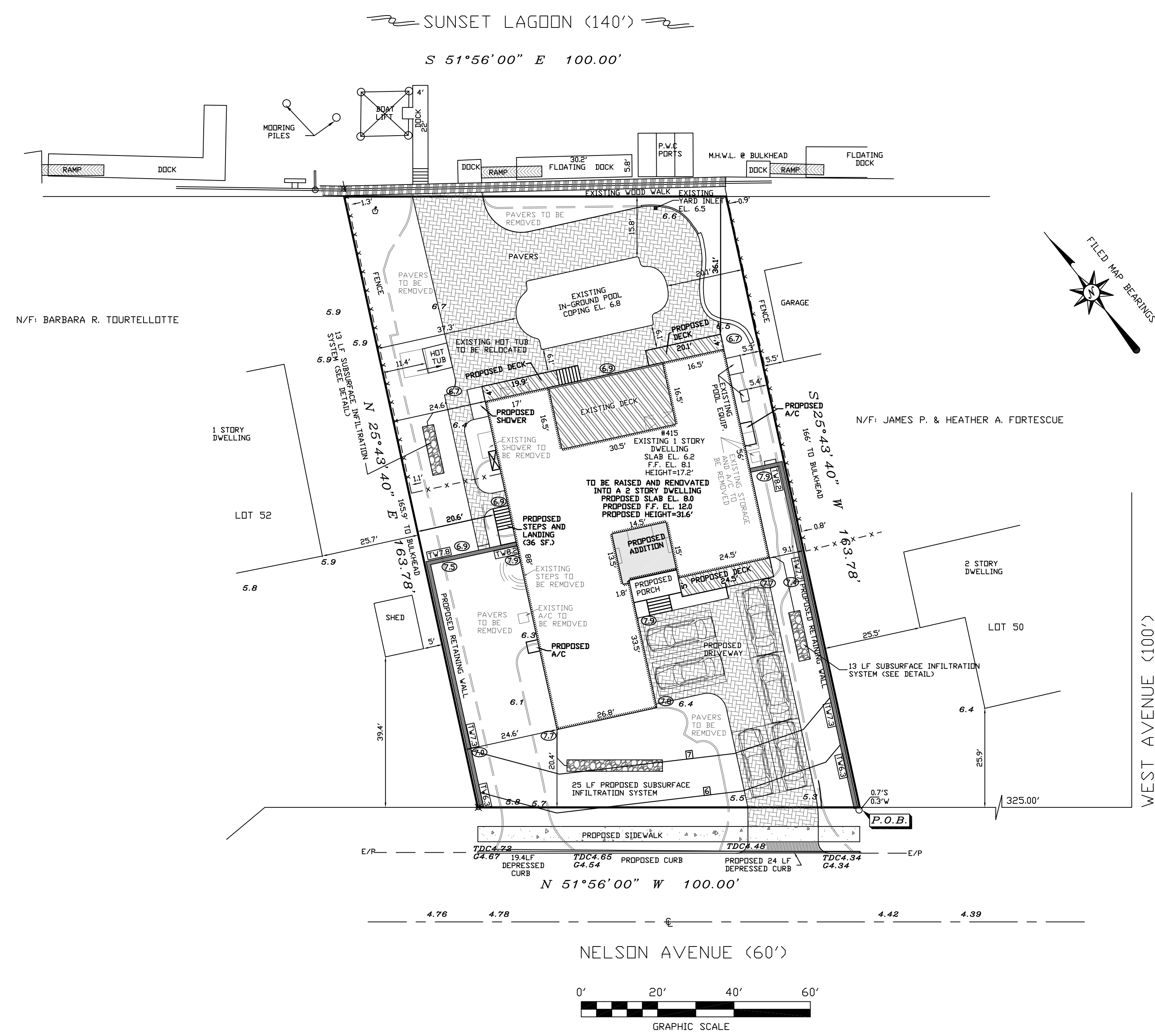
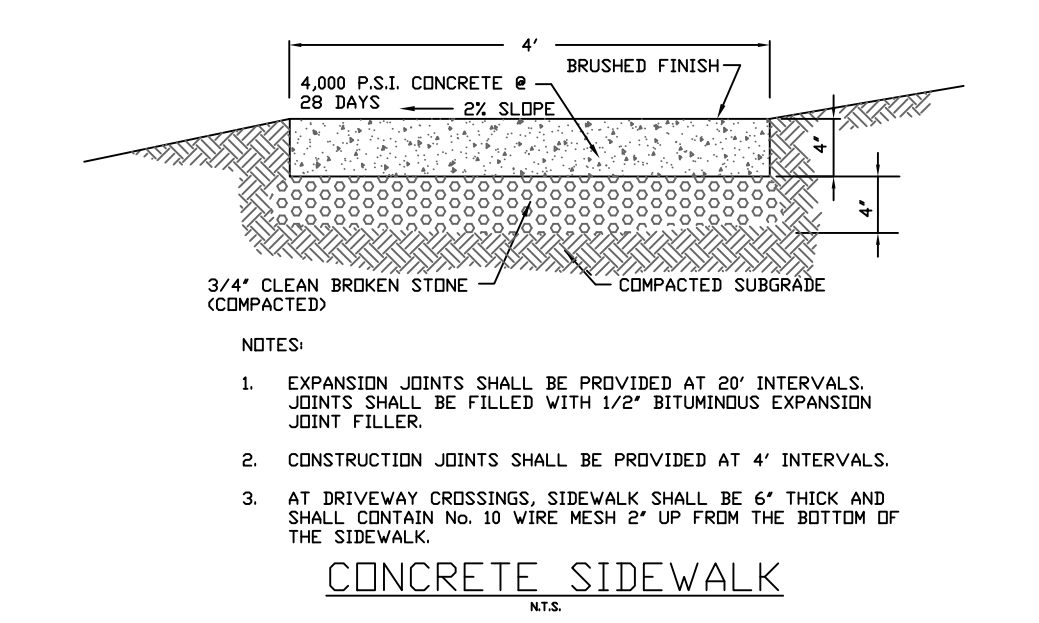
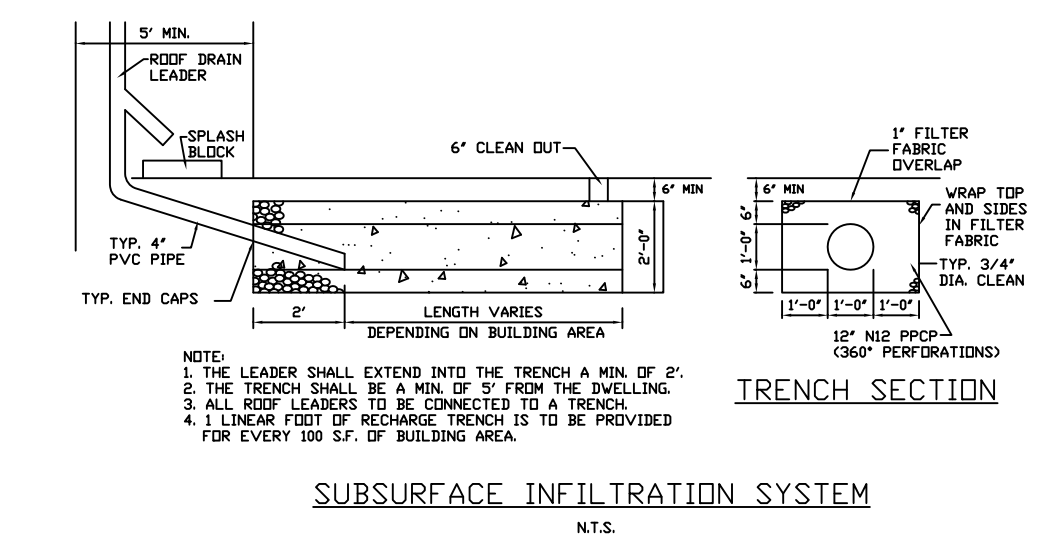
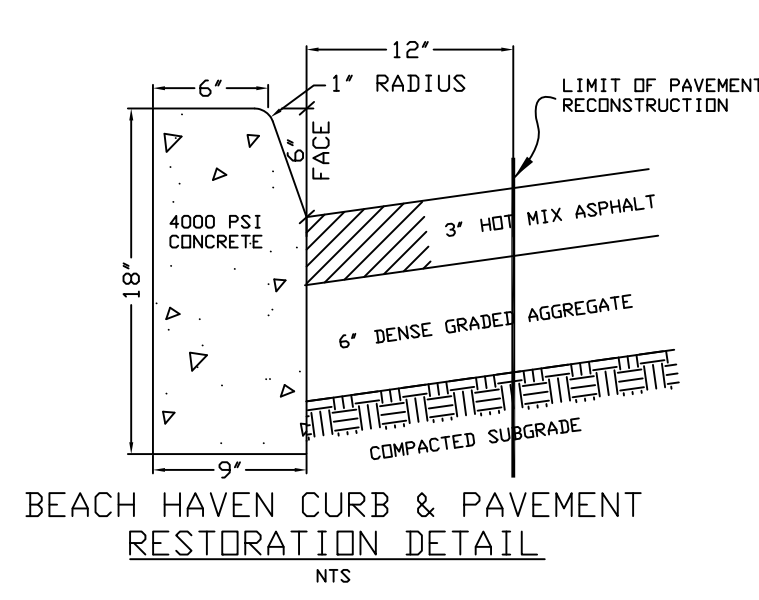


- LEGEND**
- = IRON PIN FOUND
  - ⊗ = I. D. DISC FOUND
  - = PROPERTY LINE
  - = CENTERLINE
  - E/P = EDGE OF PAVEMENT
  - POB = POINT OF BEGINNING
  - AC = AIR CONDITIONER
  - ⊕ = FLAG POLE
  - ⊕ = PROPOSED CONTOUR
  - ⊕ = PROPOSED SPOT ELEVATION



- NOTES:**
- A.K.A. LOT 51, FILED MAP C-270, FILED 1/19/1953, "PLAN OF WEBSTER LAGOONS".
  - FLOOD ZONE AE, BASE FLOOD ELEVATION 9 AS SHOWN ON FIRM #34029C0592F
  - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0592G THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8. THE PROPERTY IS LOCATED OUTSIDE THE COASTAL A ZONE.
  - ELEVATIONS NAVD (1988)
  - TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY ROBERT G. DEBLOIS, PLS 35357 TITLED "BUILDING PERMIT PLOT PLAN, LOT 51, BLOCK 1, TAX MAP SHEET # 2, BOROUGH OF BEACH HAVEN, OCEAN COUNTY, NEW JERSEY, DATED 7/12/2019 AND LAST REVISED 10/24/2019.
  - THE LOWEST ELEVATION OF ANY ELECTRICAL, HEATING, VENTILATION, PLUMBING AND AIR-CONDITIONING EQUIPMENT, DUCTWORK AND OTHER SERVICE FACILITIES WILL BE AT OR ABOVE ELEVATION 10.0.
  - THE APPLICANT PROPOSES TO RAISE THE EXISTING 1 STORY BUILDING AND CONSTRUCT A NEW FIRST FLOOR BELOW THE RAISED BUILDING RESULTING IN A 2 STORY SINGLE FAMILY RESIDENTIAL BUILDING.

ZONING SCHEDULE RSA SOUTH SINGLE-FAMILY RESIDENTIAL DISTRICT				
	CODE	REQUIRED	EXISTING	PROVIDED
LOT AREA	212-11.B.(2)	15,500 FT.	15,999.7 FT.	No Change
LOT WIDTH	212-11.B.(1)	100 FT.	100 FT.	No Change
LOT FRONTAGE	212-11.B.(6)	50 FT.	100 FT.	No Change
SETBACKS:				
FRONT	212-11.B.(3)	25 FT.	20.4 FT.**	20.4 FT.*
REAR	212-11.B.(4)	35 FT.	40 FT.	36.1 FT.
SIDE	212-11.B.(5)	10 FT. & 25 FT.	9.1 FT.** & 24.6 FT.**	9.1 FT.* & 24.6 FT.*
POOL SETBACKS:				
REAR	212-17.E.(5)	8 FT.	15.8 FT.	No Change
SIDE	212-17.E.(5)	10 FT.	20.1 FT.	No Change
POOL EQUIPMENT				
REAR	212-17.E.(5)	8 FT.	41.6 FT.	No Change
SIDE	212-17.E.(5)	10 FT.	5.3 FT.**	No Change
SETBACK TO BULKHEAD	212-20.L	15 FT.	19.3 FT. (POOL)	No Change
HEIGHT	212-9.D.1	35 FT.	31.5 FT.	
LOT COVERAGE(%)	212-9.F	35%	30.3%	30.4%
IMPERVIOUS COVERAGE	212-27.B.3.A	60%	76.9%**	59.1%
FLOOR AREA RATIO	212-21.C	50%	19%	37%
DRIVEWAYS AND PARKING				
DRIVEWAY ACCESS	212-22.E.(1)	1 CURB CUT MAX	2 CURB CUTS**	1 CURB CUT
DRIVEWAY WIDTH	212-22.E.(1)	24 FT. MAX	19 FT. & 34 FT.**	24 FT.
PARKING	212.23.A.(3).(c)	3 SPACES	>3 SPACES	>3 SPACES

\*\* EXISTING NON-COMFORMITY  
\* VARIANCE REQUESTED

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

VARIANCE MAP  
LOT 51, BLOCK 1  
TAX MAP SHEET # 2  
BOROUGH OF BEACH HAVEN  
OCEAN COUNTY, NEW JERSEY

**JAMES D. BRZOZOWSKI, P.E., P.P.**  
Professional Engineer, N.J. License Number GE44223  
Professional Planner, N.J. License Number 33L100606400

OWNER/APPLICANT  
FRED ALLEGREZZA  
143 RUE ST. JACQUES  
LINE LEXINGTON, PA. 18932

SCALE: 1" = 20'  
DRAWN BY: JDB  
JOB NO. 04-142  
DATE: 7/22/2024

SHEET 1  
OF 1

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 NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE. NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.  
THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TOWNSHIP 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.