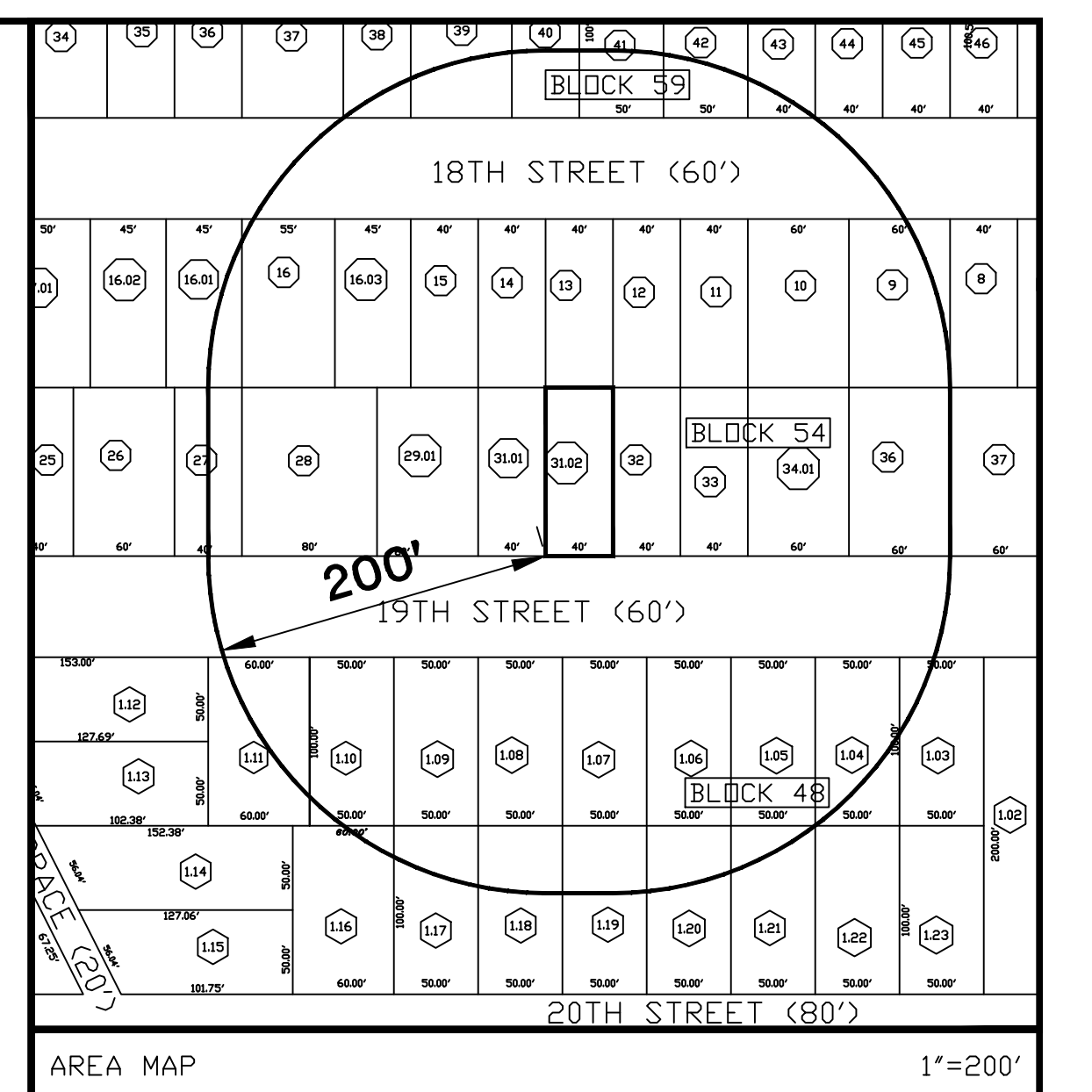
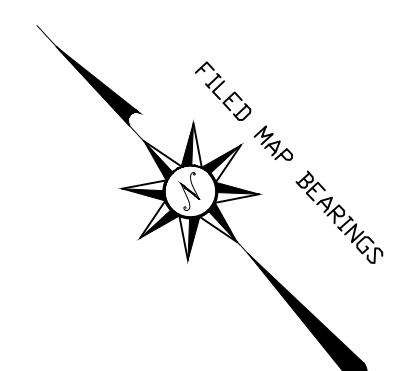
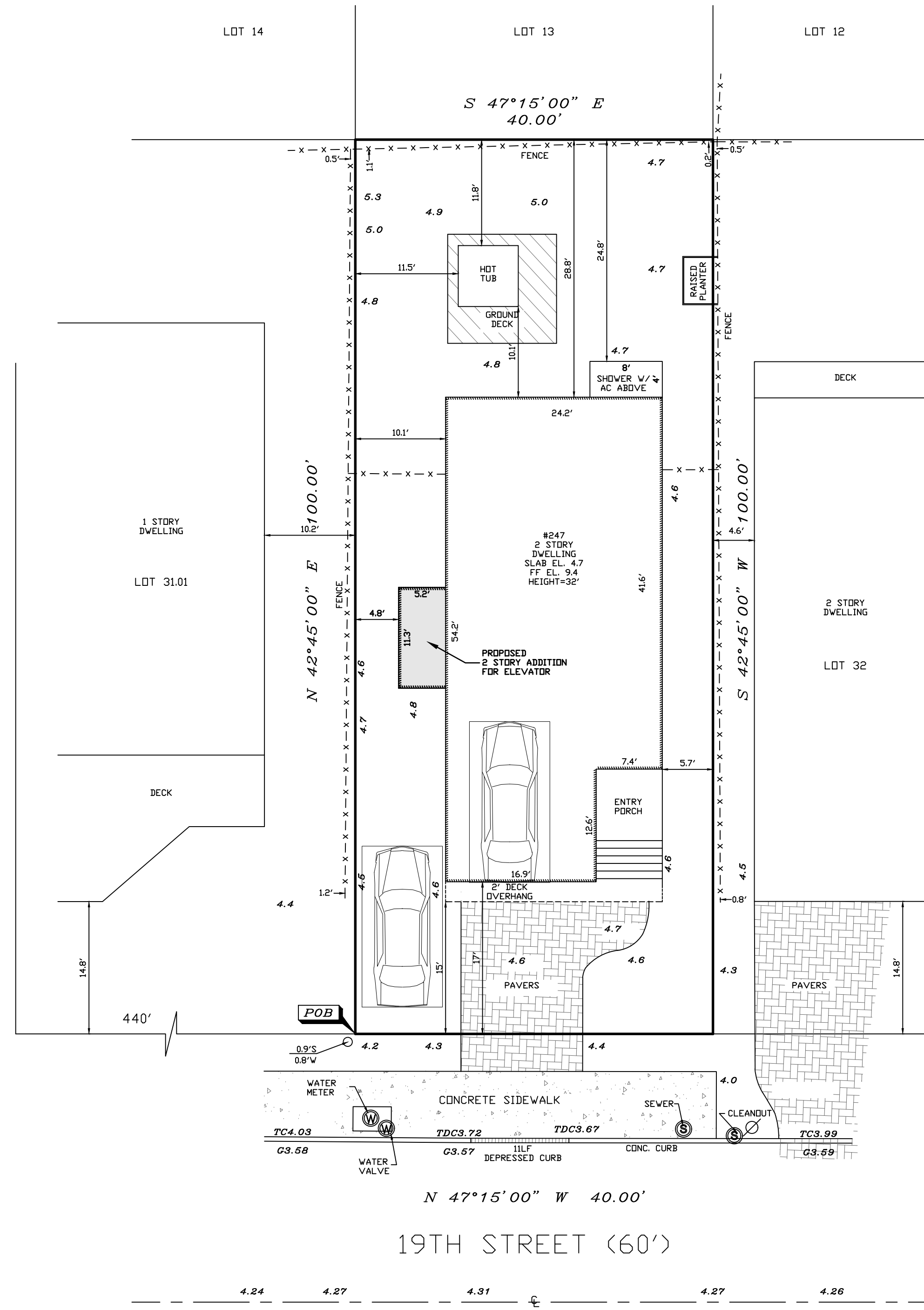
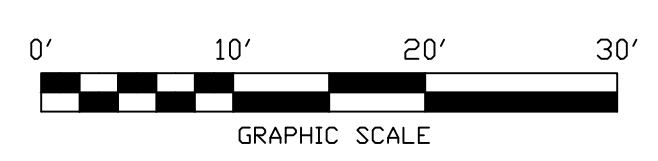


BARNEGAT AVENUE (100')
(A.K.A. PENNSYLVANIA AVENUE)



- LEGEND:**
- = IRON PIN FOUND
 - PDB = POINT OF BEGINNING
 - AC = AIR CONDITIONER
 - ⊕ = CENTERLINE
 - 5.02 = SPOT ELEVATION
 - ⊗ = UTILITY POLE

- NOTES:**
1. A.K.A. LOT 31.02, BLOCK 54, FILED MAP #J-2911, FILED 5/14/1999, "MINOR SUBDIVISION TAX MAP LOT 31, BLOCK 54, BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY"
 2. DEED REFERENCE: BOOK 13608, PAGE 153
 3. FLOOD ZONE AE, BASE FLOOD ELEVATION 7, AS SHOWN ON FIRM #34029C05186
 4. BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0518H, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8, THE PROPERTY IS LOCATED OUTSIDE OF THE "COASTAL A" ZONE
 5. ELEVATIONS NAVD (1988)
 6. TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY LEON J. TYSZKA, PLS. G535888 TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT 31.02, BLOCK 54 TAX MAP SHEET #11, BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY", DATED 5/19/2025



ZONING SCHEDULE - R-2 RESIDENTIAL ZONE

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
LOT AREA	16.28.010.D	4,000 S.F.	4,000 S.F.	NO CHANGE
LOT WIDTH	16.28.010.D	40 FT.	40 FT.	NO CHANGE
LOT DEPTH	16.28.010.D	100 FT.	100 FT.	NO CHANGE
PRINCIPAL SETBACKS:				
FRONT	16.28.010.D	15 FT.	15 FT.	NO CHANGE
REAR	16.28.010.D	20 FT.	24.8 FT.	NO CHANGE
ONE SIDE	16.28.010.D	10 FT.	10.1 FT. & 5.7 FT.	4.8 FT.* & 5.7 FT.
BOTH SIDES	16.28.010.D	15 FT.	15.8 FT.	10.5 FT.*
ACCESSORY SETBACKS:				
SIDE	16.28.010.D	5 FT.	11.5 FT.	NO CHANGE
REAR TO OTHER BUILDING	16.28.010.D	5 FT.	11.8 FT.	NO CHANGE
TO OTHER BUILDING	16.28.010.D	5 FT.		
OFF-STREET PARKING	16.28.010E.(1)	2 SPACES	2 SPACES	NO CHANGE
HEIGHT	16.28.010.C.	32 FT.	32 FT.	NO CHANGE
BUILDING COVERAGE	16.28.010.D.	35% (1,400 S.F.)	35% (1,400 S.F.)	36.5%* (1,459.8 S.F.)
IMPERVIOUS COVERAGE	16.28.010.D.	75%	50.8%	52.2%

* = VARIANCE REQUESTED

APPROVED BY THE SHIP BOTTOM LAND USE BOARD

CHAIRMAN _____

SECRETARY _____

ENGINEER _____

OWNER/APPLICANT
PHILIP & DIANE LORELLO
247 W. 19TH STREET
SHIP BOTTOM, NEW JERSEY 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

James D. Brzozowski
JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number: GE44223
Professional Planner, N.J. License Number: 33L00606-400

VARIANCE MAP OF
LOT 31.02, BLOCK 54
TAX MAP SHEET # 11
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'
DRAWN BY: NZ
JOB NO.: 25-041
DATE: 12/15/2025

VARIANCE 1