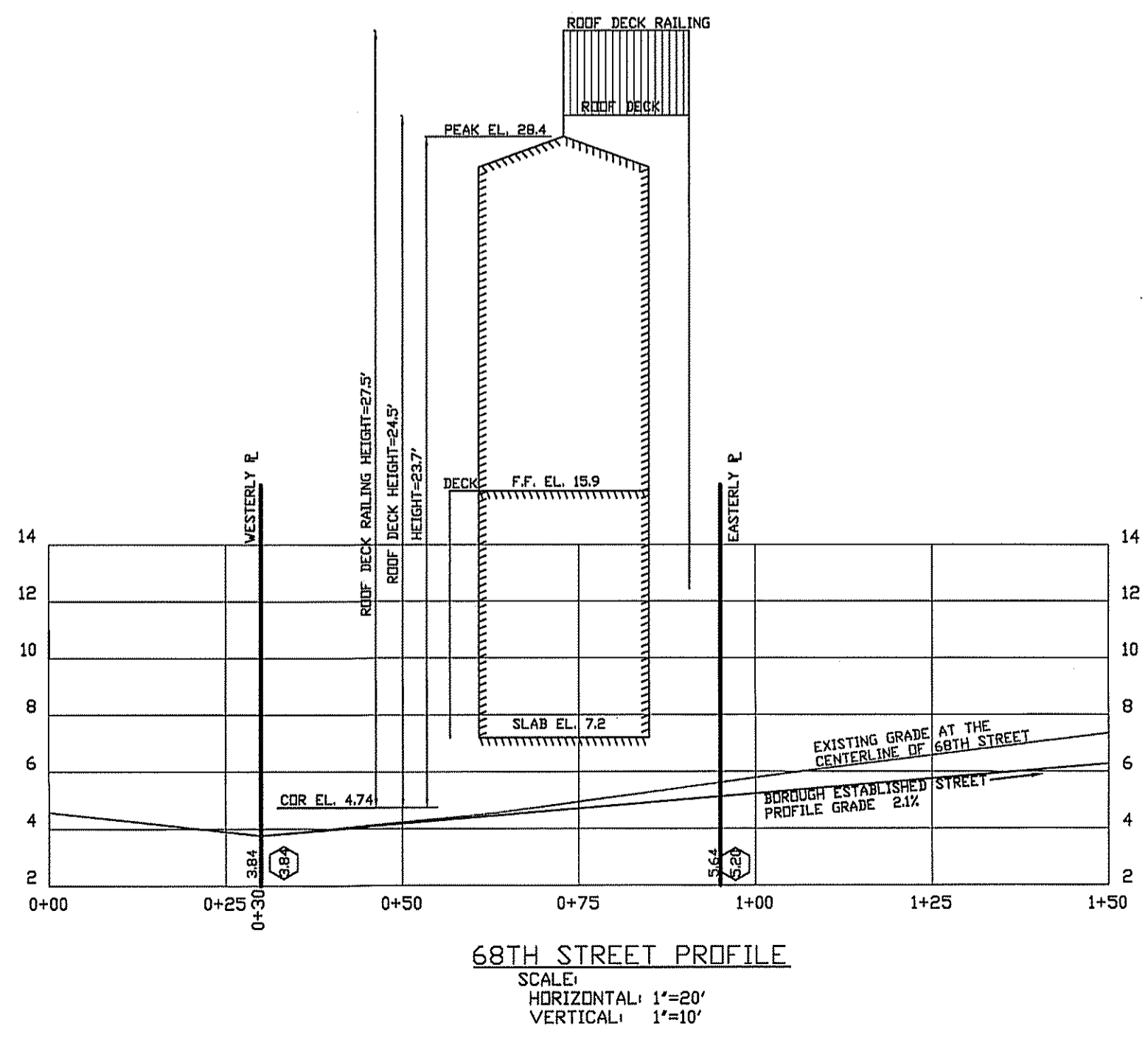
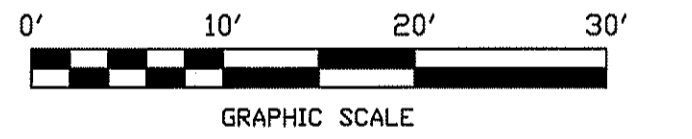


- LEGEND**
- = IRON PIN FOUND
 - = POINT OF BEGINNING
 - = CENTERLINE
 - E/P = EDGE OF PAVEMENT
 - 6.02 = SPOT ELEVATION
 - = EXISTING CONTOUR
 - ⊙ = PROPOSED SPOT ELEVATION
 - ⊘ = UTILITY POLE



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

THIS CERTIFICATION IS MADE ONLY TO THE HONED PARTIES FOR PURCHASE AND/OR MORTGAGE. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.

THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TIDELANDS CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.

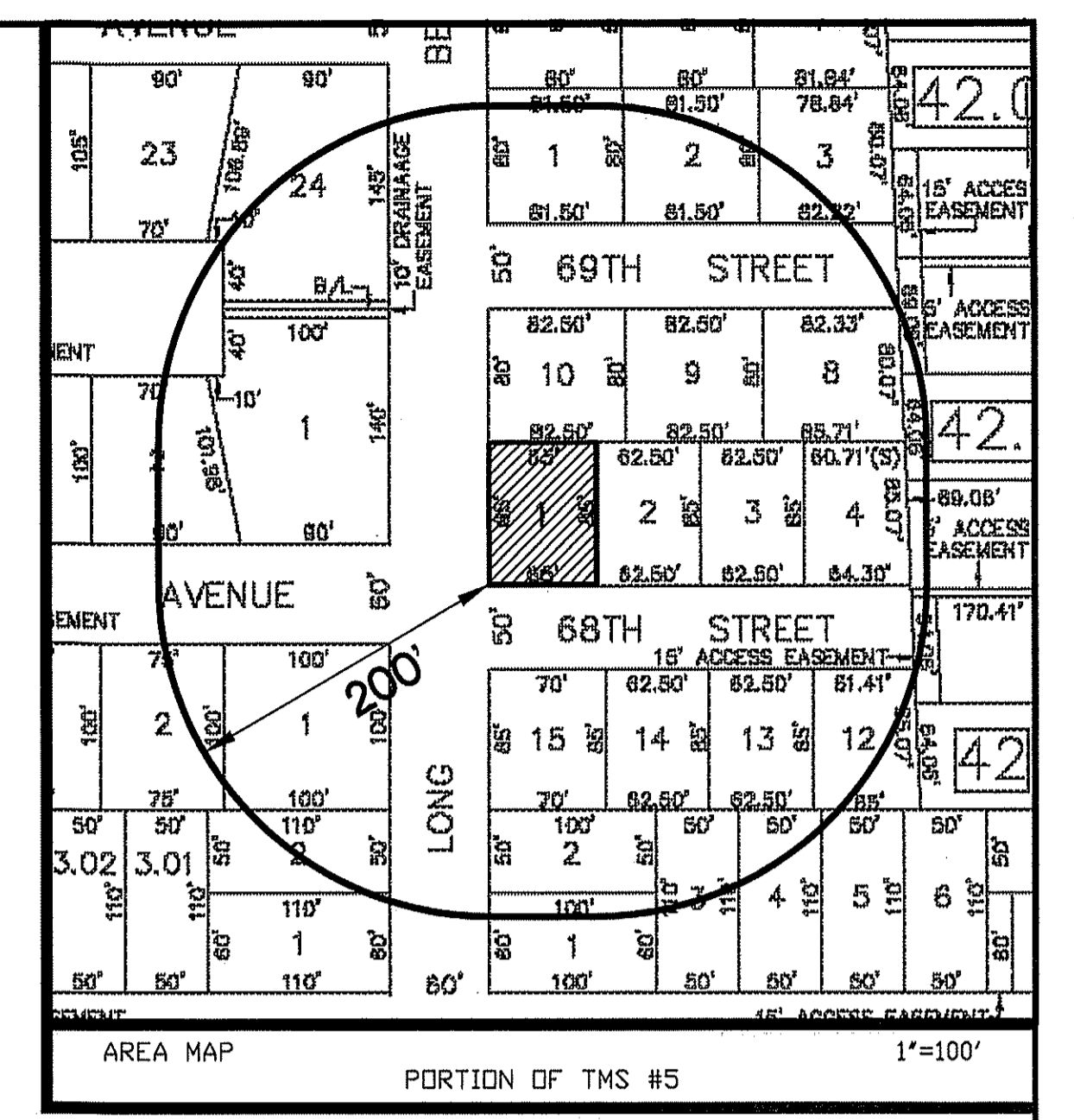
THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREON.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

ZONING SCHEDULE
RAA - SINGLE FAMILY RESIDENTIAL DISTRICT

	CODE	REQUIRED	EXISTING	PROVIDED
LOT AREA	13-10.3.b	7,500 S.F.	5,525 S.F. **	NO CHANGE
LOT WIDTH	13-10.3.a.1	50 FT.	65 FT.	NO CHANGE
LOT DEPTH	13-10.3.a.2	75 FT.	85 FT.	NO CHANGE
SETBACKS:				
FRONT	13-10.3.b.1	25 FT.	26.8 FT.	23.4 FT.*
LONG BEACH BOULEVARD	13-10.3.b.1	25 FT.	25.4 FT.	NO CHANGE
68TH STREET	13-10.3.b.2	15 FT.	N/A	N/A
REAR	13-10.3.b.2	15 FT.	N/A	N/A
SIDE	13-10.3.b.3	10 FT. (EACH)	3.8 FT.**/15.5 FT.	NO CHANGE
POOL SETBACKS:				
FRONT	13-7.7.b	25 FT.	N/A	10 FT.*
REAR	13-17.5.c	5 FT.	N/A	N/A
SIDE	13-17.5.c	10 FT.	N/A	10 FT.
FROM HOUSE	13-17.5.c	8 FT.	N/A	8.9 FT.
FENCE				
SETBACK TO LONG BEACH BLVD	13-16.d.5	2 FT.	N/A	2 FT.
HEIGHT	13-15.2.a	48 INCHES	N/A	48 INCHES
BUILDING COVERAGE:				
WITHOUT DECKS AND OPEN PORCHES	13-7.3.a	29%	15.7%	NO CHANGE
TOTAL	13-7.3.a	33%	24.4%	24.6%
IMPERVIOUS COVERAGE (%)	13-7.3.c	75%	24.7%	36.6%
FLOOR AREA RATIO	13-7.3.b	50%	15.7%	NO CHANGE
POOL COVERAGE (%)	13-7.3.d & 13-17.8	43%	N/A	33.1%
HEIGHT:				
SLOPED ROOF	13-7.2.c	30 FT.	23.7 FT.	NO CHANGE
FLAT ROOF (ROOF DECK)	13-7.2.c	26 FT.	24.5 FT.	NO CHANGE
ROOF DECK RAILS	13-7.2.c	29 FT.	27.5 FT.	NO CHANGE
PARKING				
2 SPACES/DWELLING	13-9.6.a	2 SPACES	2 SPACES	NO CHANGE
DRIVEWAY WIDTH AT STREET	13-9.6.c	18 FT.	27 LF.**	NO CHANGE
DRIVEWAY OPENINGS AT STREET	13-9.6.c	1 OPENING	1 OPENING	NO CHANGE

** EXISTING NON-CONFORMITY
* VARIANCE REQUESTED



NOTES:

1. DEED REFERENCE BOOK 18463, PAGE 1131
2. A.K.A. LOT 31, SECTION C, FILED MAP #D-570 FILED ON 11/4/1968
"SEA MDR FINAL PLAT OF SECTIONS B, C, & D RE-SUBDIVISION OF LOTS 9, 10, 10-A & 11, BLOCK 42 HARVEY CEDARS, OCEAN COUNTY, NEW JERSEY"
3. FLOOD ZONE AE, BASE FLOOD ELEVATION 7 AS SHOWN ON FIRM #34029C0509F
4. BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0509G, THE PROPERTY IS IN FLOOD ZONE AE, BASE FLOOD ELEVATION 7 THE PROPERTY IS LOCATED OUTSIDE THE "COASTAL A" ZONE
5. VERTICAL DATUM NAVD (1988)
6. PURSUANT TO 13-16.2.d.5 - PROPERTIES FRONTING LONG BEACH BOULEVARD:
 - b. WHEN NEW CONSTRUCTION, MAJOR RENOVATIONS OR THE RESALE OF PROPERTY ARE UNDERTAKEN ON PROPERTIES FRONTING LONG BEACH BOULEVARD, ALL FENCES SHALL BE SET BACK A MINIMUM OF TWO (2) FEET FROM THE PROPERTY LINE ALONG LONG BEACH BOULEVARD. FURTHER, THE AREA BETWEEN THE EDGE OF PAVEMENT ON LONG BEACH BOULEVARD AND A DISTANCE OF TWO (2) FEET INTO THE PROPERTY SHALL BE MAINTAINED AS A LEVEL SURFACE WITH NO OTHER OBSTRUCTIONS WITHIN THE AREA, I.E. NO MAILBOXES, DECORATIVE ORNAMENTS, LANDSCAPE ETC. INSTALLATION OF A WALKABLE SURFACE WITHIN THIS AREA WILL BE REQUIRED, I.E. GRASS, GRAVEL, MAXIMUM 1/4 INCH STONE OR OTHER LEVEL SURFACE. NO UNEVEN SURFACES WILL BE PERMITTED. (ORD. NO. 2014-14 § 6)

REVISIONS

HORN, TYSON & YODER, INC.
CONSULTING ENGINEERS, SURVEYORS-PLANNERS
CERTIFICATE 24GA27951700 - ISSUED JULY 27, 2020
8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
PHONE (609) 492-5050 FAX (609) 492-4163

James B. ...
JAMES B. ... P.E., P.P.
Professional Engineer, N.J. License Number: GE44223
Professional Planner, N.J. License Number: 33L10060400

Robert G. ...
ROBERT G. ... P.L.S.
Professional Land Surveyor, N.J. License Number: 35357

VARIANCE MAP
LOT 1, BLOCK 42.01
TAX MAP SHEET # 5
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'	DRAWN BY: MAG	SHEET 1 OF 1
JOB NO. 11-21-057	DATE: 6/14/2021	

OWNER/APPLICANT
HARBACH PRESSLER LIVING TRUST
51 PELLING FARM COURT
BELLE MEADE, NJ 08502