE: 1"=10'	HORIZONTAL DATUM: NAD 1983	
DATE PREPARED: 07/14/2026	DEED BOOK/PAGE: 19773 / 1974	
JASON M. MARCIANO, P.E., P.P. NEW JERSEY PROFESSIONAL PLANNER 08040		
East Coast Engineering, Inc. JAY F. PIERSON, PLS, PP ROBERT J. WARRINGTON, PE JASON M. MARCIANO, PE, PP JOSEPH L. LAZAR, PLS ENGINEERING LAND SURVEYING PLANNING GPS (732) 244-3030 VOICE 508 MAIN STREET (609) 693-2800 VOICE TOMS RIVER, NJ 08783 (732) 244-3044 FAX CERTIFICATE OF AUTHORIZATION No. 26549-9500		