



- NOTES:
- AKA LOTS 6, 7 & 8, BLOCK 74, FILED MAP #B-202, FILED 9/10/1997
PLAN OF LOTS BELONGING TO THE BOROUGH OF SHIP BOTTOM BEACH ARLINGTON
 - DEED REFERENCE:
BOOK 11271, PAGE 0122.
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 7
AS SHOWN ON FIRM 34029C0518F
 - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM 34029C0518G
THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8.
THE PROPERTY IS LOCATED OUTSIDE OF THE "COASTAL A" ZONE.
 - ELEVATIONS NAVD (1988)
 - PROPOSED FIRST FLOOR ELEVATION TO BE 14.4. THE LOWEST ELEVATION OF ANY ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR-CONDITIONING EQUIPMENT, DUCTWORK AND OTHER SERVICE FACILITIES WILL BE AT OR ABOVE ELEVATION 9.0.

LEGEND
 ○ = IRON PIN FOUND
 ⊗ = I. D. DISC FOUND IN BULKHEAD
 POB = POINT OF BEGINNING
 C = CENTERLINE
 E/P = EDGE OF PAVEMENT
 2.04 = SPOT ELEVATION
 ⚡ = UTILITY POLE
 [] = PROPOSED CONTOUR
 () = PROPOSED SPOT ELEVATION
 - - - = SURFACE FLOW

EFFECTS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

THIS CERTIFICATION IS MADE ONLY TO THE UNDERSIGNED PARTIES FOR PURCHASE AND/OR MORTGAGE. NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.

THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NOT SHOWN UTILITIES RELATING EXCEPT AS SPECIFICALLY SHOWN HEREON.

THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENDSHOWING UTILITIES, SERVICE LINES OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREON.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

**ZONING SCHEDULE
 OR - OFFICE RESIDENTIAL DISTRICT
 EXISTING/PROPOSED DUPLEX USE - SINGLE FAMILY REQUIREMENTS SHOWN**

REQUIREMENTS	EXISTING	PROPOSED
LOT AREA	4,800 S.F.	4,800 S.F.
LOT FRONTAGE	60 FT.	60 FT.
LOT WIDTH	60 FT.	60 FT.
LOT DEPTH	80 FT.	80 FT.
SETBACKS:		
FRONT	15 FT.	6 FT.**
ONE SIDE	10 FT.	13.3 FT./4.7 FT.
BOTH SIDES	15 FT.	15 FT.
REAR	20 FT.	32.9 FT.
ACCESSORY BUILDING SETBACKS:		
SIDE	5 FT.	5.1 FT./4.1 FT.**
REAR	5 FT.	6.3 FT./4.5 FT.**
BUILDING COVERAGE (%)	35%	34.0%
LOT COVERAGE (%)	(1,680 S.F.)	(1,629.6 S.F.)
HEIGHT	33 FT.	19.3 FT.
	2-1/2 STORY	2 STORY
PARKING REQUIREMENTS:		
2 SPACES/DWELLING UNIT	4 SPACES	3 SPACES**
DRIVEWAY OPENINGS	1	2*
MAXIMUM WIDTH OF OPENING	20 LF	12 LF
FIRST FLOOR ELEVATION	9.0 NAVD	5.2 NAVD
		14.4 NAVD

** EXISTING NON-COMFORMITY
 * VARIANCE REQUESTED

6/16/2021 UPDATE VARIANCE MAP (RLF)

HORN, TYSON & YODER, INC.
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 CERTIFICATE 24GA27951700 - ISSUED JULY 27, 2020
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VARIANCE MAP
 LOT 2, BLOCK 74
 TAX MAP SHEET # 10
 BOROUGH OF SHIP BOTTOM
 OCEAN COUNTY, NEW JERSEY

OWNER/APPLICANT
 JERRY AND LISA SCATURRO
 195 HILLCREST DRIVE
 CLARK, N.J. 07066

SCALE: 1" = 10'
 DRAWN BY: JHZ
 SHEET 1 OF 1

JDB NO. 14-328 DATE: 10/30/2014