

LOT 9 BLOCK 15.33 LOT 8 LOT 4



TAX MAP
SCALE: 1"=200'

R-50 GENERAL RESIDENCE ZONE:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (1/2 BLOCK WIDTH X 50):	5,000.00 S.F.	3,712.87 S.F.	N/C
MINIMUM LOT WIDTH:	60.0 FT.	37.50 FT.(ENC)	N/C
MINIMUM LOT DEPTH(1/2 BLOCK WIDTH):	100.0 FT.	99.01 FT.(ENC)	N/C
MINIMUM FRONT SETBACK (EAST):	20 FT.(1)	21.1 FT.	N/C
MINIMUM REAR SETBACK (WEST):	20 FT.	20.0 FT.	N/C
MINIMUM SIDE SETBACK (NORTH):	4 FT.	5.3 FT.	N/C
MINIMUM COMB. SIDE SETBACK (NORTH+SOUTH):	15 FT.	15.4 FT.	N/C
MINIMUM DISTANCE FROM ADJOINING DWELLING:	15 FT.(WEST)	15.4 FT.	N/C
MINIMUM SIDE SETBACK FOR DRIVEWAY:	9 FT.	10.0 FT.	N/C
MINIMUM FLOOR AREA(14 S.F./100 S.F. area)	700 S.F.	2,865 S.F.(3)	N/C
MAXIMUM LOT COVERAGE:	33.3%	37.32%	N/C
MAXIMUM IMPERVIOUS LOT COVERAGE:	7%	87.38%	N/C
MINIMUM OFF STREET PARKING:	3 SPACES	1 SPACE(ENC)	N/C
MAXIMUM BUILDING HEIGHT:	34 FT.(2)	33.4 FT.(2)	N/C
ACCESSORY STRUCTURE(GRILL ISLAND):			
MINIMUM SIDE SETBACK:	4 FT.	3.6 FT.(ENC)	N/C
MINIMUM REAR SETBACK:	4 FT.	5.0 FT.	N/C
ACCESSORY STRUCTURE(GENERATOR):			
MINIMUM SIDE SETBACK:	4 FT.	N/A	15.8 FT
MINIMUM REAR SETBACK:	4 FT.	N/A	N/A
MINIMUM FRONT SETBACK:	(4)		17.6 FT (PV)
SWIMMING POOLS:			
MINIMUM SIDE SETBACK:	4 FT.	4.2 FT.	N/C
MINIMUM REAR SETBACK:	4 FT.	5.3 FT.	N/C
MINIMUM SETBACK TO HOUSE:	5 FT.	5.3 FT.	N/C

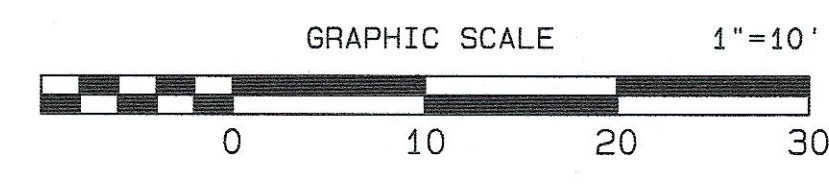
PROPOSED LOT COVERAGE BREAKDOWN		
	BUILDING (S.F.)	IMPERVIOUS (S.F.)
DWELLING	1,237	1,237
COVERED LANDING & STEP		26
LANDING & STEP		26
WINDOW OVERHANGS		1.4
ROOF DECK OVERHANG		7.0
CHIMNEY		1.4
RINSE STATION		1.4
A/C & POOL EQUIP.		1.50
POOL		51.0
GRILL ISLAND		31.0
PAVERS		17.0
GENERATOR DECK		1.7
TOTAL	1,237 S.F.	2,539 S.F.
	33.32%	68.38%

N/C = NO CHANGE
 N/A = NOT APPLICABLE
 (ENC) = EXISTING NON-CONFORMING CONDITION.
 (PV) = PROPOSED VARIANCE.
 (1) = MATCH ADJOINER NO LESS THAN 10 FEET AS PER ORDINANCE 205-11.E.(1)(a).
 (2) = 34 FT. MAX. HEIGHT LIMIT MEASURED FROM CROWN OF ROAD (EL:8.3).
 (3) = AS PER TAX RECORDS.
 (4) = NOT PERMITTED IN FRONT YARD.

- NOTES:
- APPLICANT/OWNER: JOHN & KELLI SULES
- THE PROPERTY IS CURRENTLY OCCUPIED BY A 3 STORY DWELLING (6212 OCEAN BLVD). INGROUND POOL, GRILL ISLAND, PAVES PATIO, PAVES WALKS & PAVES DRIVEWAY. THE APPLICANT PROPOSES TO INSTALL A GENERATOR ON AN ELEVATED DECK WITHIN THE FRONT YARD AREA OF OCEAN BOULEVARD.
 - EXISTING GARAGE FLOOR---9.7
 - EXISTING FIRST FLOOR ELEVATION---11.5
 - ELEVATIONS BASED ON NAVD 1988 VERTICAL DATUM.
 - PLOT PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., DATED 02/29/2024, LAST REVISED 03/25/2024.
 - PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AD (DEPTH 1 FT.) AS PER FLOOD INSURANCE RATE MAP PANEL 602 OF 811, COMMUNITY NUMBER 345301 0602 F, MAP NUMBER 34029C0602F, EFFECTIVE SEPTEMBER 29, 2006.
 - AS PER FEMA PRELIMINARY FIRM MAPS THIS SITE IS LOCATED IN FLOOD ZONE "SHADED X".
 - WATER AND SEWER SERVICE IS PROVIDED BY EXISTING MUNICIPAL UTILITY CONNECTIONS. EXISTING UTILITY CONNECTIONS SHALL BE FIELD DETERMINED PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION.
 - GENERATOR DIMENSIONS OBTAINED FROM OWNER.
 - ALL STORM WATER RUNOFF IS TO BE DIRECTED TOWARD GOLDSBOROUGH AVENUE & OCEAN BOULEVARD.
 - BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR FLOOD ZONES, SUCH AS FLOOD VENTING, FREEBOARD, GRADING, UTILITIES, ETC..
 - NO PLASTIC SHALL BE INSTALLED UNDER LANDSCAPING, LANDSCAPE FABRIC SHALL BE USED.
 - THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.

LEGEND:

- EXISTING ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 7.500 PROPOSED ELEVATION
- DRAINAGE FLOW ARROW



PLOT PLAN FOR VARIANCE

SITE ADDRESS: 6212 OCEAN BOULEVARD
 BLOCK 15.36 LOT 7
 LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY

JOB No.: 2024-0133 TAX MAP SHEET No.: 13

DRAWN BY: DLG UNITS: USFT

CHECKED BY: JMM VERTICAL DATUM: NAVD 1988

SCALE: 1"=10' HORIZONTAL DATUM: NAD 1983

DATE PREPARED: 10/10/2024

Jason M. Marciano 10/10/2024

JASON M. MARCIANO, P.E., P.P.

NEW JERSEY PROFESSIONAL ENGINEER 44814
 NEW JERSEY PROFESSIONAL PLANNER 06040

East Coast Engineering, Inc.

ENGINEERING LAND SURVEYING PLANNING GPS
 (732) 244-9050 VOICE 508 MAIN STREET
 (856) 893-2800 VOICE TOMS RIVER, NJ 08786
 (732) 244-9044 FAX WWW.EASTCOAST.PE
 CERTIFICATE OF AUTHORIZATION No. 24527935000

Project Desc.: Path: j:\2024\20240133_20240133.dwg Plot Date/Time: Thu Oct 10, 2024 / 15:48:34