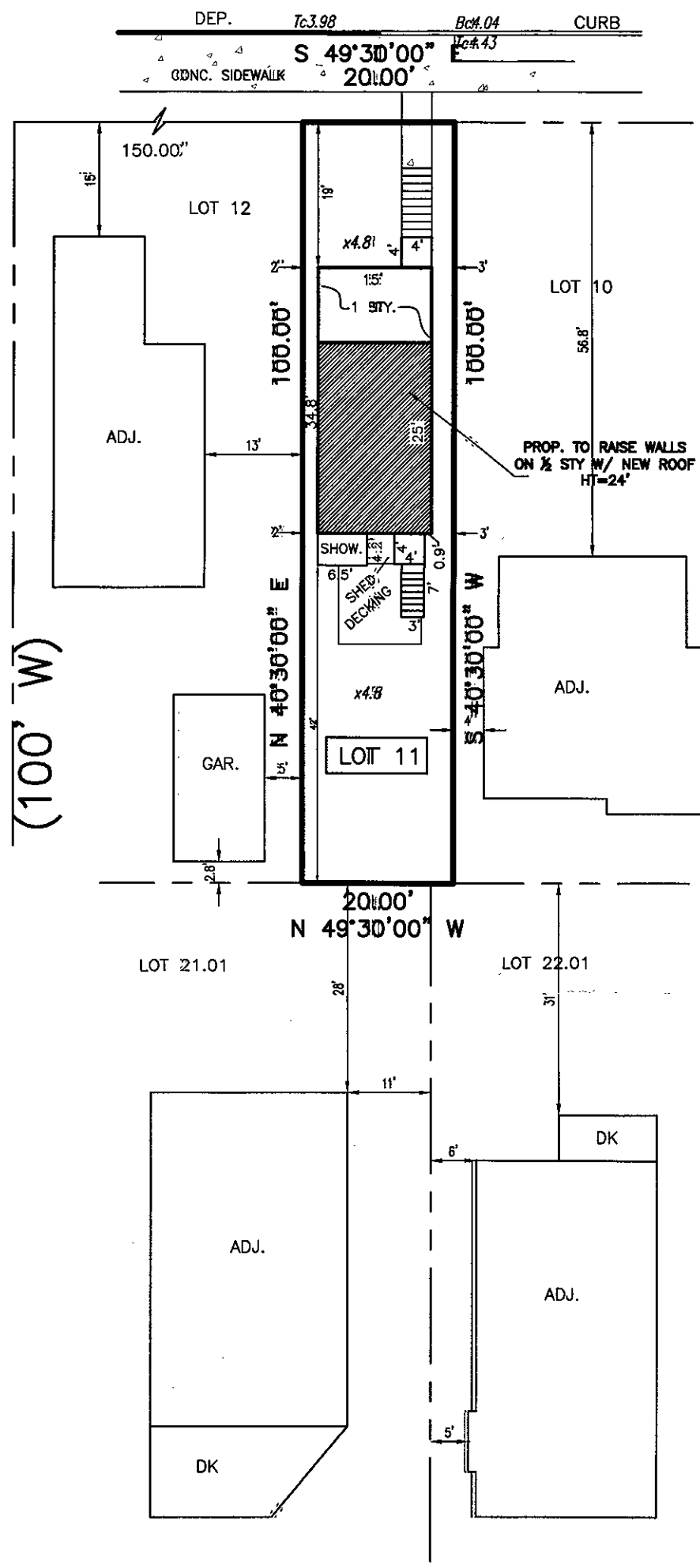
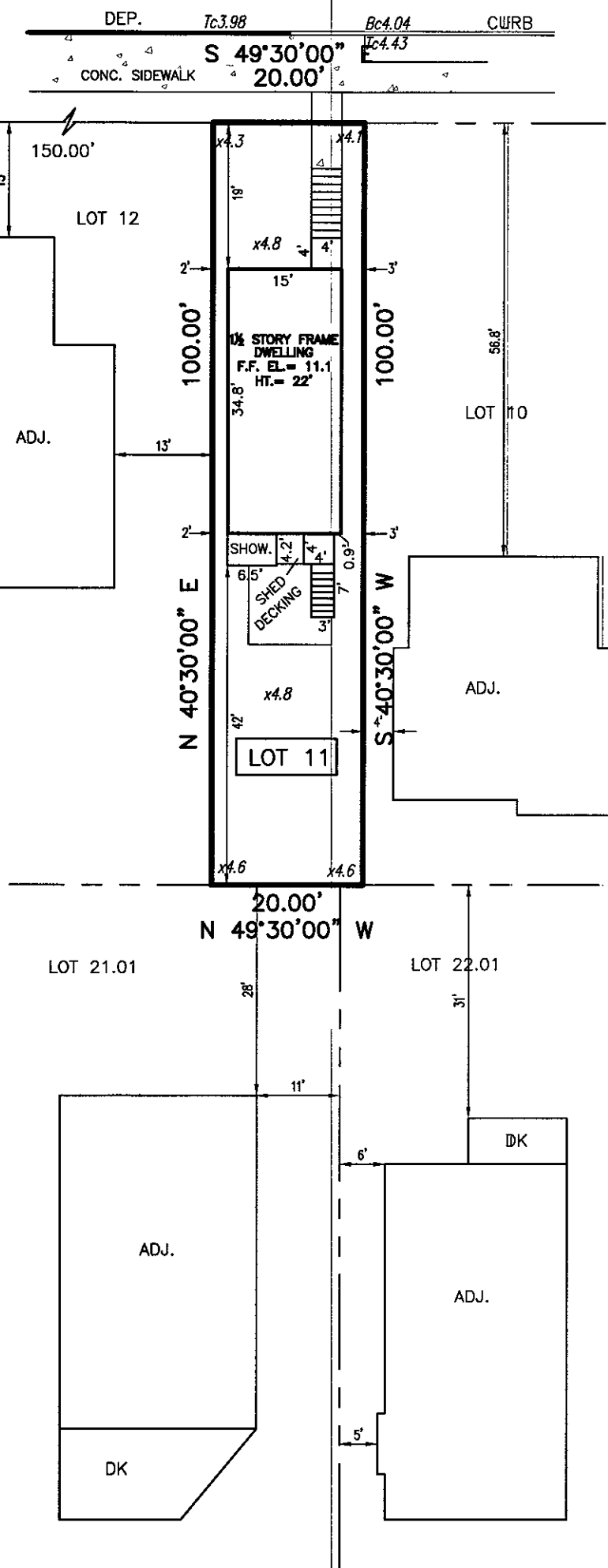


24th. STREET (60' W)

24th. STREET (60' W)

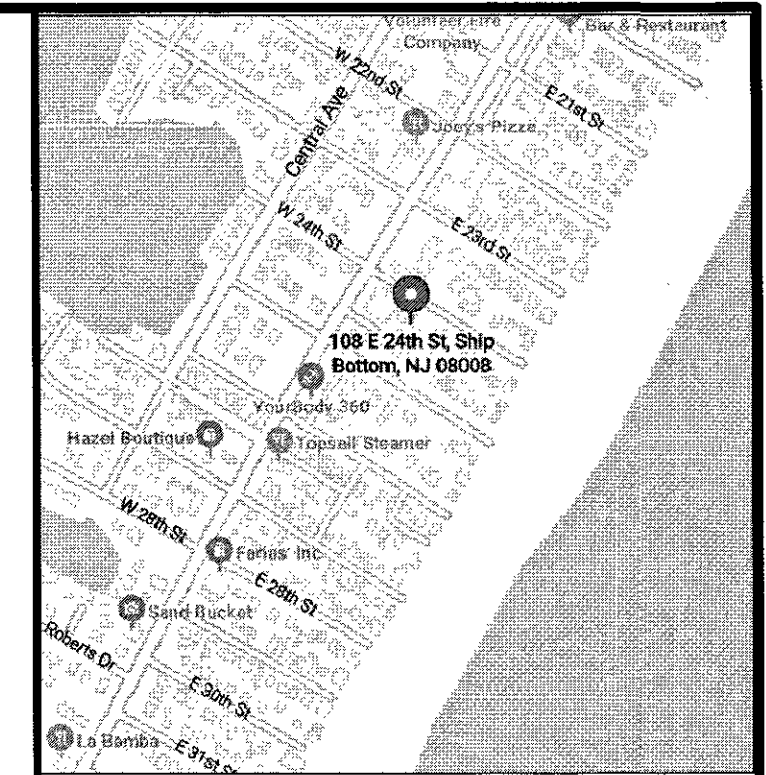
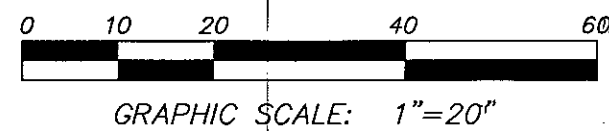
LONG BEACH BOULEVARD
(100' W)

LONG BEACH BOULEVARD
(100' W)



EXISTING CONDITIONS
SCALE: 1"=20'

PROPOSED CONDITIONS
SCALE: 1"=20'



LOCATION MAP SCALE: 1"=200'

ZONE R-3 RESIDENTIAL (1 & 2 FAMILY)

	REQUIRED	EXISTING	PROPOSED
LOT WIDTH & FRONTAGE	40'	20**/**	20**/**
LOT DEPTH	100'	100'	100'
LOT AREA	4,000 s.f.	2,000 s.f.**	2,000 s.f.**
FRONT YARD SETBACK	15'	19'	19'
REAR YARD SETBACK	20'	42'	42'
SIDE YARD SETBACK	10' ONE/ 15' BOTH	2**/5*	2** /5*
ACCESS. BLDG. SETBACK TO SIDE & REAR LINE	5' & 5'	N/A	N/A
BLDG. COVERAGE	35%	31.5%	31.5%
IMP. LOT COVERAGE	75%	38.7%	38.7%
HEIGHT OF BLDG.	24'	22'	24'

* EXISTING NONCONFORMITY
** VARIANCE REQUESTED

§16.52.070. NON CONFORMING LOTS, STRUCTURES & USES

NOTE: ON ANY NON CONFORMING LOT OF LESS THAN 40 FEET IN WIDTH, NO BUILDING SHALL BE ERRECTED CONSISTING OF MORE THAN ONE HABITABLE STORY OR EXCEEDING 24 FEET IN HEIGHT

APPLICANT

LARUFFA, PETER
108 E. 24TH STREET,
SHIP BOTTOM, NJ 08008

x4.8 DENOTES EXISTING ELEVATION

NO.	DATE	DESCRIPTION	BY

VARIANCE PLAN

T.M. LOT 11 ~ BLOCK 29

BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

NELKE / TYSZKA
LAND SURVEYORS, LLC
382 W. 9TH STREET - SUITE 4 - SHIP BOTTOM, NJ 08008
(609) 494-3474 FAX (609) 361-9231

LEON J. TYSZKA
P.L.S. # 35888

JOB NO: 36-479 DATE: 11-12-2013 SCALE: 1"=20'

(1988 DATUM)
PRELIMINARY FLOOD ZONE: AE
BASE FLOOD ELEV. 8.0 (REVISED 1-30-2015)
FLOOD ZONE: AE
BASE FLOOD ELEV. 7.0 (INCORP. 12-16-2021)