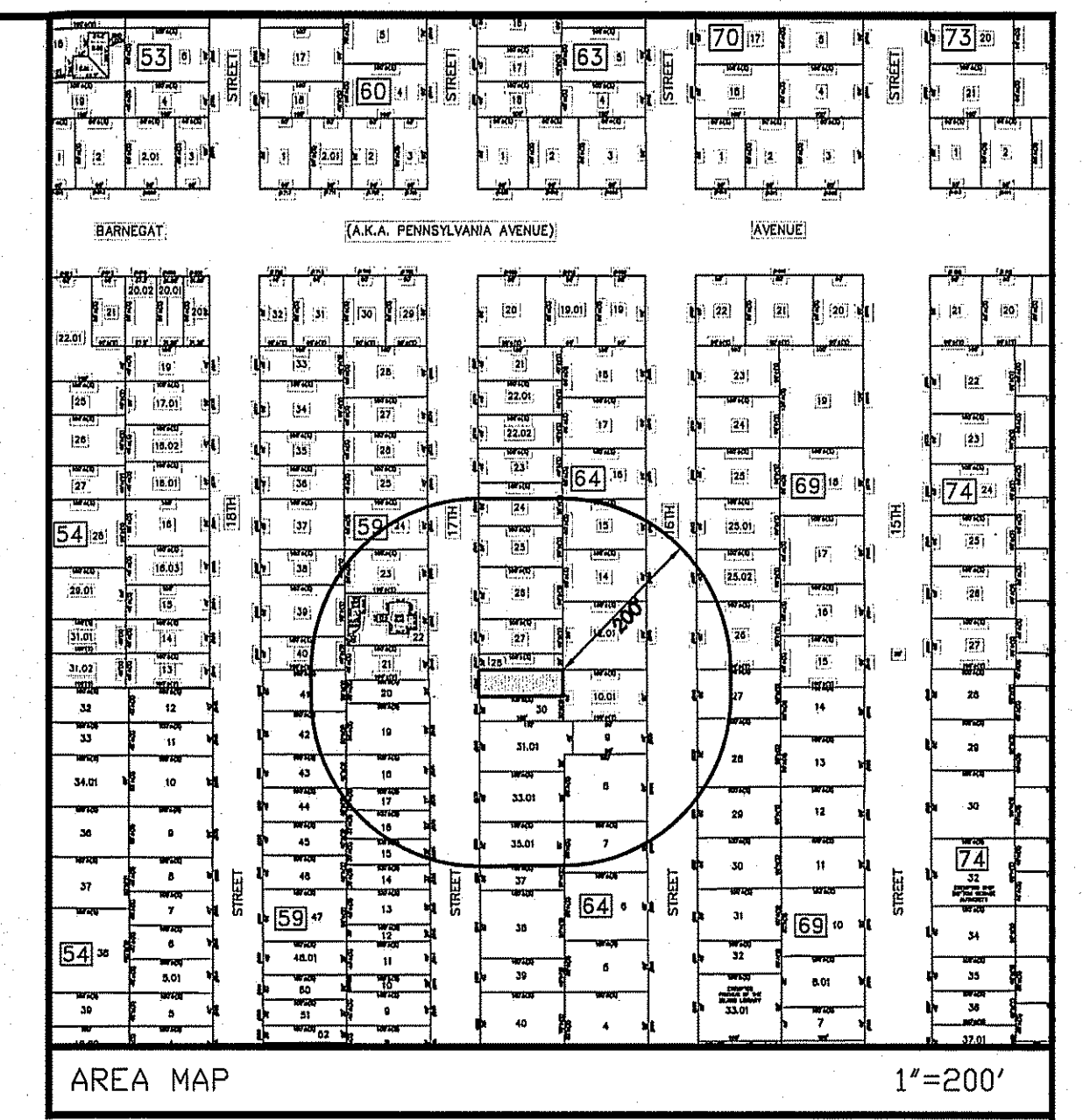


—LEGEND—
 O = IRON PIN FOUND
 POB = POINT OF BEGINNING
 AC = AIR CONDITIONER
 C = CENTERLINE
 6.02 = SPOT ELEVATION



- NOTES:
1. AKA LOT 75 AND THE WESTERLY 10' OF LOT 74, BLOCK 9 FILED MAP A-138, FILED 9/18/1913, "ARLINGTON BEACH CO."
 2. DEED REFERENCE: BOOK 18957 PAGE 869
 3. FLOOD ZONE AE, BASE FLOOD ELEVATION 7 AS SHOWN ON FIRM #34029C0518G, EFFECTIVE 12/16/2021
 4. BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0518H, ISSUED 1/30/2015 THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8 THE PROPERTY IS NOT LOCATED WITHIN THE "COASTAL A" ZONE
 5. ELEVATIONS NAVD (1988)
 6. 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
 7. TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY LEON J. TYSZKA, PLS 35888 TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF LOT 29, BLOCK 64 TAX MAP SHEET #10, BOROUGH OF SHIP BOTTOM", DATED 6/27/2023.

EXISTING CONDITIONS

PROPOSED DEVELOPMENT

ZONING SCHEDULE
 R-2 - SINGLE FAMILY RESIDENTIAL DISTRICT

	CODE	REQUIREMENTS	EXISTING	PROPOSED
LOT AREA	16.2B.01.D	4,000 S.F.	3,000 S.F.**	3,000 S.F.**
LOT FRONTAGE	16.2B.01.D	40 FT.	30 FT.**	30 FT.**
LOT WIDTH	16.2B.01.D	40 FT.	30 FT.**	30 FT.**
LOT DEPTH	16.2B.01.D	100 FT.	100 FT.	100 FT.
SETBACKS:				
FRONT	16.2B.01.D	15 FT.	10.5 FT.**	10.5 FT.**
ONE SIDE	16.2B.01.D	10 FT.	7.9 FT./ 1.6 FT.**	5 FT. / 1.6 FT.**
BOTH SIDES	16.2B.01.D	15 FT.	9.5 FT.**	9.5 FT.**
REAR	16.2B.01.D	20 FT.	26.7 FT.	20.4 FT.
ACCESSORY SETBACKS:				
SIDE	16.2B.01.D	5 FT.	5.6 FT.	5 FT. (A/C)
REAR	16.2B.01.D	5 FT.	30.3 FT.	N/A
FROM OTHER BUILDINGS	16.2B.01.D	5 FT.	2.2 FT.**	N/A
BUILDING COVERAGE (%)	16.2B.01.D	34.6%	(1,050 S.F.)	42.5%*
LOT COVERAGE (%)	16.2B.01.D	75%	(1,274.6 S.F.)	50.4%*
HEIGHT	16.2B.01.C	24 FT.	24.9 FT.**	24.9 FT.**
		1 STORY	1 STORY	1 STORY
PARKING REQUIREMENTS:				
2 SPACES/DWELLING UNIT	16.2B.01.E	2 SPACES	0 SPACES**	0 SPACES**
DRIVEWAY OPENINGS				
MAXIMUM WIDTH OF OPENING	16.52.080.C.1	1	1	NO CHANGE
		12 LF (MAX)	9.4 LF	

** EXISTING NON-CONFORMITY
 * VARIANCE REQUESTED

OFFSETS 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 HIGHEST PRACTICE FOR SURVEYING AND PLANNING. NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.
 THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TITLE CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.
 THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, 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.

OWNER/APPLICANT:
 EMILY RALEIGH & ROBERT MCGEEHAN
 245 WEST 17TH STREET
 SHIP BOTTOM, NJ 08008

REVISIONS

HORN, TYSON & YODER, INC.
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS
 CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 1, 2022
 8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
 PHONE (609) 492-5050 FAX (609) 492-4163

VARIANCE MAP OF
 LOT 29, BLOCK 64
 TAX MAP SHEET # 10
 BOROUGH OF SHIP BOTTOM
 OCEAN COUNTY, NEW JERSEY

James D. Brzozowski
JAMES D. BRZOZOWSKI, P.E., P.P.
 Professional Engineer, NJ License Number: GE44223
 Professional Planner, NJ License Number: 33.10066400

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

JDB NO. 23-037 DATE: 1/18/2024