

ZONE: "OR" OFFICE RESIDENTIAL ZONE

OR ZONE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	4,800 SQ.FT.	5,000 SQ.FT.	5,000 SQ.FT.
MIN. LOT WIDTH/FRONTAGE	50'	50'	50'
MIN. LOT DEPTH	100'	100'	100'
FRONT SETBACK	15'	21.1'/16.6'	21.1'/9.2' **
SIDE SETBACK/COMBINED	10'/15'	5.1' **	5.1'
REAR SETBACK	20'	20.0'	20.0'
MAX. BLDG. HEIGHT	32'	28.1	28.1'
BUILDING LOT COVERAGE	35%	34.1%	35.2% **
IMPERVIOUS LOT COVERAGE	75%	63.0%	64.2%
POOL SETBACK: SIDE/REAR	5'/5'	5'/6'	

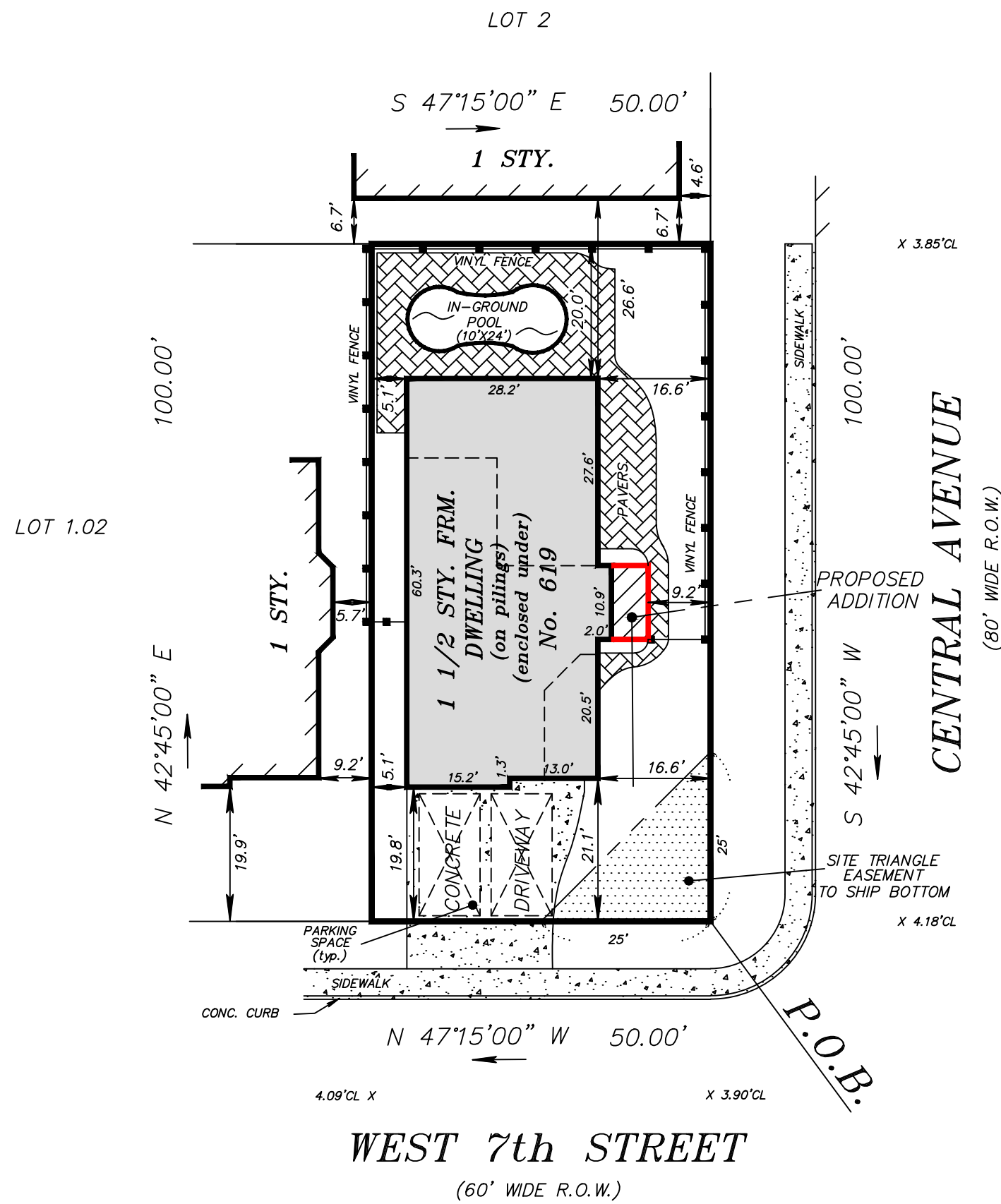
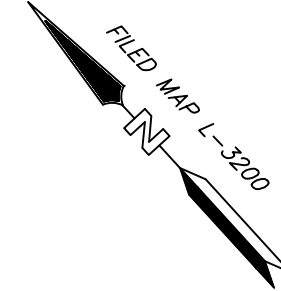
\*\* VARIANCE REQUESTED

VARIANCES REQUESTED

- 1) FRONT YARD SETBACK
- 2) BUILDING LOT COVERAGE



AREA MAP  
1"=200'



APPROVED -BOROUGH ZONING BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED - BOROUGH ZONING BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED - BOROUGH ZONING BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

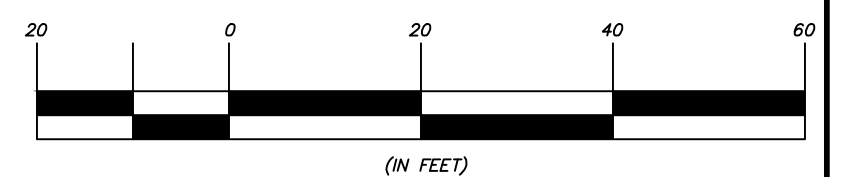
OWNER/APPLICANT  
TO: RALPH and PAMELA VIOLA  
619 CENTRAL AVENUE  
SHIP BOTTOM, NJ 08008

NOTES

- 1) OWNER PROPOSES CONSTRUCTING NEW ELEVATOR ADDITION (see architecturals)
- 2) PROPERTY SITUATED IN BOROUGH OF SHIP BOTTOM ZONE: "OR".
- 3) PROPERTY SITUATED IN FLOOD HAZARD ZONE: "AE", B.F.E. 7', PRELIM. FIRM MAP ZONE: "AE", ELEV. 8', RELEASE DATE 1/30/15.
- 4) EXISTING & PROPOSED FINISH FLOOR ELEVATION ENCLOSURE/LIVING: 5.2'/14.0'.
- 5) EXISTING AND PROPOSED PEAK HEIGHT: 28.1' ABOVE AVERAGE CROWN OF ROAD AT FRONT OF DWELLING.
- 6) SPOT ELEVATIONS: X 0.0'.
- 7) VERTICAL DATUM: N.A.V.D. 1988.

BEING KNOWN AS LOT 1.01 IN BLOCK 114, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF THE BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY.  
BEING COMMONLY KNOWN AS 619 CENTRAL AVENUE.

GRAPHIC SCALE



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

REVISION: 10/12/23 PARKING/TRIANGLE EASE.

DATE: \_\_\_\_\_  
\_\_\_\_\_  
JOHN M. LIS  
PROFESSIONAL LAND SURVEYOR, N.J. LIC. No. 35378

**PLAN TO ACCOMPANY APPLICATION FOR VARIANCE**

SITUATED IN  
BOROUGH OF SHIP BOTTOM  
OCEAN COUNTY, NEW JERSEY  
BLOCK 114 LOT 1.01

**LAND LINE SURVEYORS**

703 MILL CREEK ROAD UNIT F1  
MANAHAWKIN, N.J. 08050  
TEL (609)978-0073 FAX. (609)978-1624

DATE: 9/19/2023 DRAWN BY: C.H.  
SCALE: 1"= 20' FILE NO.: 6525