



**GENERAL NOTES:**

1. THE PROPERTY IS KNOWN AS LOT 1.01, BLOCK 58, AS SHOWN ON THE TAX MAP OF THE BOROUGH OF SHIP BOTTOM, SHEET NO. 9, AND CONTAINS 0.149 ACRES (6500 SF), AND IS LOCATED IN THE R-3 (SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT).
2. EXISTING USE IS SINGLE FAMILY RESIDENTIAL; THE PROPOSED USE IS SINGLE FAMILY RESIDENTIAL
3. EXISTING INFORMATION WAS OBTAINED FROM THE FOLLOWING SOURCES: "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR LOT 1.01, BLOCK 58, SITUATED IN THE BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY," PREPARED BY FRD SURVEYING, LLC, DATED 12/08/22, FRANK R. DESANTIS, P.L.S. PROFESSIONAL LAND SURVEYOR, N.J. LICENSE NO. 42001.
4. THE PROPOSED DWELLING WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER SERVICE. NEW UNDERGROUND ELECTRIC SERVICE WILL BE INSTALLED TO THE PROPOSED NEW DWELLING. THE EXISTING OVERHEAD ELECTRIC SERVICE WILL BE REMOVED ALONG WITH THE EXISTING ELECTRIC SERVICE POLE LOCATED ON THE SUBJECT SITE.
5. ALL UTILITIES WILL BE INSTALLED UNDERGROUND PRIOR TO THE PLACEMENT OF ANY PAVERS.
6. ALL EXISTING STRUCTURES ABOVE AND BELOW GRADE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
7. ALL CONSTRUCTION SHALL CONFORM WITH BOROUGH OF SHIP BOTTOM REQUIREMENTS.
8. SOIL EROSION AND SEDIMENT CONTROL SHALL FALL UNDER THE JURISDICTION OF THE OCEAN COUNTY SOIL CONSERVATION DISTRICT, FORKED RIVER, N.J.
9. THE ENTIRE SUBJECT PROPERTY IS LOCATED IN THE COMMUNITY MAP FOR THE BOROUGH OF SHIP BOTTOM, COMMUNITY NUMBER 345320, MAP/PANEL NUMBER 34029C0518, EFFECTIVE DATE DECEMBER 16, 2021. THE BASE FLOOD ELEVATION FOR THE SUBJECT PROPERTY IS 11. (VE ZONE).
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITY COMPANIES FOR GAS, ELECTRIC, PHONE AND TV SERVICE LOCATIONS. LOCATION OF UTILITIES AS SHOWN ON THESE PLANS ARE PLOTTED FROM AVAILABLE DATE ON FILE WITH THE UTILITY COMPANIES AND IS NOT GUARANTEED AS TO EXACTNESS. THE CONTRACTOR IS TO CONTACT UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE EXACT LOCATION NECESSARY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CONTACT THE NJ ONE CALL SYSTEM AT 800-272-1000.
11. THIS PROJECT IS TO BE CONSTRUCTED IN ITS ENTIRETY, NO PHASING IS PROPOSED AT THIS TIME.
12. THE BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE MEASURED TO THE HIGHEST POINT OF THE BUILDING FROM THE MEAN ELEVATION OF THE CURB LEVEL (OR FUTURE CURB LEVEL IN THE INSTANCE WHERE NO CURB EXISTS) ALONG THE FRONTAGE OF THE LOT, PROVIDED THE FOLLOWING PER ORDINANCE SECTION 16.08.020 A 2. "IN THE INSTANCE WHERE NO ACTUAL LOT FRONTAGE EXISTS, BUT WHERE THE BUILDING IS PROVIDED ACCESS VIA AN EASEMENT THROUGH ANOTHER LOT, THE MEAN ELEVATION OF THE CURB LEVEL SHALL BE CALCULATED ONLY ALONG THE LOT FRONTAGE PORTION OF THE OTHER LOT WHICH CONTAINS THE ACCESS EASEMENT". THE AVERAGE TOP OF CURB ELEVATION AT THE LOT WHICH CONTAINS THE ACCESS AGREEMENT TO THE PROPERTY IN QUESTION IS ELEVATION 12.13. THE PROPOSED NEW RESIDENCE WILL HAVE A MAXIMUM RIDGE HEIGHT ELEVATION OF 47.13 (47.13-12.13=35') COMPLYING WITH THE HEIGHT ORDINANCE REQUIREMENT. PER ORDINANCE SECTION 16.60.010 J THE MAXIMUM HEIGHT FOR BUILDINGS CONSTRUCTED ON OCEANFRONT LOTS SHALL BE 35 FEET. FOR THE PURPOSE OF THAT SECTION, AN OCEANFRONT LOT SHALL MEAN ANY LOT WHICH ABUTS THE OCEANFRONT BUILDING LINE.
13. THE CONSTRUCTION OF THE PROPOSED DWELLING WILL CAUSE LESS THAN 5000 SF OF SURFACE DISTURBANCE. PER THE SOIL EROSION AND SEDIMENT CONTROL ACT, THE SITE DOES NOT QUALIFY AS A "PROJECT". THEREFORE, SUBMISSION TO THE OCEAN COUNTY SOIL CONSERVATION DISTRICT IS NOT REQUIRED. A NON-APPLICABILITY FORM SHALL BE SUBMITTED FOR THIS SITE.

**ZONING TABLE-PROPERTY IS LOCATED IN A R-3 ZONE**

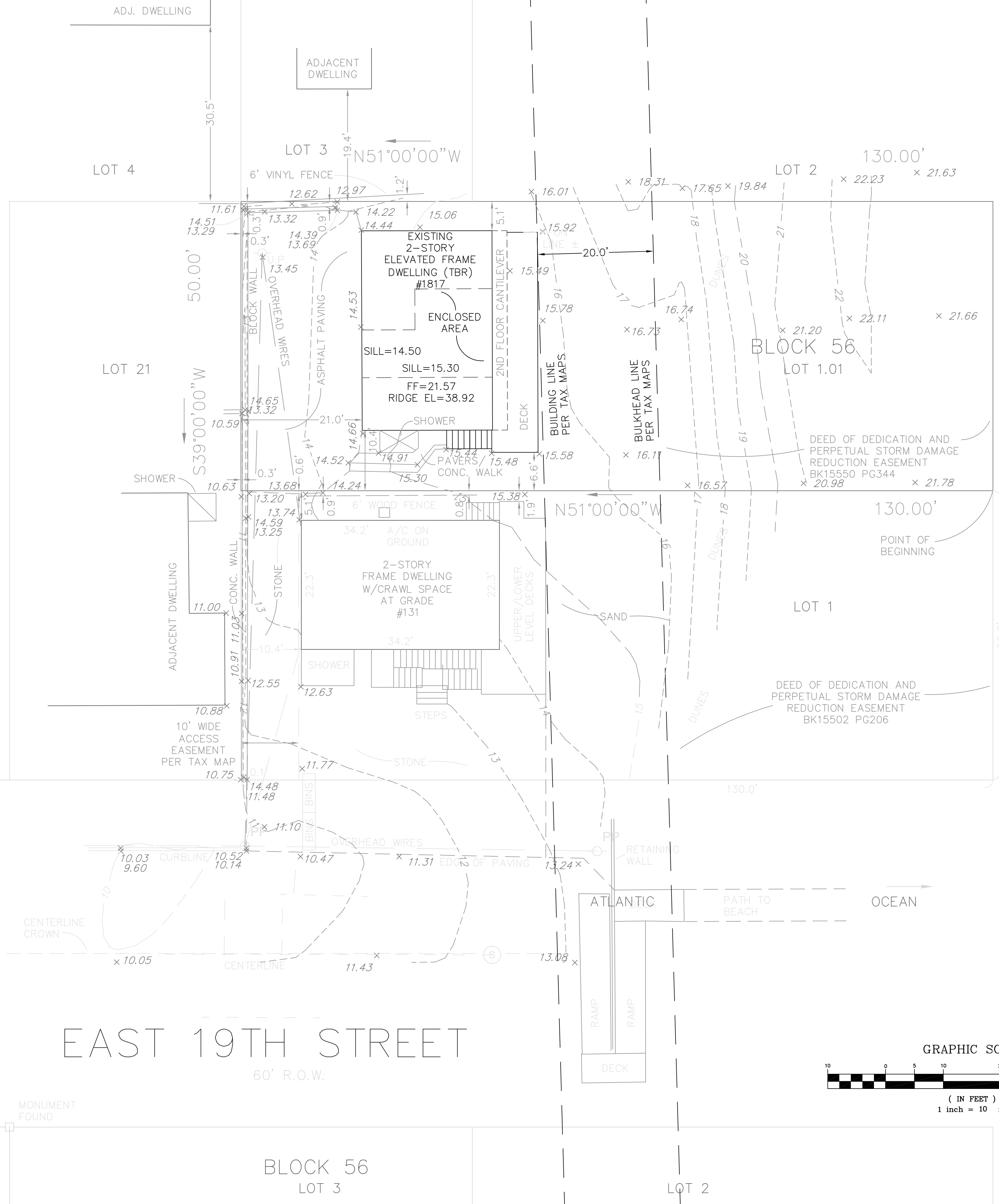
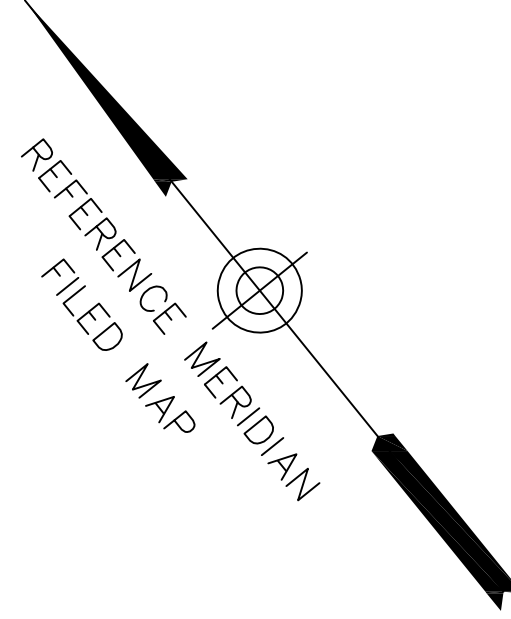
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	COMPLIANCE	COMMENT
LOT AREA (SF)	4000	6500	6500	YES	
LOT WIDTH (FT)	40	40	40	YES	
LOT FRONTAGE (FT)	40	0	0	NO	(A)
DEPTH (FT)	100	130	130	YES	
FRONT YARD SETBACK (FT)	15	20	8	NO	(B)
REAR YARD SETBACK (FT)	20	79	79	YES	
SIDE YARD SETBACK (FT)	10' ONE	6.6	6.6	NO	(C)
	5' OTHER	5.1	5	YES	
FLOOR AREA FIRST FLOOR (SF)	900	777	1004	YES	(D)
BUILDING COVERAGE (%)	35	17.5	20.7	YES	
BUILDING (SF)		777	1004		
DECK (SF)		307	307		
STAIRS (SF)		26	36		
OUTDOOR SHOWER (SF)		26	0		
TOTAL BUILDING COVER (SF)		1136	1347		
LOT COVERAGE (%)	75	30.1	34.3	YES	
TOTAL BUILDING COVER (SF)		1136	1347		
PAVING, PAVERS, & WALL (SF)		1056	883		
OUTDOOR SHOWER (SF)		26	0		
TOTAL LOT COVERAGE (SF)		2218	2230		
HEIGHT OF BUILDING (FT)	35	27	35	YES	

- (A) EXISTING NON-CONFORMITY OF NO FRONTAGE, LOT IS ACCESSED BY EASEMENT.  
 (B) VARIANCE RELIEF OF 7 FT IS REQUESTED TO ALLOW FOR PROPOSED ELEVATOR AND STAIRS BASED ON AN INTERPRETATION THAT WEST OF THE BUILDING IS THE FRONT YARD FOR THIS EASEMENT ACCESSED PREMISES\*\*  
 (C) THE SIDE YARD FOR THE SOUTH STAIRWAY AND THE FIRST FLOOR DECK ARE THE SAME FOR THE EXISTING CONDITIONS AND THE PROPOSED IMPROVEMENTS. A VARIANCE OF 3.4 FT FOR SOUTH SIDE YARD IS REQUESTED FOR THE DECK AND STAIRS.  
 (D) THE PROPOSED HOUSE WILL CONFORM TO THE ORDINANCE, THE EXISTING HOME IS NON-CONFORMING

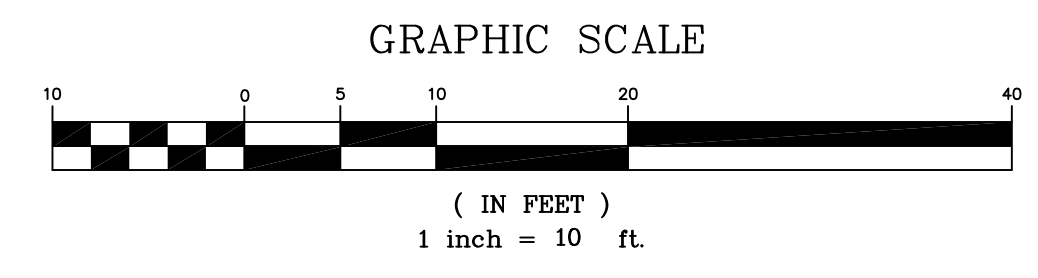
\*\* PER ORDINANCE SECTION 16.08.020, YARD, FRONT: REGARDING A LOT WITH NO STREET FRONTAGE, BUT WHERE THE ACCESS TO THE LOT IS PROVIDED VIA AN EASEMENT ACROSS AN ADJACENT PROPERTY, THE FRONT YARD SHALL BE DETERMINED BY THE LAND USE REVIEW BOARD DURING THEIR REVIEW OF AN APPEAL, THE APPLICANT SUBMITS THAT THE WEST YARD IS THE FRONT YARD FOR THIS PROPERTY.

THE APPLICANT AND OWNERS OF THE PROPERTY IN QUESTION ARE DAVID S. HODULIK AND DEBORAH ANN HODULIK, HUSBAND AND WIFE 1817 OCEAN AVENUE SHIP BOTTOM, NJ 08008

DATE	REVISION
<b>VARIANCE PLAN</b> FOR 1817 OCEAN AVENUE SHIP BOTTOM, OCEAN COUNTY, NJ LOT 1.01 BLOCK 56	
<b>DSH ENGINEERING, INC</b> ENGINEERS, PLANNERS CERTIFICATE OF AUTHORIZATION # 24GA28027400 121 E 19TH STREET SHIP BOTTOM, NJ 08008-4461 (856) 905-5112	
David S. Hodulik _____ Date _____ New Jersey Professional Engineer License No. 24GE03520500	
SCALE 1"=10' CHECKED BY DSH DRWN. BY DSH DATE 10/19/23 SHEET 1 OF 2	



50.00'  
 N39°00'00"E  
 OCEAN AVE.  
 100' R.O.W. (UNIMPROVED)



DATE	REVISION
<b>EXISTING CONDITIONS</b> FOR 1817 OCEAN AVENUE SHIP BOTTOM, OCEAN COUNTY, NJ LOT 1.01 BLOCK 56	
<b>DSH ENGINEERING, INC</b> ENGINEERS, PLANNERS CERTIFICATE OF AUTHORIZATION # 24GA28027400 121 E 19TH STREET SHIP BOTTOM, NJ 08008-4461 (856) 905-5112	
_____ Date David S. Hodulik New Jersey Professional Engineer License No. 24GE03520500	
SCALE 1"=10'	CHECKED BY DSH
DRWN. BY DSH	DATE 10/19/23
SHEET 2 OF 2	