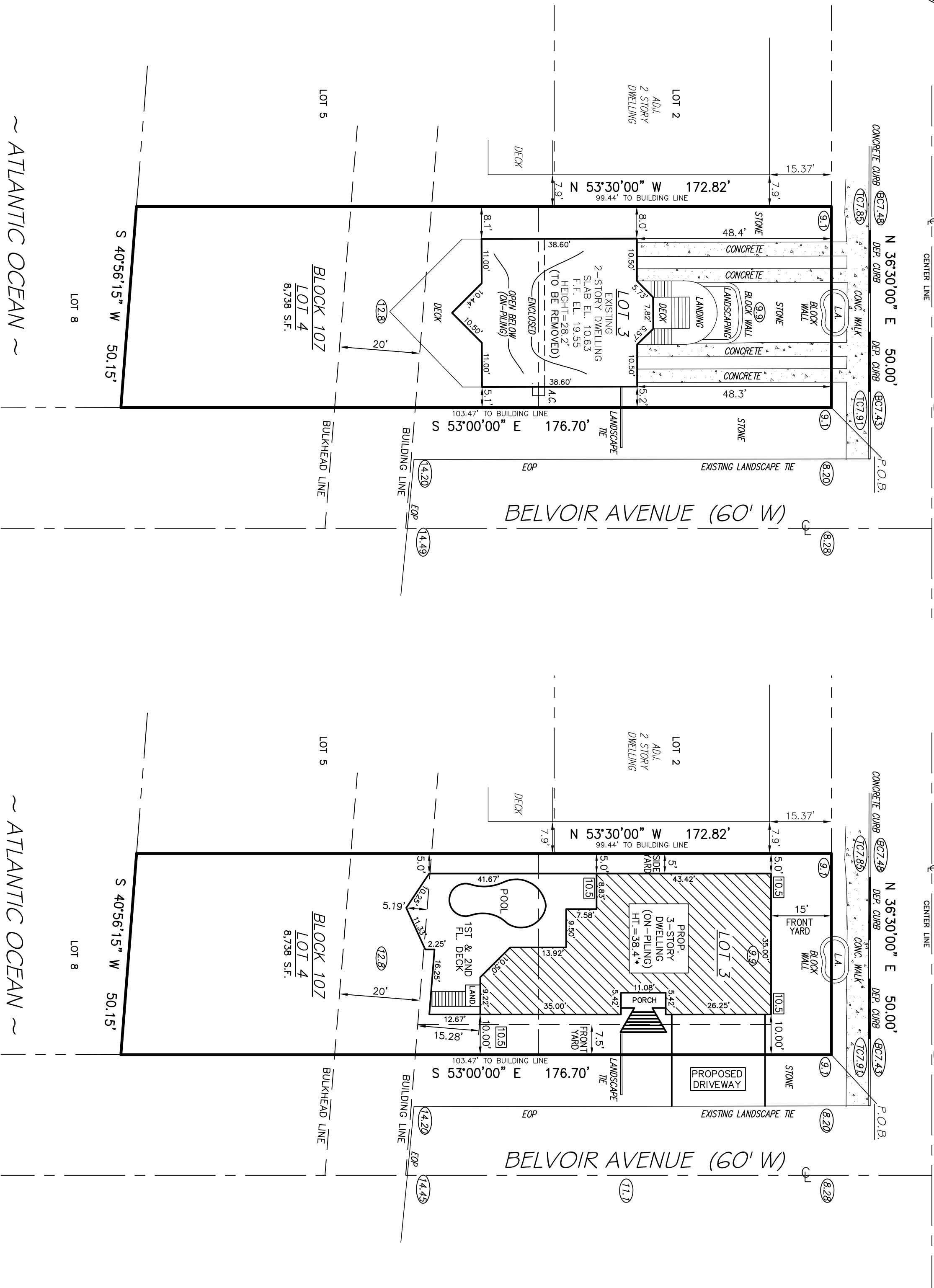


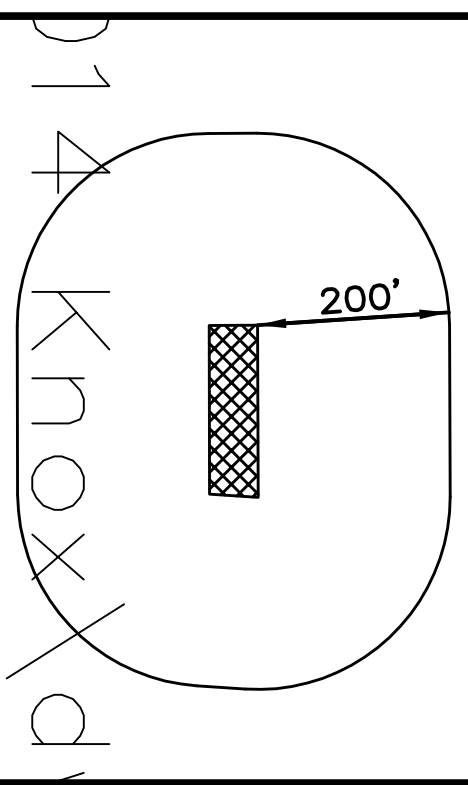
ATLANTIC AVENUE (50' W)

ATLANTIC AVENUE (50' W)



~ ATLANTIC OCEAN ~
EXISTING CONDITIONS
SCALE: 1"=20'

~ ATLANTIC OCEAN ~
PROPOSED CONDITIONS
SCALE: 1"=20'



LOCATION MAP SCALE: 1"=200'

This plan is based on architectural plans dated 1/27/2019 and does not reflect any changes made after that date. Contractor to verify in field all elevations prior to construction.

(1988 DATUM)
FLOOD DATUM:
FLOOD ZONE: VE
BASE FLOOD ELEV.: 11.0 (2006 MAPS)
PRELIMINARY FLOOD ZONE: VE
BASE FLOOD ELEV.: 12.0 (INCORPORATED 3-28-2014)

○ DENOTES EXISTING ELEVATION
◐ DENOTES PROPOSED ELEVATION

NO.	DATE	DESCRIPTION	BY

OWNER/APPLICANT
RONALD D. & SAMANTHA S. KNOX
901 S. ATLANTIC AVENUE
BEACH HAVEN, NJ 08008

VARIANCE PLAN

T.M. LOT(S) 3 & 4 ~ BLOCK 107
TAX MAP SHEET #4
BOROUGH OF BEACH HAVEN
OCEAN COUNTY, NEW JERSEY
(A.K.A. LOTS 101 & 105, PER F.M. #A-289)

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
LEON J. TYSZKA
P.L.S. # 55888

JOB NO.: 07-014 DATE: 2/7/2020 SCALE: 1"=20'

NOTES:
1. VARIANCE REQUESTED FOR HEIGHT OF DWELLING TO BE TAKEN FROM CROWN OF ROAD ON BELVOIR AVENUE ONLY.



GRAPHIC SCALE: 1"=20'

ZONE: RA- SINGLE FAMILY RESIDENTIAL DISTRICT			
PRINCIPAL	REQUIRED	EXISTING	PROPOSED
Lot area	5,000 s.f.	8,738 s.f.	8,378 s.f.
Lot width	50 feet	50 feet	50 feet
Lot frontage	50 feet	50 feet	50 feet
Front yard (corner)	15/7.5 feet	40/5.2 feet	15/7.0 feet
Side yard (N & E)	5 feet one	8.0 feet one	5.0 feet one
Rear yard	16 feet both	20.05 feet both	20.08 feet both
MINIMUM ACCESSORY BUILDING REQUIREMENTS:			
Side line	5 feet	N/A	N/A
Rear line	5 feet	N/A	N/A
Distance to other building	5 feet	N/A	N/A
MAXIMUM LOT & BUILDING REQUIREMENTS:			
Lot coverage	35%	35.6% / 2,985 S.F.	35.0% / 3,058 S.F.
Height of Building	35'	28.2'	38.4'
No. of Stories	3	1	3 (ON-PILING)

* = USE VARIANCE CONDITION