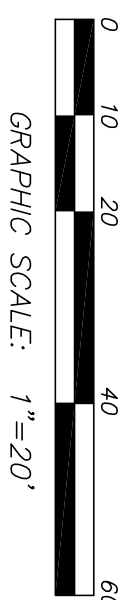
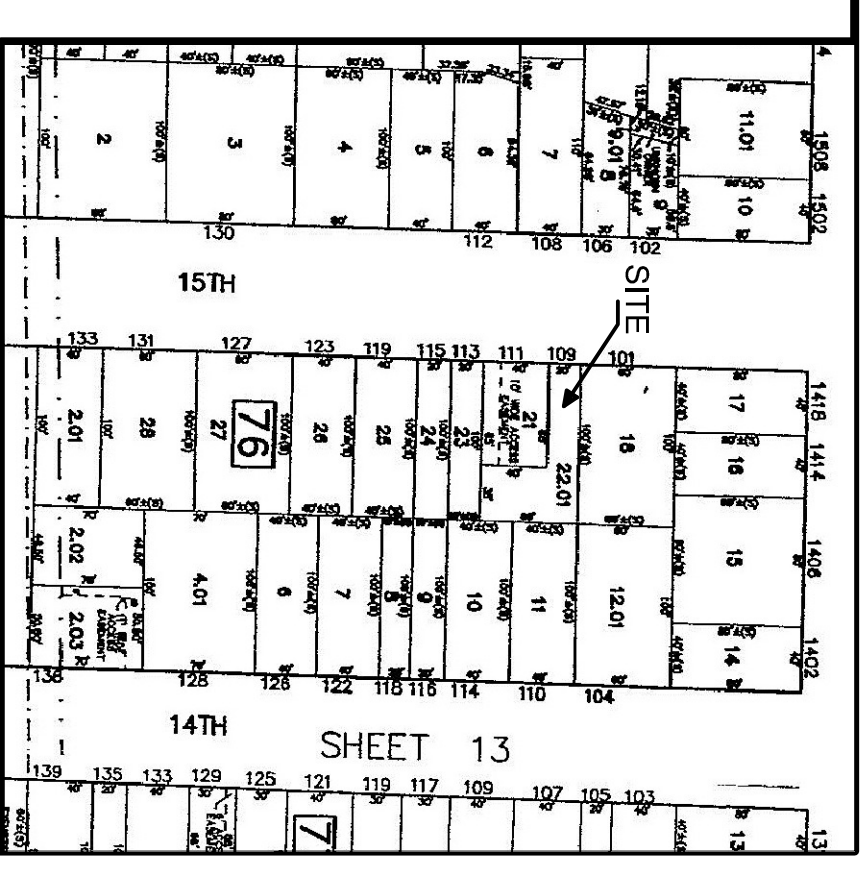
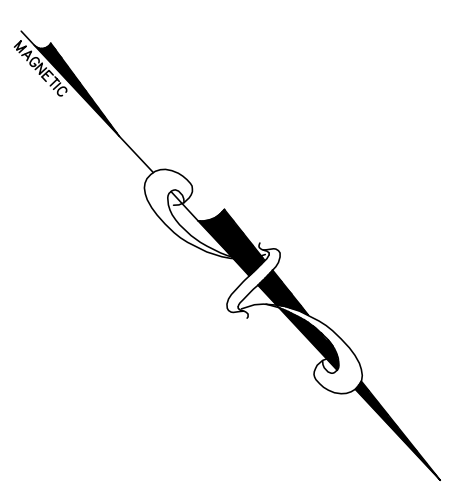
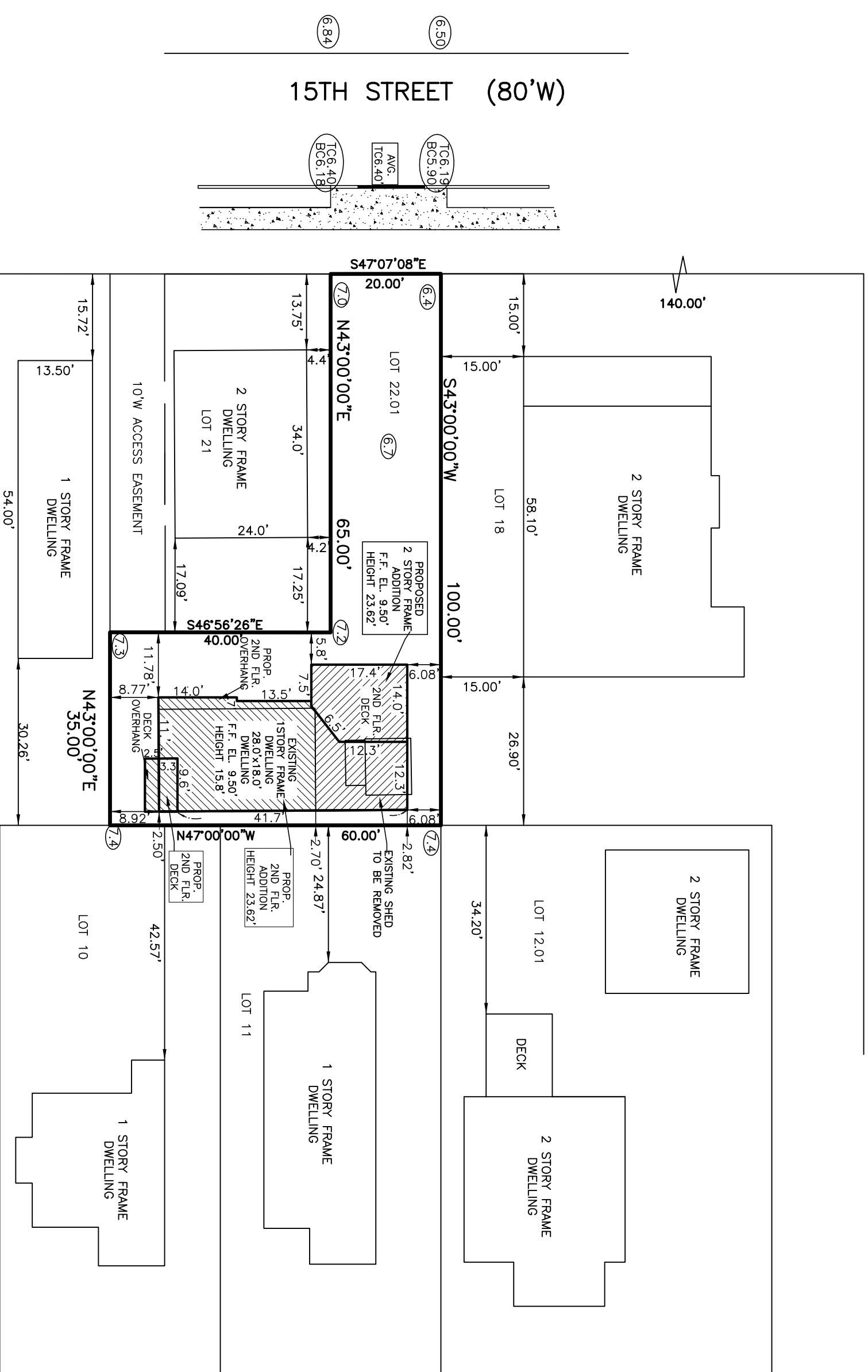


LONG BEACH BOULEVARD (100'W)



(1988 DATUM)
 FLOOD ZONE: AE
 BASE FLOOD ELEV.: 7.0' (2006 MAPS)
 PRELIMINARY FLOOD ZONE: AE
 BASE FLOOD ELEV.: 8.0' (INCORPORATED 3-28-2014)

○ DENOTES EXISTING ELEVATION

This plan is based on architectural plans dated 10-20-20 and does not reflect any changes made after that date. Contractor to verify in field all elevations prior to construction.

This survey is for the exclusive use of these certified below. Use by any other parties shall void any and all permission of this surveyor.
 No responsibility or liability is assumed by surveyor for use of this map of survey for erection of fences, buildings, etc. or for use of survey affidavit or for resale of property.

ZONE: R3 - SINGLE & 2-FAMILY RESIDENTIAL DISTRICT

PRINCIPAL	REQUIRED	EXISTING	PROPOSED
Lot area	4,000 s.f.	3400 s.f.**	3400.0 s.f.**
Lot frontage	40 feet	20 feet**	20 feet**
Lot width	40 feet	60 feet	60 feet
Lot depth	100 feet	100.0 feet	100.0 feet
Front yard	15 feet	9.88 feet**	5.8 feet*
Side yard	10 feet one	22.68 feet one	8.78 feet one*
Rear yard	15 feet both	31.45 feet both	14.85 feet both*
	20 feet	2.50 feet**	2.5 feet*

MINIMUM ACCESSORY BUILDING REQUIREMENTS:

Side line	5 feet	N/A	N/A
Rear line	5 feet	N/A	N/A
Distance to			

MAXIMUM LOT & BUILDING REQUIREMENTS:

Building coverage	35%	16.7% / 567 S.F.	30.7% / 1044 S.F.
Lot coverage	75%	28.6% / 974 S.F.	30.7% / 1044 S.F.
Height of Building	24'	15.8'	23.62'
No. of Stories	1	1	2

* = USE VARIANCE CONDITION
 ** = USE VARIANCE (PRE-EXISTING CONDITION)

NO.	DATE	DESCRIPTION	BY
VARIANCE PLAN			
T.M. LOT 22.01 ~ BLOCK 76			
TAX MAP SHEET 9			
BOROUGH OF SHIP BOTTOM			
OCEAN COUNTY, NEW JERSEY			
OWNER/APPLICANT			
SHARON ANNE SOULIS			
109 E. 15TH STREET			
SHIP BOTTOM, NEW JERSEY			
NELKE / TYSZKA			
LAND SURVEYORS, LLC			
382 W. 9TH STREET - SUITE 4 - SHIP BOTTOM, NJ 08008			
(609) 494-3474 FAX (609) 361-9231			
<i>Leon J. Tyszka</i>			
LEON J. TYSZKA			
JOB NO: 76-306 DATE: 9-30-2020 SCALE: 1"=20'			