

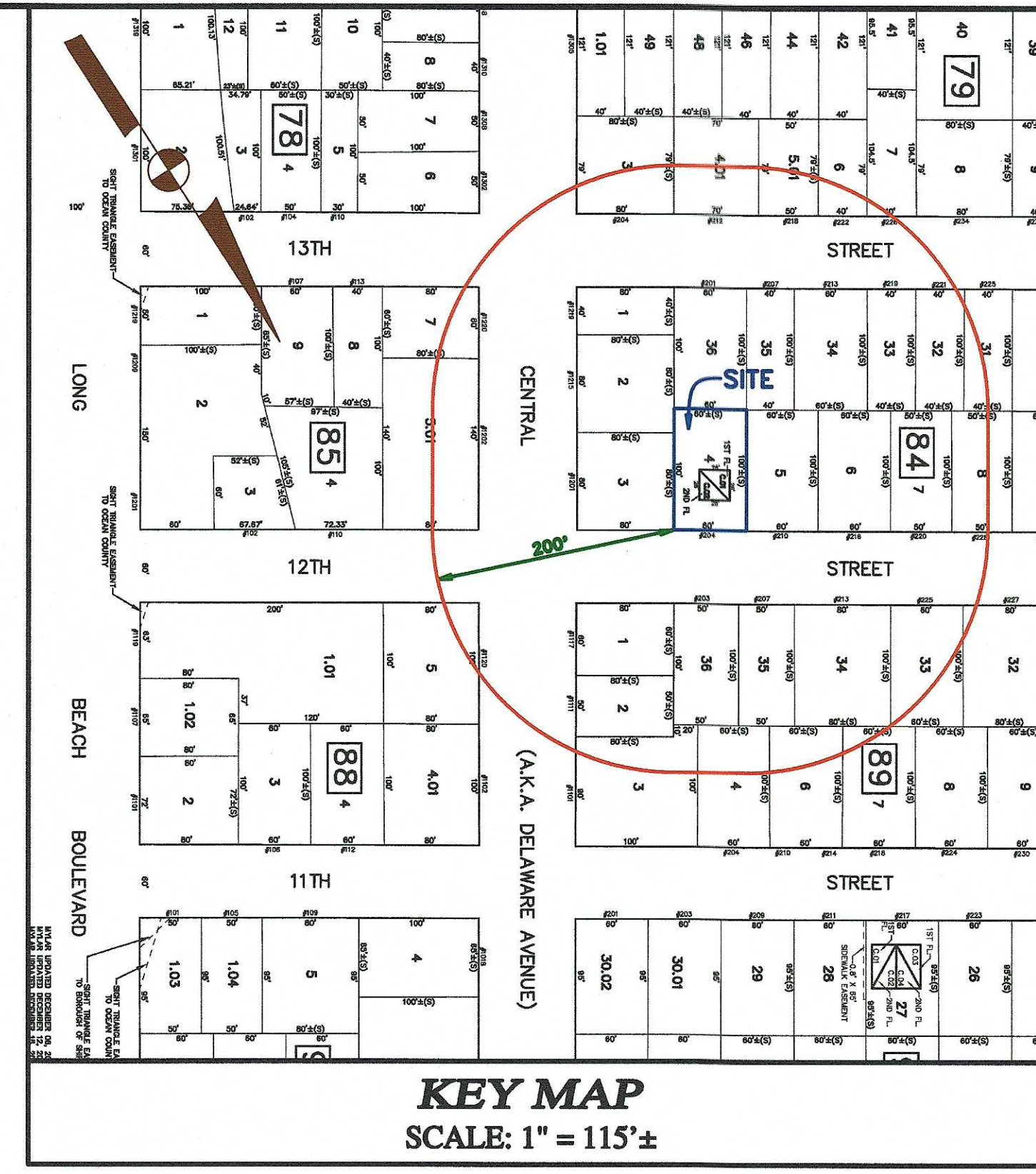
NOTES:

- 1.) THE EXISTING PROPERTY CONTAINS A 2 STORY, 2 UNIT CONDOMINIUM. THE 1st FLOOR UNIT IS DESIGNATED AS UNIT "A" OR LOT C02.1 AND THE 2nd FLOOR UNIT IS UNIT "B" OR LOT C02.2. THE REMAINING PROPERTY, THE COMMON AREA IS KNOWN AS LOT 4.
- 2.) THE OWNER/APPLICANT OF UNIT B, LOT C02.2 PROPOSES TO CONSTRUCT A 2nd FLOOR ADDITION ALONG THE REAR OF THE DWELLING AND RENOVATE & EXTEND A PORTION OF THE 2nd FLOOR DECK, A NEW STAIRWAY & LANDING IS PROPOSED OFF THE SIDE OF THE DECK. NO OTHER EXPANSION OR CHANGES ARE PROPOSED TO THE PROPERTY.
- 3.) PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., DATED 01/16/2023.
- 4.) ELEVATION BASED ON NAVD 1988 VERTICAL DATUM.
- 5.) SITE LOCATED IN FLOOD HAZARD ZONE "A" (EL. 7) (1988 DATUM) AS PER FLOOD INSURANCE RATE MAP PANEL 518 OF 660, COMMUNITY PANEL NO. 345320 0518 G, MAP NUMBER 3402300518G, EFFECTIVE DECEMBER 16, 2021.
- 6.) \*\*SITE LOCATED IN FLOOD HAZARD ZONE "A" (EL. 6) (1988 DATUM) AS PER FLOOD INSURANCE RATE MAP PANEL 518 OF 660, COMMUNITY PANEL NO. 345320 0518 G, MAP NUMBER 3402300518G, REVISED PRELIMINARY JANUARY 30, 2015.
- 7.) WATER AND SEWER SERVICE IS TO UTILIZE EXISTING CONNECTIONS PROVIDED BY MUNICIPAL UTILITIES. EXISTING UTILITY LOCATIONS SHALL BE FIELD DETERMINED PRIOR TO SITE PREPARATION AND CONSTRUCTION.
- 8.) HOUSE DIMENSIONS OBTAINED FROM PLANS PREPARED BY CWB ARCHITECTURE, DATED 03/07/2023.
- 9.) ALL SURFACE STORMWATER RUNOFF IS TO BE DIRECTED TOWARD PERMEABLE SURFACES OR ROAD.
- 10.) NO PLASTIC LINERS ARE TO BE USED UNDER STONE, GRAVEL, OR LANDSCAPED AREAS.
- 11.) BUILDER TO VERIFY THAT THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM THE AVERAGE CURB GRADE TO THE HIGHEST POINT OF THE ROOF IS NOT TO EXCEED 32 FEET.
- 12.) BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR FLOOD ZONES, SUCH AS FLOOD VENTING, GRADING, UTILITIES, ETC..
- 13.) THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.
- 14.) A VARIANCE IS REQUESTED FOR THE CONTINUED USE OF THE PROPERTY AS A 2 FAMILY HOME (CONDOMINIUM) IN THE R-1 WHICH PERMITS SINGLE FAMILY HOMES.
- 15.) A WALKER/VARIANCE IS REQUESTED FROM THE INSTALLATION OF CURBING ALONG 12TH STREET

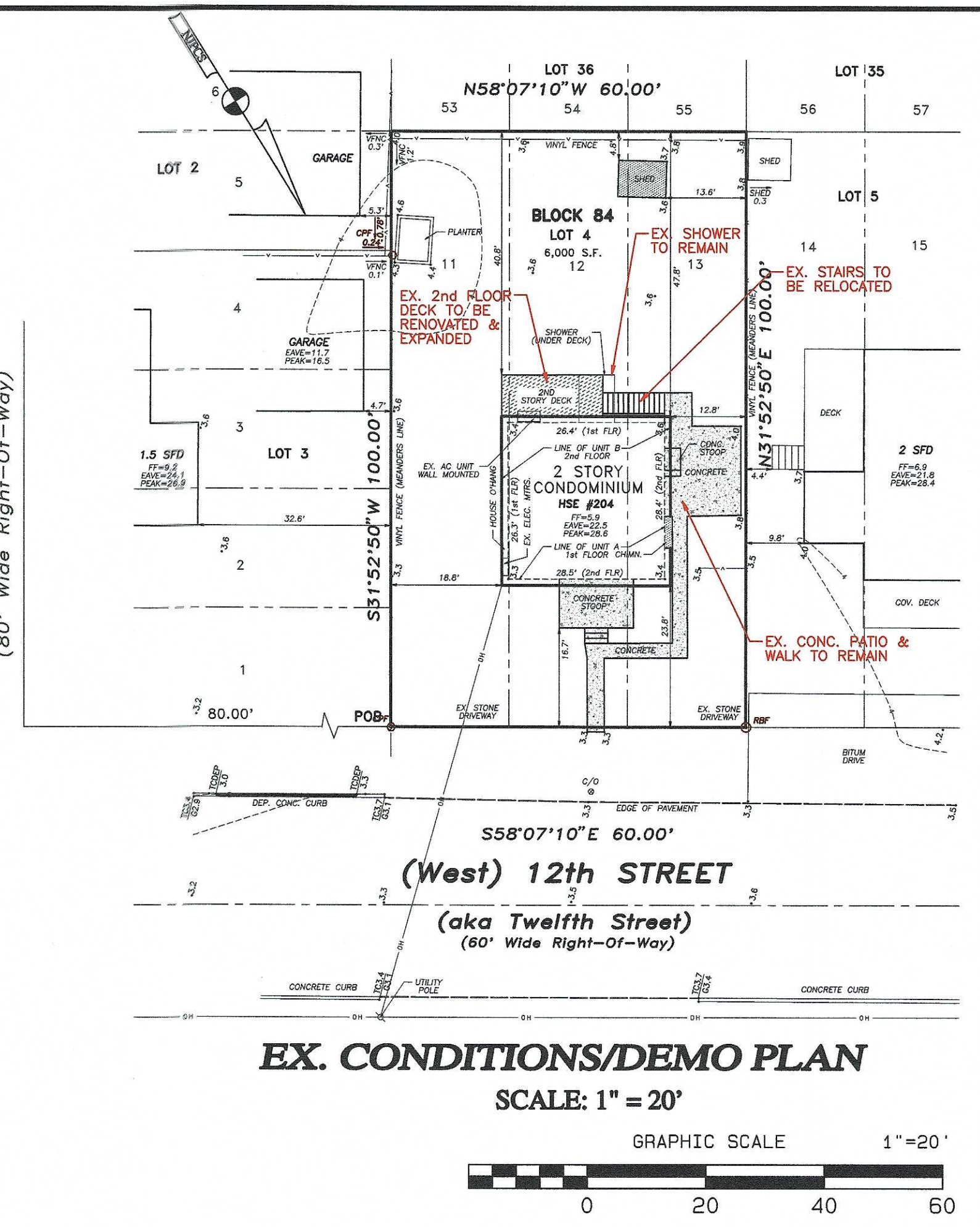
R-1 ZONE REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT WIDTH & FRONTAGE:	60 FT.	60.00 FT.	N/C
MINIMUM LOT DEPTH:	100 FT.	100.00 FT.	N/C
MINIMUM LOT AREA:	6,000 S.F.	6,000 S.F.	N/C
MINIMUM FRONT SETBACK:	15 FT.	15.7 FT (10)	N/C
MINIMUM REAR SETBACK:	10 FT.	10.8 FT (10)	N/C
MINIMUM SIDE SETBACK:	10 FT.	12.8 FT.	N/C
MINIMUM REAR SIDE SETBACK:	10 FT.	12.8 FT.	N/C
MINIMUM FLOOR AREA:	800 S.F.	884 S.F. (C) (END)	N/C
MINIMUM BUILDING COVERAGE:	35 %	18.7 %	21.6 % (SEE CHART)
MAXIMUM LOT COVERAGE:	75 %	24.3 % (10)	27.3 % (SEE CHART)
MAXIMUM BUILDING HEIGHT:	32 FT.	24.8 FT.	N/C
MAXIMUM BUILDING STORIES:	2 1/2	2 STORIES	N/C
OFF STREET PARKING:	4 SPACES	4 SPACES	N/C
ACCESSORY BUILDING:			
MINIMUM SIDE SETBACK:	5 FT.	13.6 FT.	N/C
MINIMUM REAR SETBACK:	5 FT.	4.8 FT. (END)	N/C
MINIMUM TO OTHER BUILDING:	5 FT.	>5.0 FT.	N/C

BUILDING COVERAGE	
ITEM	PROPOSED
DWELLING	884 S.F.
2ND FLOOR DECK	143 S.F.
LANDING & STAIRS	69 S.F.
FRONT PORCH	99 S.F.
SHED	48 S.F.
CONCRETE WALK	131 S.F.
CONCRETE PATIO	189 S.F.
TOTAL AREA	1,310 S.F./21.8%

IMPERVIOUS COVERAGE	
ITEM	PROPOSED
DWELLING	884 S.F.
2ND FLOOR DECK	143 S.F.
LANDING & STAIRS	69 S.F.
FRONT PORCH	99 S.F.
SHED	48 S.F.
CONCRETE WALK	131 S.F.
CONCRETE PATIO	189 S.F.
TOTAL AREA	1,640 S.F./27.3%



CENTRAL AVENUE  
(A.K.A. DELAWARE AVENUE)  
(80' Wide Right-Of-Way)



SITE ADDRESS:  
204 WEST 12TH STREET  
(UNIT B/C02)  
SHIP BOTTOM, NJ 08008

APPLICANT/OWNER:  
LISA AND ED FINNIS  
147 DOVER CHESTER ROAD  
RANDOLPH, NJ 07869

## VARIANCE PLAN

PREPARED FOR  
**LISA AND ED FINNIS**

**BLOCK 84 LOT 4**  
BOROUGH OF SHIP BOTTOM  
OCEAN COUNTY, NEW JERSEY

**JAY F. PIERSON, L.S., P.E.**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR 27482  
NEW JERSEY PROFESSIONAL PLANNER 100528

**JASON M. MARGIANO, P.E., P.P.**  
NEW JERSEY PROFESSIONAL ENGINEER 44814  
NEW JERSEY PROFESSIONAL PLANNER 08040

Project Desc.: Path: J:\2023\20230101\20230101.pro Plot Date/Time: Fri Jun 16, 2023 / 8:11:17

**East Coast Engineering, Inc.**

JAY F. PIERSON, PLS, PP  
ROBERT J. HARRINGTON, PE  
JASON M. MARGIANO, PE, PP  
JOSEPH L. LAZAR, PLS

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CERTIFICATE OF AUTHORIZATION No. 2404230000

DATE PREPARED: 06/16/2023