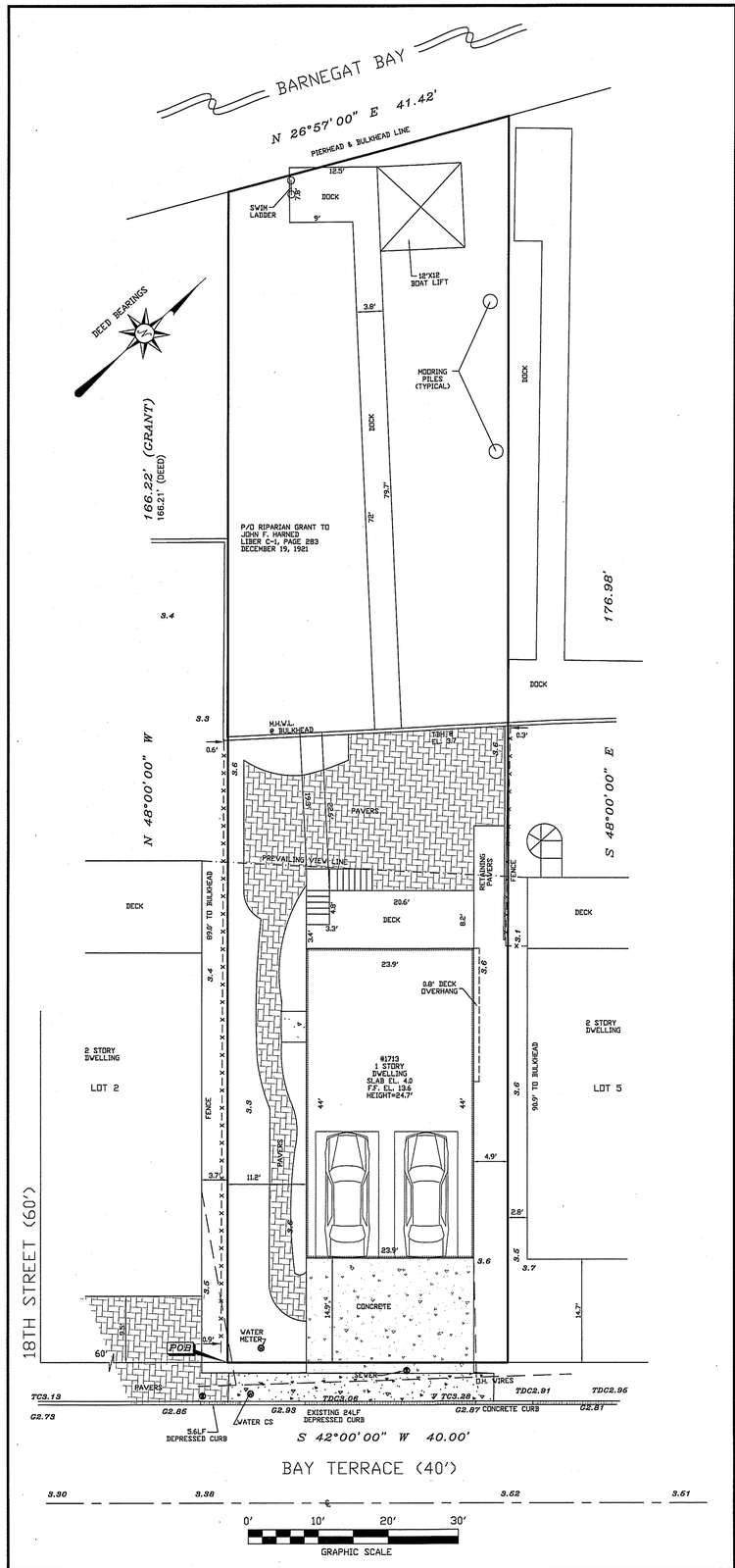
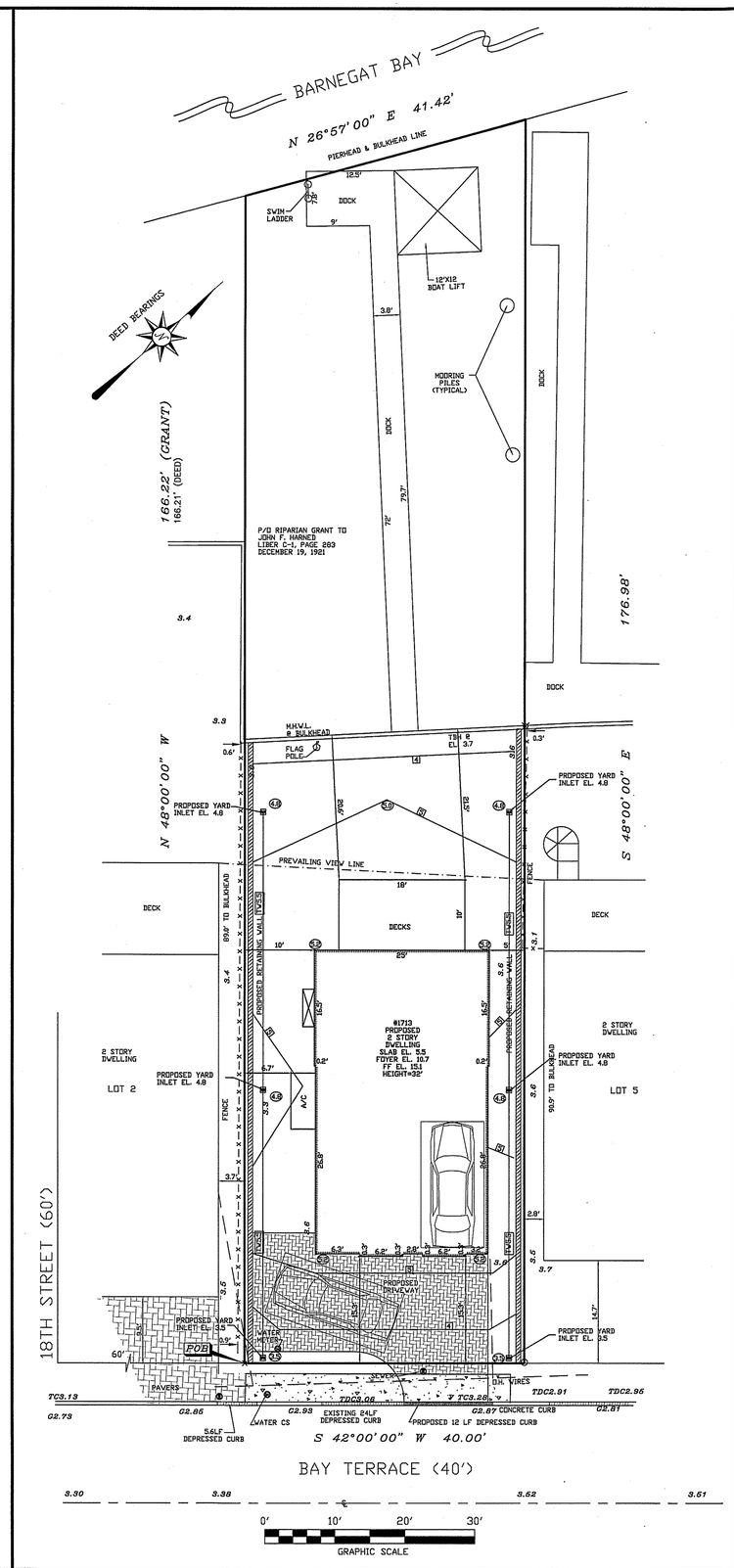


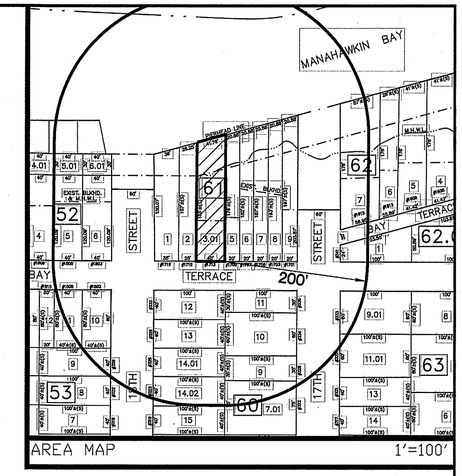
EXISTING CONDITIONS



PROPOSED DEVELOPMENT

NOTES:

1. DEED REFERENCE:
   BOOK 13703, PAGE 1337
2. FLOOD ZONE AE, BASE FLOOD ELEVATION 8,
   AS SHOWN ON FIRM #34029C0518G, EFFECTIVE 12/16/2021
3. BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0518H, ISSUED 1/20/2015
   THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 9
   THE PROPERTY IS LOCATED WITHIN THE "COASTAL A" ZONE
4. ELEVATIONS NAVD (1988)
5. TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY LEON J. TYSZKA, PLS GS35888 TITLED, "BOUNDARY & TOPOGRAPHIC SURVEY OF LOT 3.01, BLOCK 61 TAX MAP SHEET # 12 BOROUGH OF SHIP BOTTOM OCEAN COUNTY, NEW JERSEY" DATED 10/25/2023
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 10.
7. EXISTING CURB AND SIDEWALK SHALL BE REMOVED AND REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH CURRENT DESIGN STANDARDS AS DIRECTED BY THE BOROUGH ENGINEER.



ZONING SCHEDULE
R-2 - SINGLE FAMILY RESIDENTIAL DISTRICT

	CODE	REQUIREMENTS	EXISTING	PROPOSED
LOT AREA	16.28.010.D	4,000 S.F.	3,598.3 FT.**	3,598.3 FT. *
LOT FRONTAGE	16.28.010.D	40 FT.	40 FT.	40 FT.
LOT WIDTH	16.28.010.D	40 FT.	40 FT.	40 FT.
LOT DEPTH	16.28.010.D	100 FT.	90 FT.**	90 FT.*
SETBACKS:				
FRONT	16.28.010.D	15 FT	14.9 FT.**	15.3 FT.
ONE SIDE	16.28.010.D	10 FT.	11.2 FT./4.9 FT.	10 FT./5 FT.
BOTH SIDES	16.28.010.D	15 FT.	16.1 FT.	15 FT.
REAR	16.28.010.D	20 FT.	22.6 FT.	20.6 FT.
ACCESSORY SETBACKS:				
SIDE	16.28.010.D	5 FT.	N/A	6.7 FT. (A/C)[1]
REAR	16.28.010.D	5 FT.	N/A	N/A
FROM OTHER BUILDINGS	16.28.010.D	5 FT.	N/A	N/A
BUILDING COVERAGE (%)	16.28.010.D	35% (1,259.4 S.F.)	35.9%** 1,291.9 S.F.	35% 1,258.5 S.F.[2]
LOT COVERAGE (%)	16.28.010.D	75%	71.9%	50.2%
HEIGHT	16.28.010.C	32 FT. 2-1/2 STORY	24.7 FT. 1 STORY	32 FT. 2 STORY
PREVAILING VIEW	16.60.010.G	TO BE MAINTAINED		COMPLIANT
PARKING REQUIREMENTS: 2 SPACES/DWELLING UNIT	16.28.010.E	2 SPACES	2 SPACES	2 SPACES
DRIVEWAY OPENINGS MAXIMUM WIDTH OF OPENING	16.52.080.C.1	1 12 LF	1 24 LF	1 12 LF
FIRST FLOOR ELEVATION	16.68.12.A	10 NAVD[3]	EL. 13.6	EL. 10.7

1 PER SECTION 16.60.010.K.3 - A/C PLATFORM MAY ENCROACH INTO A SIDE YARD PROVIDED IT COMPLIES WITH THE ACCESSORY SETBACK.

2 BUILDING COVERAGE CALCULATION DOES NOT INCLUDE THE 28 S.F. A/C PLATFORM

3 THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER SUPPORTING THE HABITABLE PORTION OF THE BUILDING IS TO BE AT OR ABOVE ELEVATION 10 NAVD.

** EXISTING NON CONFORMANCE
* VARIANCE REQUESTED

-LEGEND-
⊗ =I. D. DISC FOUND IN BULKHEAD
POB =POINT OF BEGINNING
℄ =CENTERLINE
5.02=SPOT ELEVATION
TW9.3=TOP OF WALL ELEVATION
○ =IRON PIN FOUND
× =DRILL HOLE FOUND
(7) =PROPOSED CONTOUR
(7.2) =PROPOSED SPOT ELEVATION

OWNER/APPLICANT
MARC & SANJA FRIEDANT
1427 MONTEREY BLVD
HERMOSA BEACH, CA 90254

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

JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number: GE44223
Professional Planner, N.J. License Number 33LI00606400

VARIANCE MAP OF
LOT 3.01, BLOCK 61
TAX MAP SHEET # 12
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'	DRAWN BY: AMC	SHEET 1 OF 1
JOB NO. 99-005	DATE: 7/23/2024	