

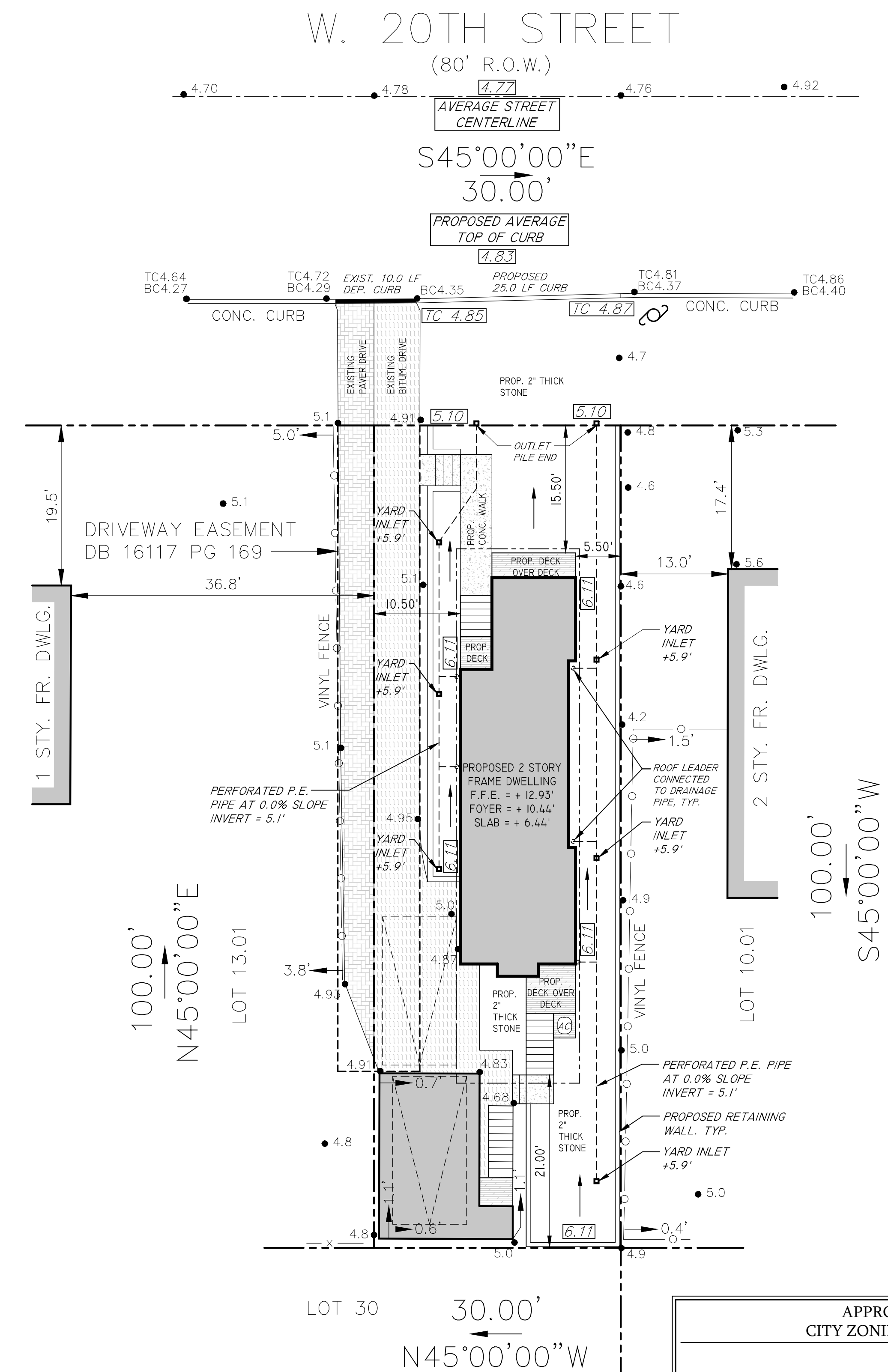
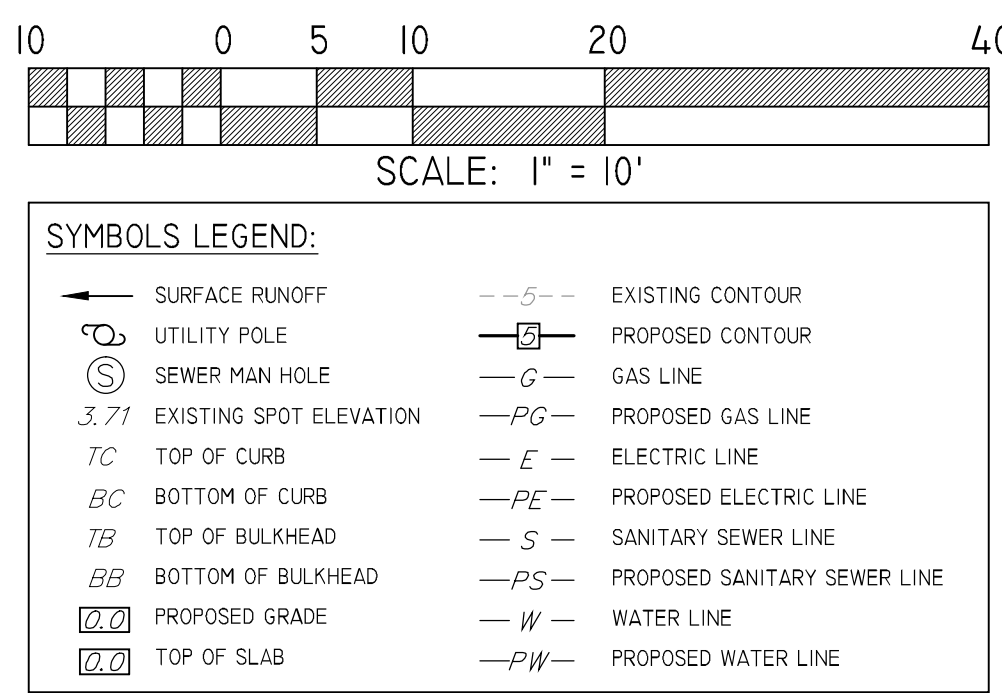
Proposed Single Family Residence

234 WEST 20th STREET
SHIP BOTTOM, NEW JERSEY, 08008
BLOCK: 43 LOT: 12

GENERAL NOTES

- THE APPLICANT IS:
RUTH AND DOUGLASS LEAMAN
206 GUMBES ROAD
OAKS PA, 19456
PH: 610-937-1547
- THE BULK INFORMATION FOR THE PROPOSED DEVELOPMENT IS IDENTIFIED IN THE BULK CHART.
- LOT 12, BLOCK 43 AND IS LOCATED IN THE "R-2 SINGLE FAMILY RESIDENCE" ZONE.
- THE EXISTING STRUCTURES ARE DEPICTED ON THE EXISTING SURVEY PREPARED BY HARRIS SURVEYING, INC., PROFESSIONAL LAND SURVEYORS, TOMAS A. HARRIS JR., P.L.S. DATED 4-14-2022, FOR RUTH E. AND DOUGLASS L. LEAMAN. THE PROPOSED SITE PLAN IS BASED ON THIS SIGNED AND SEALED DRAWING.
- THE EXISTING SITE IS RECTANGULAR IN SHAPE, WITH 30 FEET OF FRONTAGE ON 20th STREET AND 100 FEET OF LOT DEPTH WITH A LOT AREA OF 3,000 SF (0.07 AC). THERE ARE EXISTING LOT AREA, LOT WIDTH, FRONT YARD, SIDE YARD (ONE), SIDE YARD (BOTH), LOT COVERAGE, TOTAL STORIES, ACCESSORY SIDE, ACCESSORY REAR, AND ACCESSORY HEIGHT NON-CONFORMITIES.
- THE EXISTING BUILDING IS A TWO STORY SINGLE FAMILY HOME WITH APPROXIMATELY 1,564 SQUARE FEET OF LIVING SPACE. THE BUILDING IS HABITABLE, AND IS LOCATED BELOW THE REQUIRED BASE FLOOD ELEVATION.
- THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING STRUCTURE AND REPLACE IT WITH A NEW TWO STORY, WOOD FRAMED SINGLE FAMILY RESIDENCE. THE EXISTING DETACHED GARAGE IS TO REMAIN.
- THERE ARE NO FLOODWAYS, MARSHES, DUNES OR WATERWAYS. THE "EFFECTIVE" BASE FLOOD ZONE IS "AE" WITH AN ELEVATION +7. THE "ADVISORY" BASE FLOOD ZONE IS "AE" WITH AN ELEVATION +8. ALL ELEVATIONS SHOWN ARE BASED ON N.A.V.D 1988 DATUM.
- THE AC UNIT SHALL BE RAISED ABOVE THE BASE FLOOD ELEVATION PLUS 1 FOOT FREEBOARD MINIMUM.
- OCEAN COUNTY SOILS CONSERVATION DISTRICT PERMIT NOT REQUIRED. TOTAL LAND AREA DISTURBED IS APPROXIMATELY 2,018 S.F. WHICH IS LESS THEN 5,000 S.F. REQUIRED.
- PROPOSED STRUCTURE TO HAVE GUTTERS AND DOWN SPOUTS. ROOF LEADER SHALL BE DIRECTED TOWARDS THE STREET.
- THIS SITE REQUIRES THE LOT GRADING TO BE FILLED 16 INCHES TO MEET THE REQUIREMENTS OF THE "FILLING OF LOTS" ORDINANCE 15.23. A PARTIAL WAIVER IS REQUESTED TO NOT ELEVATE THE EXISTING DETACHED GARAGE OR THE EXISTING DRIVEWAY. A RETAINING WALL WILL BE PROVIDED.

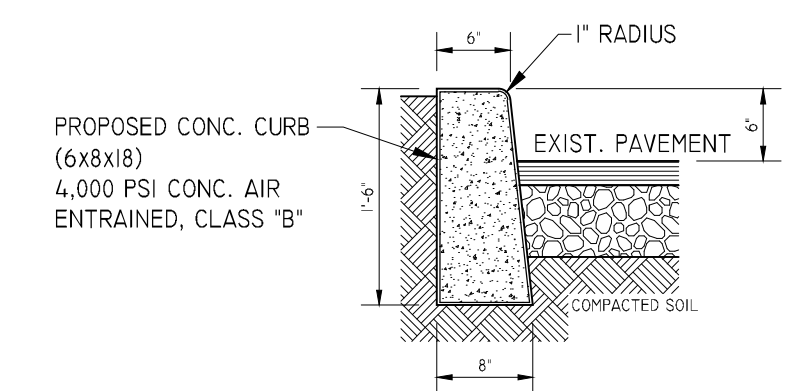
- ### CONSTRUCTION NOTES
- ALL ELEVATIONS SHOWN ARE BASED ON N.A.V.D 1988 DATUM.
 - FEHA FLOOD ZONE IS "AE" WITH A BASE FLOOD DEPTH OF 7 FEET PER "FIRM, FLOOD INSURANCE RATE MAP, OCEAN COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 518 OF 660 CONTAINS COMMUNITY: SHIP BOTTOM, BOROUGH OF NUMBER: 34.330, PANEL 0516, SUFFIX: F, MAP NUMBER 34029C0516F, EFFECTIVE DATE, SEPTEMBER 29, 2006".
PER THE PRELIMINARY FLOOD INSURANCE RATE MAP, NO. 34029C0516G, DATED JANUARY 30, 2015, SITE IS ZONE "AE" WITH A BASE FLOOD DEPTH OF 8 FEET.
 - ROOF LEADER SHALL BE DIRECTED TOWARDS THE STREET UNLESS OTHERWISE NOTED.
 - THE AC UNIT SHALL BE RAISED ABOVE THE BASE FLOOD ELEVATION PLUS 1 FOOT.
 - THE MAXIMUM ALLOWABLE BUILDING HEIGHT SHALL BE 33 FEET. LOT MUST BE FILLED 16" PER CITY LOT FILL ORDINANCE.
 - THE BUILDING HEIGHT IS THE VERTICAL DIMENSION MEASURED FROM THE AVERAGE ELEVATION OF THE CURB TO THE HIGHEST POINT OF THE BUILDING.
 - INSTALL NEW CURBS ALONG FULL FRONTAGE OF 20TH STREET AS SHOWN ON PLOT PLAN.



BULK CHART - "R-2 SINGLE FAMILY RESIDENTIAL"

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
USE	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	
LOT AREA	4,000 S.F.	3,000 S.F. (0.07 AC.) *	NO CHANGE	YES (E.N.C.)
LOT WIDTH	40 FT.	30 FT *	NO CHANGE	YES (E.N.C.)
LOT DEPTH	100 FT	100 FT	NO CHANGE	
FRONT YARD SETBACK	15 FT	+/- 7.2 FT *	15.5 FT	
REAR YARD SETBACK	20 FT	+/- 32.5 FT	21 FT	
SIDE YARD SETBACK (ONE)	10 FT	2.2 FT *	10.5 FT	
SIDE YARD SETBACK (BOTH)	15 FT	9.4 FT *	16 FT	
BUILDING COVERAGE	35% (1,050 S.F.)	43.3% (1,298 S.F.) *	34.6% (1,038 S.F.)	
LOT COVERAGE	75% (2,250 S.F.)	66.6% (+/- 1,996 S.F.)	59.6% (1,788 S.F.)	
MINIMUM FLOOR AREA	720 S.F.	+/- 1,564 S.F.	1,227 S.F.	
BUILDING HEIGHT (T.O.C.)	24 FT	20 FT	24 FT	
STORIES (TOTAL)	1	2 *	2	YES
PARKING - 2 PER DWELLING UNIT	2 SPACES	2 SPACE	2 SPACE	
ACCESSORY SETBACKS (GARAGE)				
SIDE	5 FT	0.6 FT *	NO CHANGE	YES (E.N.C.)
REAR	5 FT	1.1 FT *	NO CHANGE	YES (E.N.C.)
BUILDING	5 FT	+/- 11.2 FT	5.6 FT	
HEIGHT	15 FT	17 FT *	NO CHANGE	YES (E.N.C.)

* EXISTING NONCONFORMITY (E.N.C.)



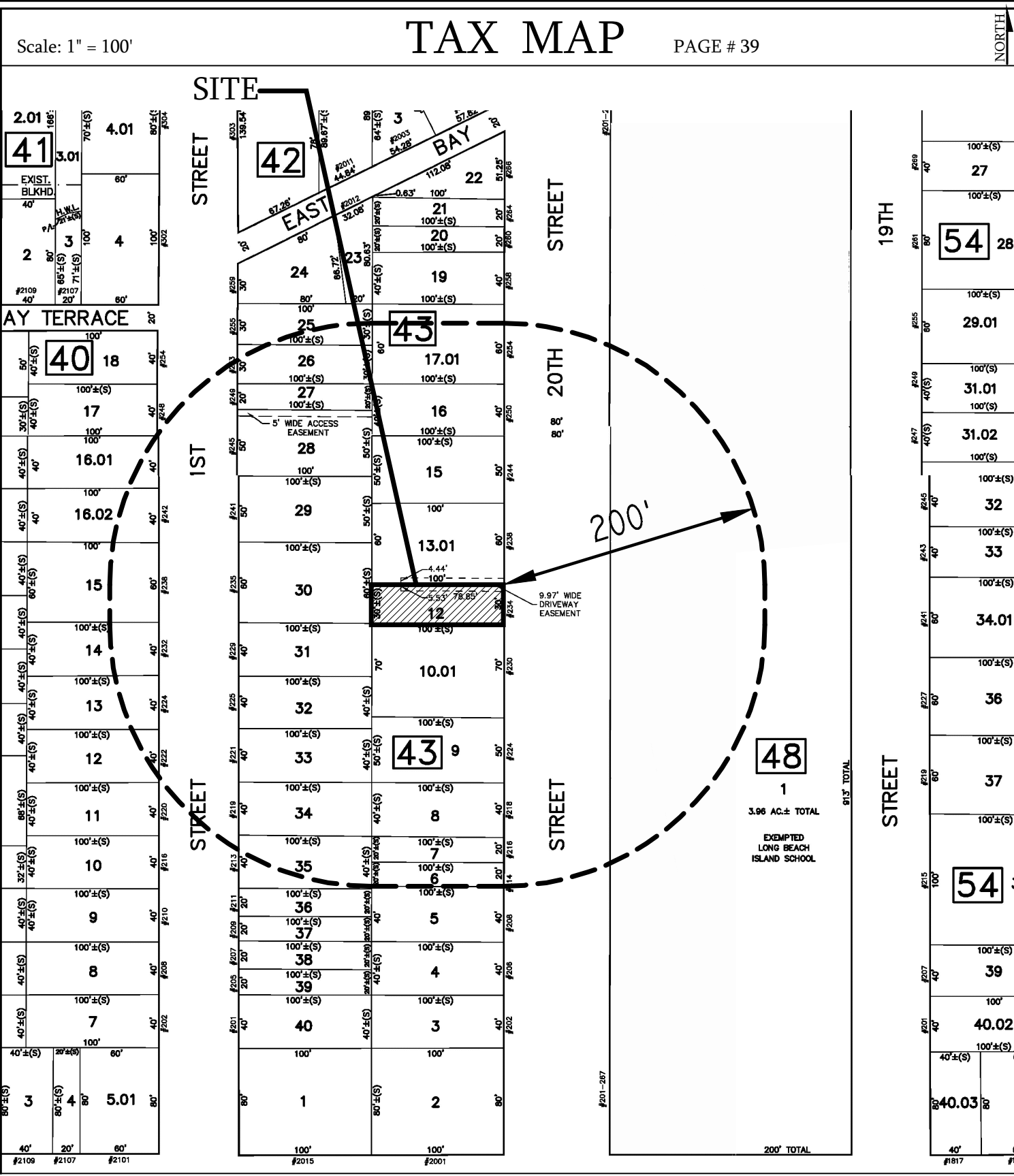
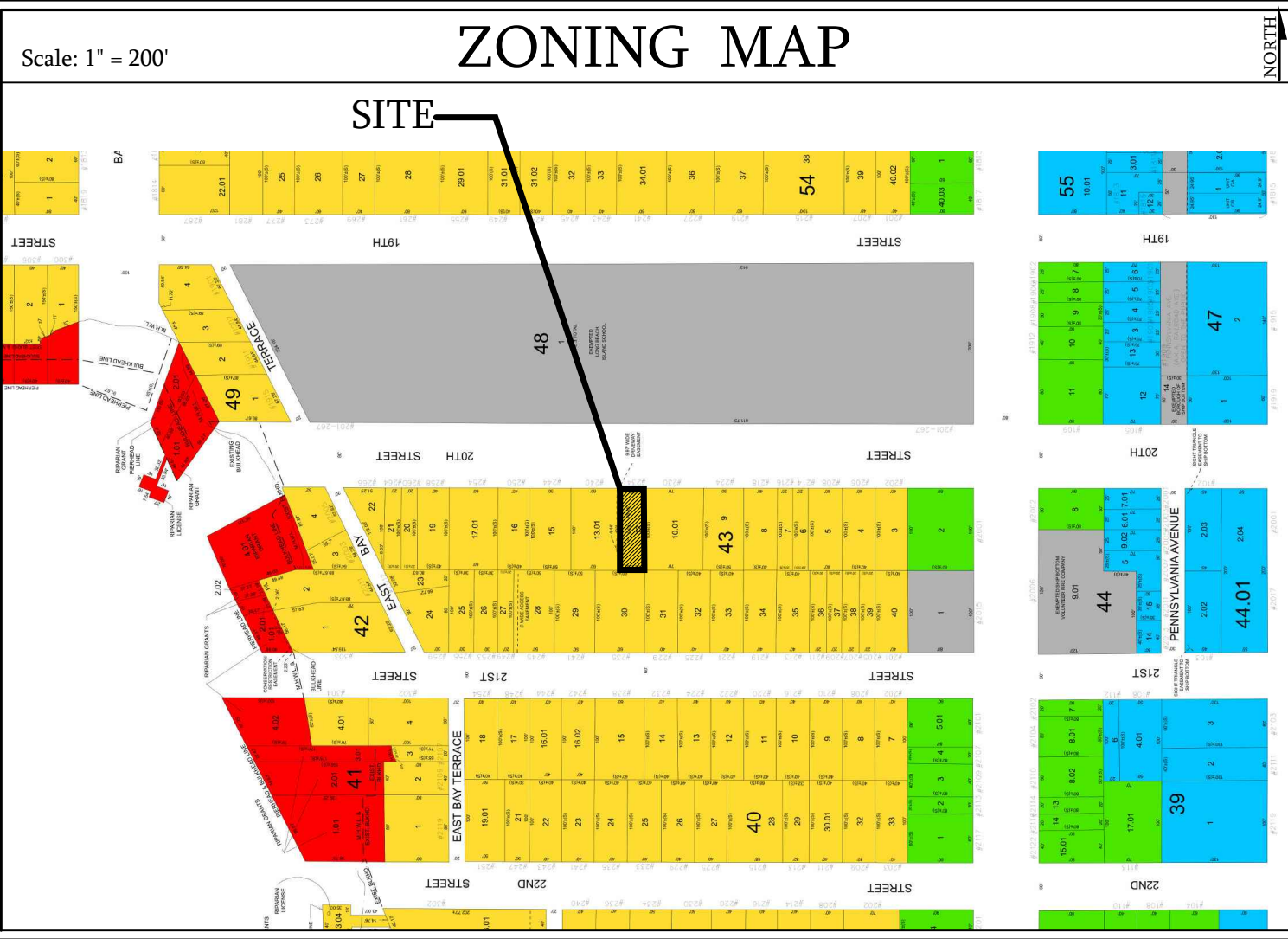
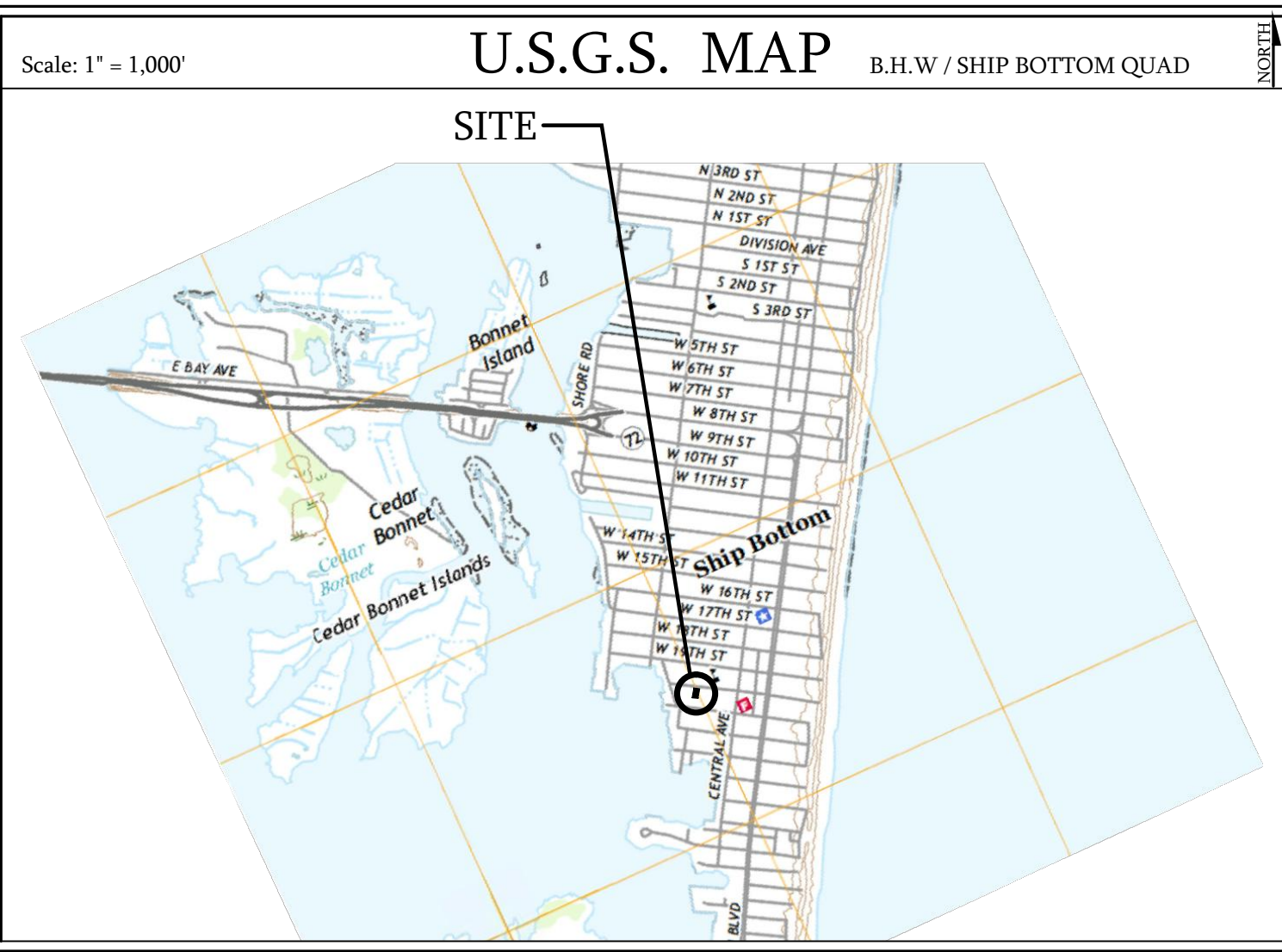
NOTE: OPEN JOINTS AT INTERVAL OF 5'. BITUMINOUS EXPANSION JOINTS 1/2" THICK BE INSTALLED AT 20'.



APPROVALS

CITY ZONING BOARD

Chairperson	Date
Secretary	Date
Board Engineer	Date



INDEX

	DATE	REV.	REV.
ZB-1 COVER SHEET & PLOT PLAN	4-22-22		
ZB-2 PROPOSED RENDERINGS, EXTERIOR ELEVATIONS & FLOOR PLANS	4-22-22		

LEAMAN RESIDENCE
234 WEST 20TH STREET
SHIP BOTTOM, NEW JERSEY, 08008
BLOCK: 43 LOT: 12

PROPOSED RESIDENCE
VARIANCE PLAN
COVER PAGE & PLOT PLAN

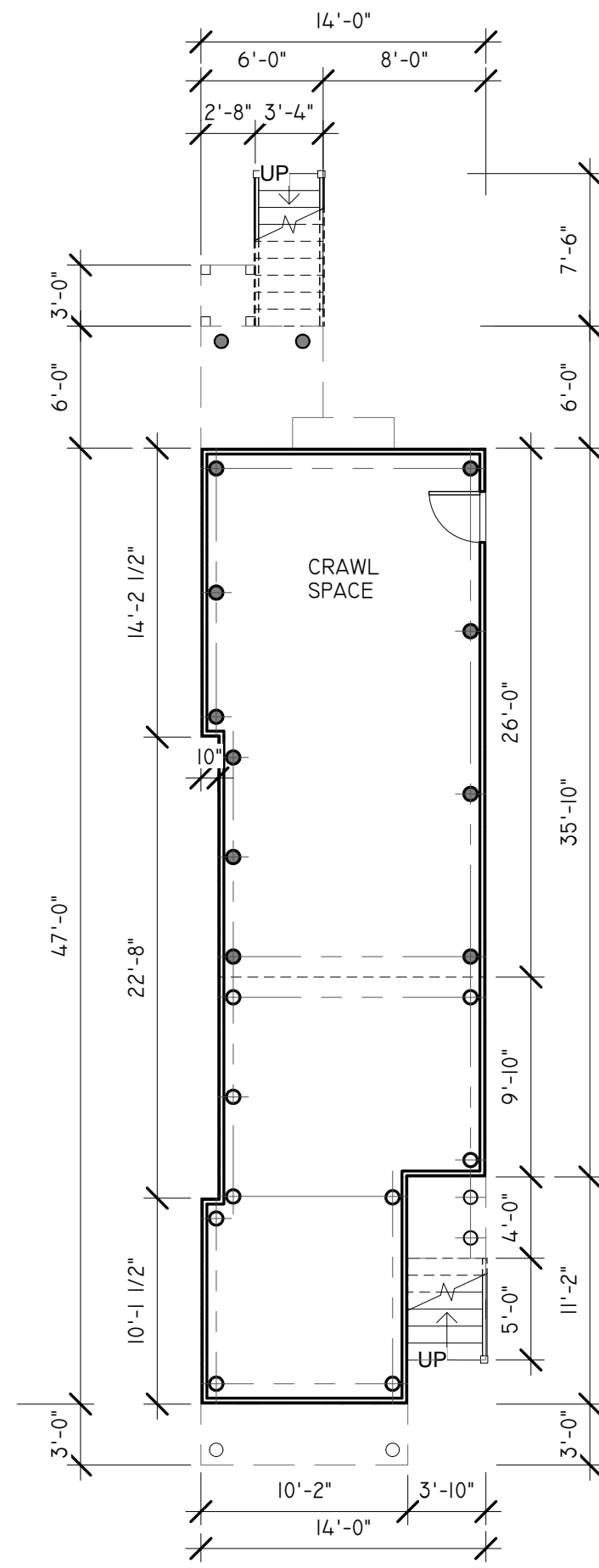
TEN 10 ARCHITECTURE LLC.
714 NORTH MAIN STREET
MANAHAWKIN NJ, 08050
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INFO@TEN10ARCH.COM
WWW.TEN10ARCH.COM
CERT. OF AUTH. # AC-969

TEN 10
ARCHITECTURE

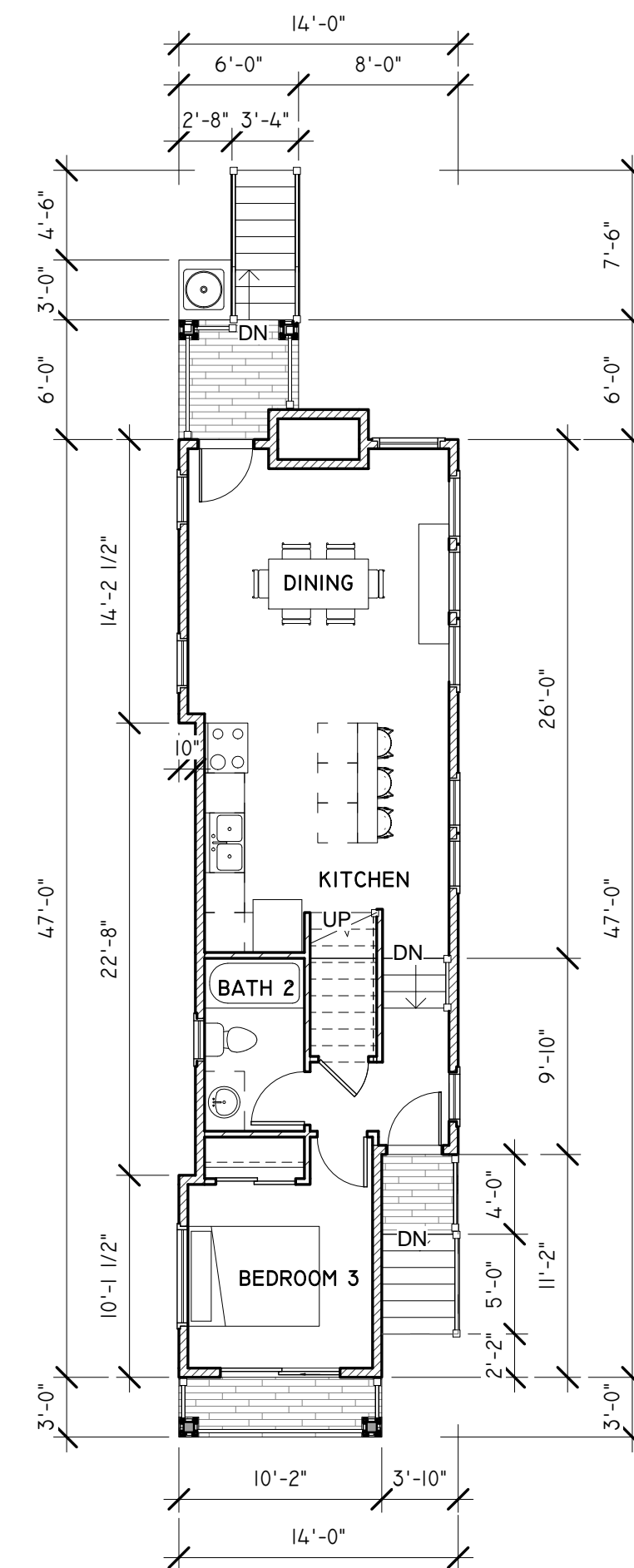
DANIEL PAUL WHEATON
REGISTERED ARCHITECT
NJ 18 9 4 6

REVISIONS:

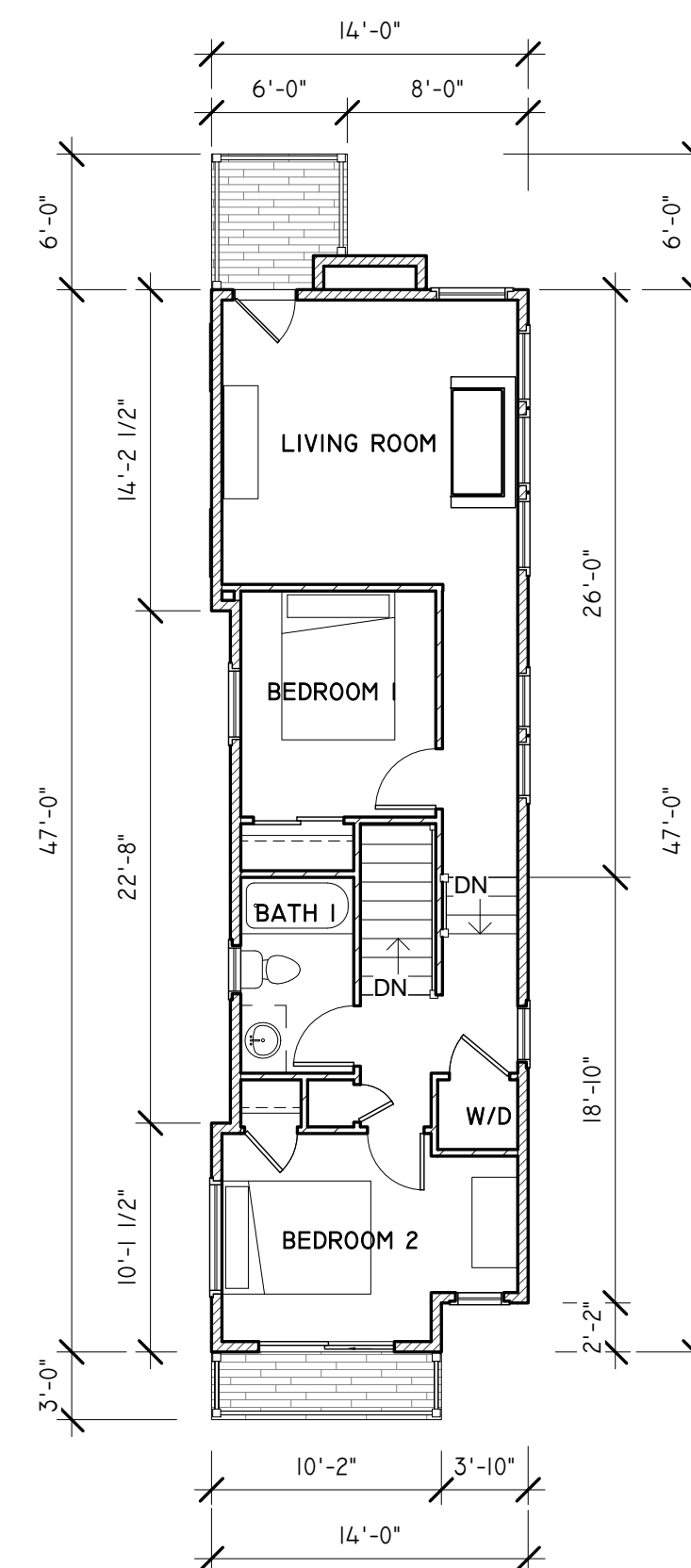
DRAWN: DPW	DATE: 4-22-2022
CHECKED: DPW	SCALE: AS NOTED
DWG. No. ZB-1	FILE No: 22-029



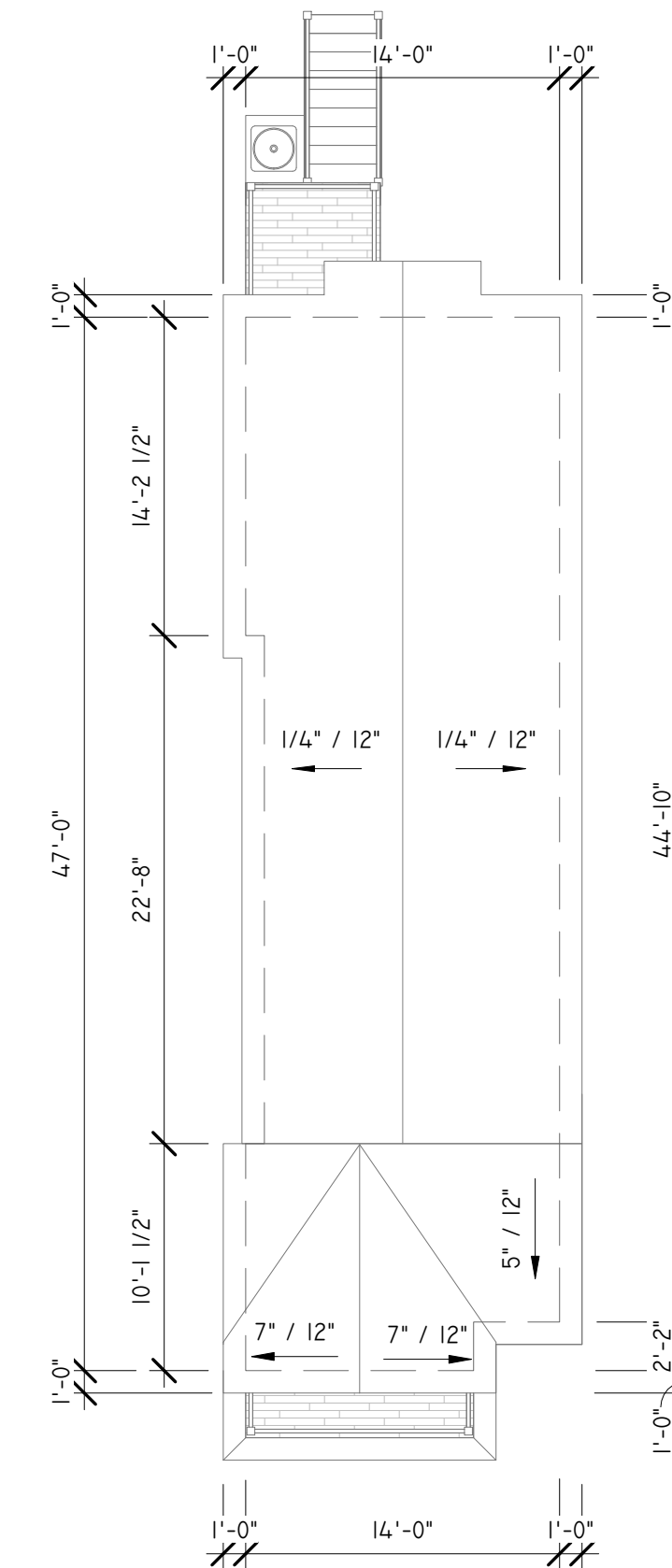
5 Foundation Plan
1/8" = 1'-0"
GARAGE AREA : 596 SF



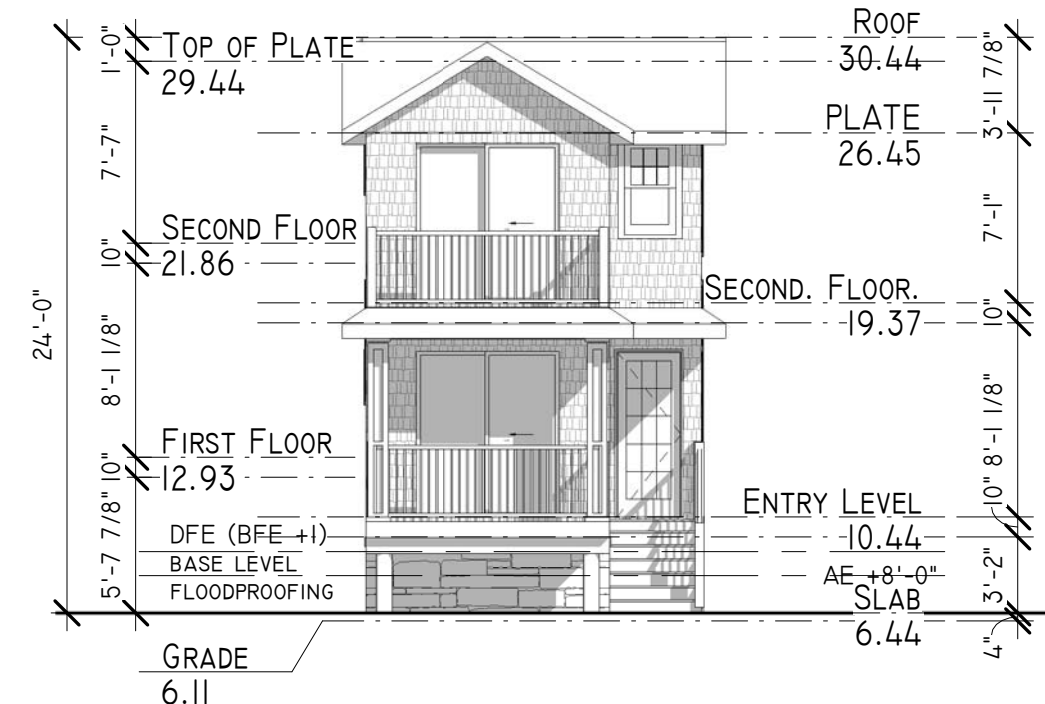
6 First Floor
1/8" = 1'-0"
LIVING AREA : 596 SF
ENTRY DECK : 15 SF
BEDROOM DECK : 31 SF
REAR DECK : 34 SF
TOTAL AREA : 1227 SF



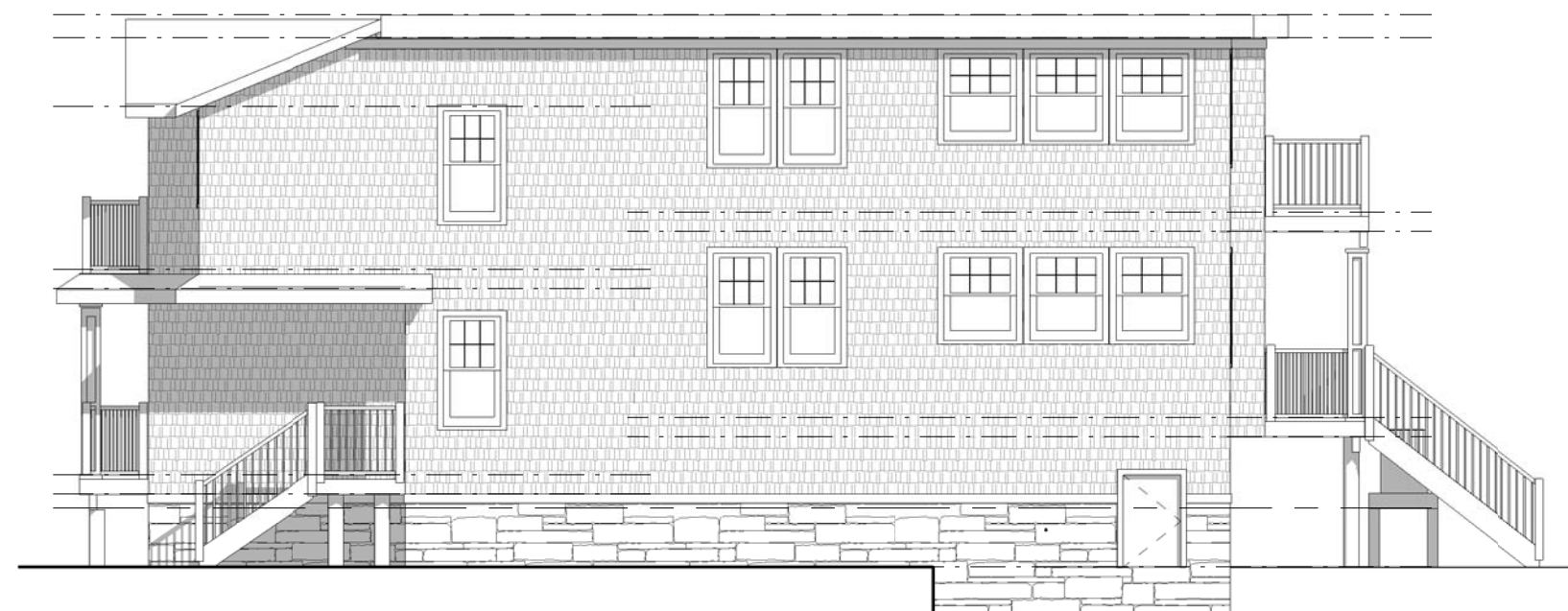
7 Second Floor
1/8" = 1'-0"
LIVING AREA : 631 SF
BEDROOM DECK : 31 SF
REAR DECK : 34 SF



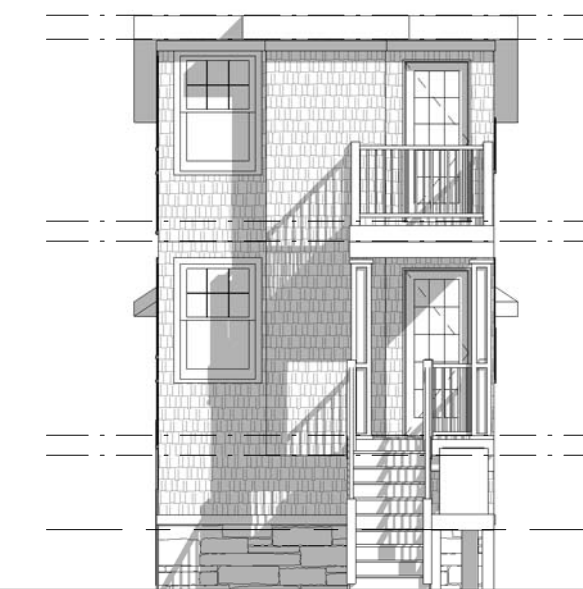
8 Roof
1/8" = 1'-0"



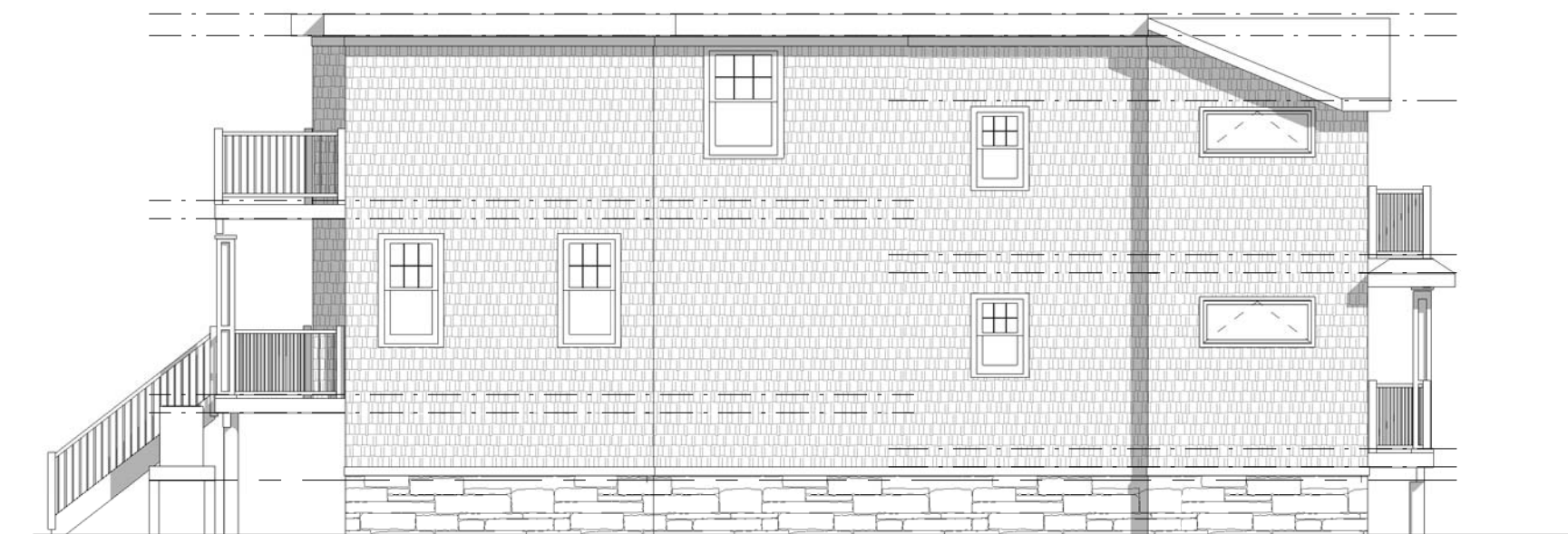
1 Front Exterior Elevation
1/8" = 1'-0"



2 Right Exterior Elevation
1/8" = 1'-0"



3 Rear Exterior Elevation
1/8" = 1'-0"



4 Left Exterior Elevation
1/8" = 1'-0"

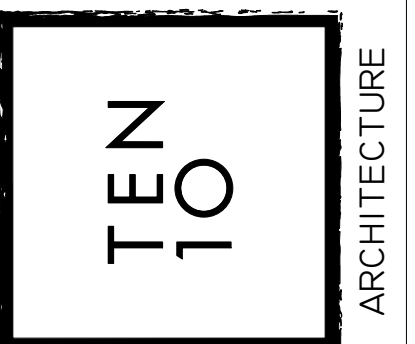
THE LEAMAN RESIDENCE

234 WEST 20TH STREET
SHIP BOTTOM NJ 08008
BLOCK: 43 LOT: 12

PROPOSED RESIDENCE

VARIANCE PLAN
RENDERINGS, PLANS AND ELEVATIONS

TEN 10 ARCHITECTURE LLC
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CERT. OF AUTH. # AC-959



DANIEL PAUL WHEATON
REGISTERED ARCHITECT
PROFESSIONAL PLANNER
331.00944500

REVISIONS:

DRAWN: KAP	DATE: 4-22-2022
CHECKED: DPW	SCALE: 1/4"=1'-0"
DWG. No. ZB-2	FILE No. 21-029