

HEREON ARE NOT TO BE USED
 CONSTRUCTION OF FENCES OR
 STRUCTURES.
 TION IS MADE ONLY TO THE
 FOR PURCHASE OR MORTGAGE.
 TION OR LIABILITY IS ASSUMED
 VEY FOR ANY OTHER PURPOSE.
 ES NOT ATTEMPT TO SHOW ANY
 ELANDS CLAIMS OR COASTAL WETLANDS
 IFFICALLY SHOWN HEREIN.
 ES NOT ATTEMPT TO IDENTIFY
 UTILITIES, SERVICE LINES
 BELOW GRADE, IF ANY, EXCEPT
 N.
 SUBJECT TO SUCH FACTS AS A
 COMPLETE TITLE REPORT MAY REVEAL.

1 WHERE A LOT IS SITUATED BETWEEN TWO LOTS EACH OF WHICH IS DEVELOPED WITH A MAIN BUILDING,
2 THE MINIMUM FRONT-YARD SETBACK REQUIREMENT OF SUCH LOT MAY BE THE AVERAGE OF THE FRONT YARDS OF
THE EXISTING BUILDINGS BUT NOT LESS THAN 10 FEET.

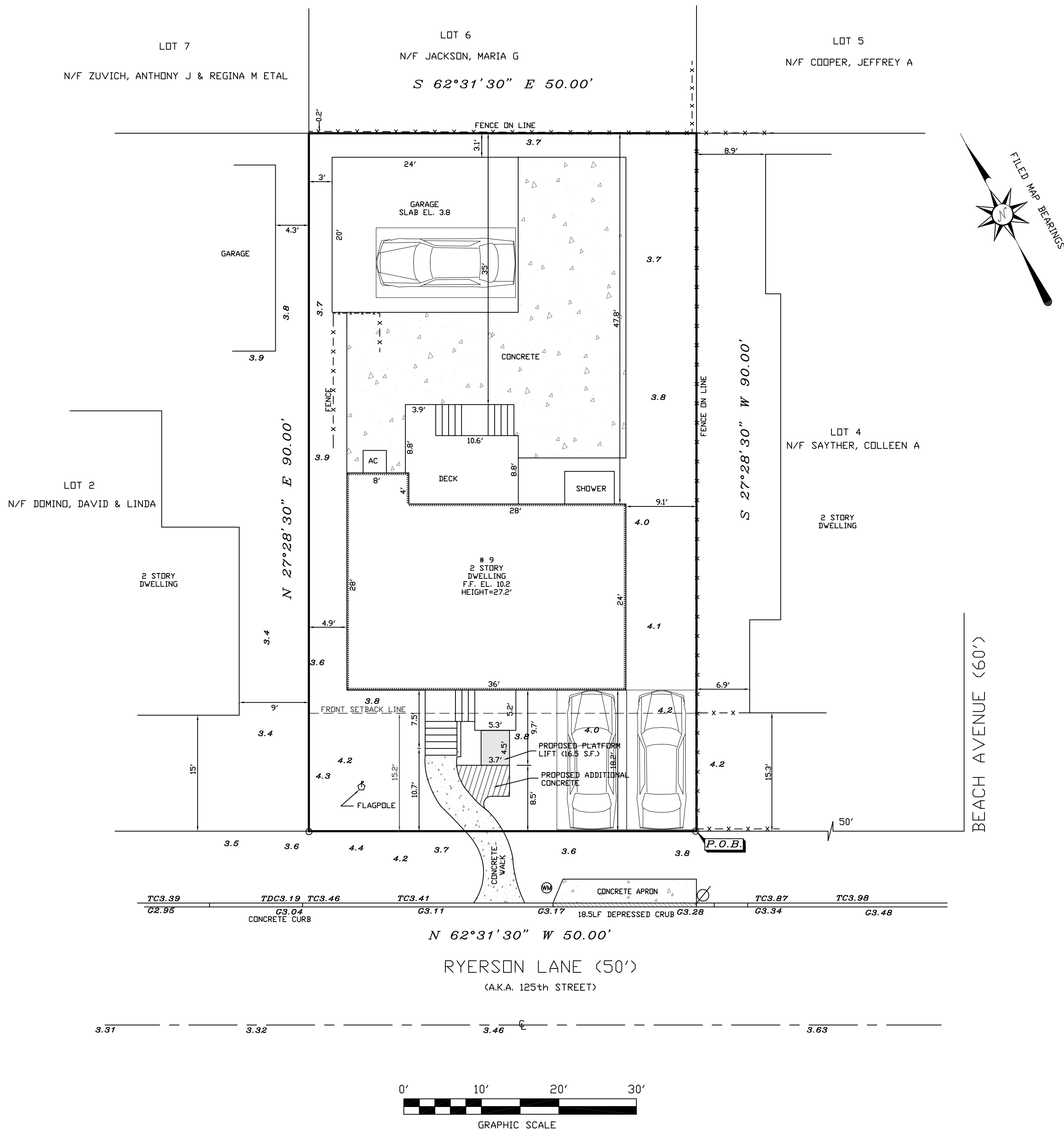
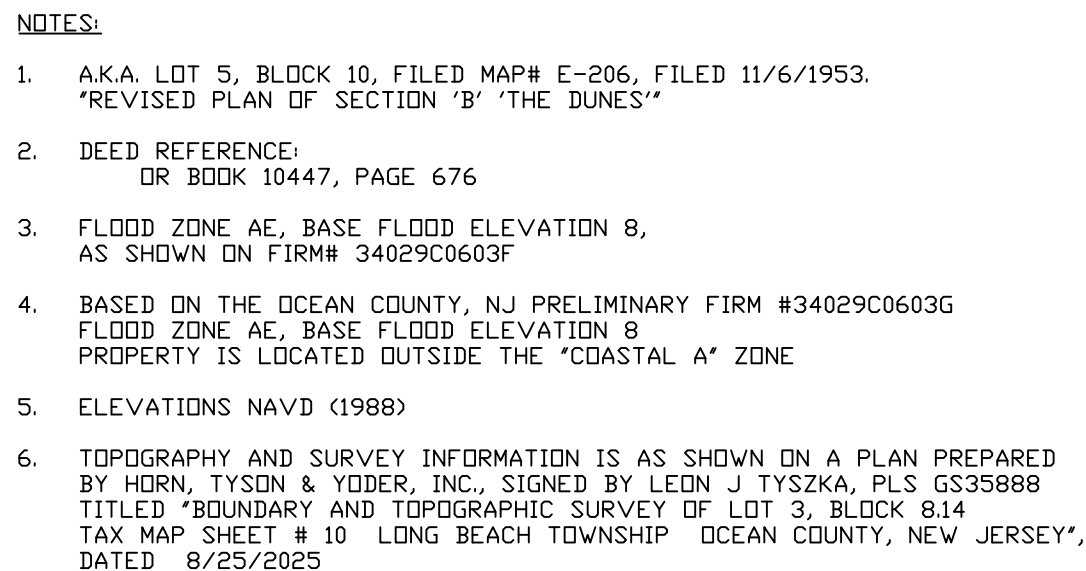
205-2 DEFINITIONS

ANY STRUCTURE HAVING A ROOF SUPPORTED BY COLUMNS, PIERS OR WALLS, INCLUDING TENTS, LUNCH BUFFETS, TRAILERS, DINING CAMP CARS OR OTHER STRUCTURES ON WHEELS, OR MOVING OTHER SUPPORTS, AND ANY UNROOFED PLATFORM, TERRACE OR PORCH HAVING A VERTICAL FACE HIGHER THAN 10 FEET ABOVE THE GROUND FROM WHICH THE HEIGHT IS MEASURED, SHALL BE CONSIDERED A "STAIRWAY," ENTRANCES AND STAIRS SHALL BE LIMITED TO A MAXIMUM OF ONE FLOOR LIFT-UP OR LIFT-DOWN EXCEEDING A CUMULATIVE TOTAL OF 70 SQUARE FEET NOR PROJECTING MORE THAN EIGHT FEET FROM THE FACE OF THE BUILDING SHALL NOT BE CONSIDERED BUILDING AREA, AN AREA OF NO MORE THAN 32 SQUARE FEET, WHICH MAY BE USED FOR STORAGE OF MATERIALS, OR FOR WORK, PROVIDED THAT THE AREA IS WEATHERTIGHT; WHEN RAILINGS ARE USED IN THE CONSTRUCTION OF DECKS AND PORCHES, THEY SHALL BE CONSIDERED A PERMANENT AND WILL NOT BE CLASSIFIED AS PART OF THE FACE MEASUREMENT OF THE STRUCTURE.

205-11.F.
Permitted encroachments into setbacks.

2) CONSTRUCTION OF LANGIS AND STAIRS PROVIDING ENTRY IN CONNECTION WITH A HOUSE BEING RAISED SO THAT THE FIRST-LEVEL FLOOR IS ABOVE BASE FLOOD ELEVATION (BFE) LEVEL MAY HAVE 70 SQUARE FEET PROJECTING NO MORE THAN EIGHT FEET FROM THE FACE OF THE BUILDING FOR RECONFIGURED ENTRIES, OF WHICH THERE CAN BE NO MORE THAN TWO, EACH OF THE TWO ALLOWABLE ENTRIES MAY HAVE NO MORE THAN 30 SQUARE FEET OF ENTRYWAY AREA. THE REMAINING 40 SQUARE FEET SHALL NOT BE CONSIDERED LOT COVERAGE, REGARDLESS OF THE NUMBER OR SIZE OF ENTRIES, A MAXIMUM OF 30 SQUARE FEET OF ENTRYWAY MAY BE ROOFED OVER, A HANDICAP CHAIR LIFT CONNECTED ONTO EXISTING HOUSES OR A HOUSE BEING RAISED SHALL ENCRATCH WITHIN THE FRONT, REAR, OR SIDE YARD OF THE LOT, BUT NOT LESS THAN THE MINIMUM REQUIRED SETBACK FOR THE ZONING DISTRICT WHERE THE CHAIR LIFT IS LOCATED.

	TOTAL AREA	AREA BEYOND FRONT SETBACK LINE	PROJECTION FROM FACE OF BUILDING	PROJECTION FROM FRONT SETBACK LINE	SETBACK FROM FRONT PROPERTY LINE
PERMITTED PER 205-2	70 S.F.	--	8 FT.	--	--
EXISTING ENTRY STEPS AND LANDINGS	67.8 S.F.	32.7 S.F.	7.5 FT.	4.5 FT.	10.7 FT.
PROPOSED ENTRY STEPS, LANDINGS AND LIFT	84.3 S.F.	49.2 S.F.	9.7 FT.	6.7 FT.	8.5 FT.



REVISIONS

HORN, TYSON & YODER, INC.
CONSULTING ENGINEERS, SURVEYORS-PLANNERS
CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 1, 2022
10 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
PHONE (609) 492-5050

VARIANCE PLAN
LOT 3, BLOCK 8.14
TAX MAP SHEET # 10
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY


JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, NJ License Number GE44223
Professional Planner, N.J. License Number 33LJ00606400

OWNER/APPLICANT:
HARRY L. & LOIS L. MULLEN
PO BOX 2241 LANE,
LONG BEACH TOWNSHIP, NJ, 08008

SCALE: 1" = 10'	DRAWN BY: ASC
JOB NO.: 84-624	DATE: 4/2/2026

VARIANCE 1