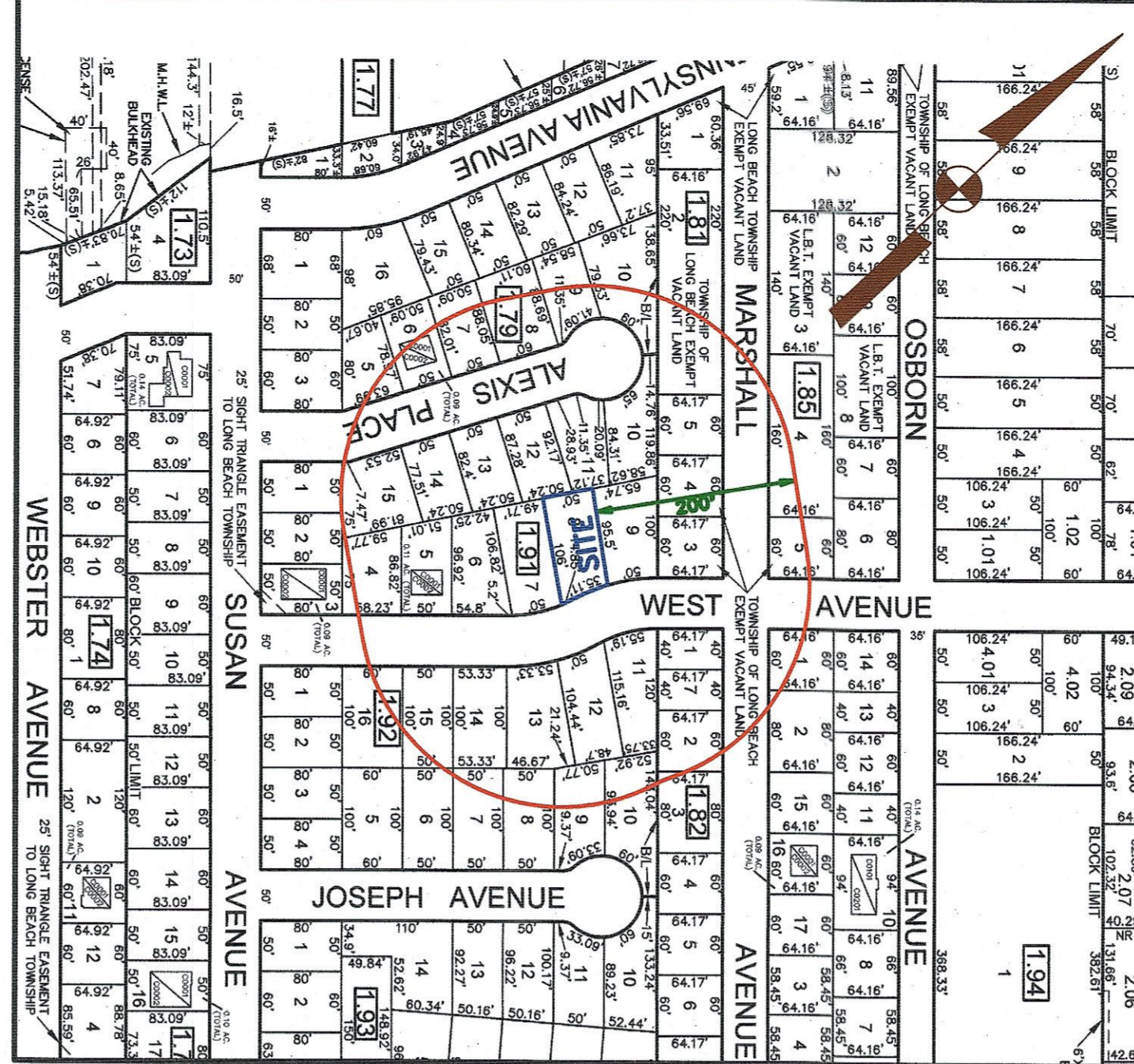
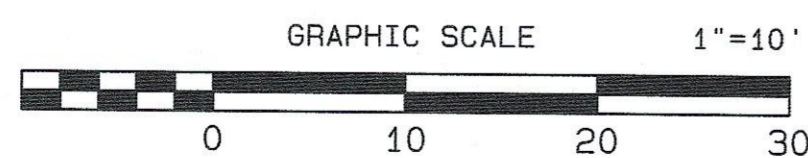




PROPOSED CONDITIONS

- LEGEND:**
- EXISTING ELEVATION
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED ELEVATION
 - DRAINAGE FLOW ARROW



200 FOOT AREA MAP

SCALE: 1" = 150'

MARSHALL AVENUE
(45' WIDE RIGHT-OF-WAY)

NOTES:

- 1.) THE APPLICANT PROPOSES TO REMOVE THE EXISTING FRONT WOOD LANDING & PAVER PATIOS AND CONSTRUCT A COVERED PORCH IN ITS PLACE.
- 2.) PROPOSED PORCH FLOOR ELEVATION = 8.7
- 3.) ELEVATIONS BASED ON 1988 VERTICAL DATUM.
- 4.) PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., SHOWING CONDITIONS AS OF 09/26/2023.
- 5.) PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (EL. 9) (NAVD 1988) AS PER FLOOD INSURANCE RATE MAP PANEL 992 OF 611, COMMUNITY NUMBER 345301 0592 F, MAP NUMBER 34029C0592F, EFFECTIVE SEPTEMBER 29, 2006.
- ***AS PER FEMA PRELIMINARY FIRM MAPS ISSUED 01/30/2015 THIS SITE IS LOCATED IN FLOOD HAZARD ZONE AE (EL. 8) (NAVD 1988).
- 6.) WATER AND SEWER SERVICE UTILIZE EXISTING MUNICIPAL UTILITY CONNECTIONS. LOCATIONS OF EXISTING CONNECTIONS SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION, EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 7.) PROPOSED PORCH DIMENSIONS OBTAINED FROM PLANS OBTAINED FROM OWNER.
- 8.) ALL STORM WATER RUNOFF IS TO BE DIRECTED TOWARD WEST AVENUE OR PERMEABLE SURFACES.
- 9.) BUILDER TO VERIFY THAT THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM A LINE PERPENDICULAR TO THE CROWN OF THE ROAD WHERE THE VERTICAL FACE OF BUILDING INTERSECTS WITH THE FINISHED GRADE AT THE POINT FURTHEST FROM THE BUILDING LINE TO THE HIGHEST POINT OF THE ROOF IS NOT TO EXCEED 34 FEET.
- 10.) BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR FLOOD ZONES, SUCH AS FLOOD VENTING, FREEBOARD, UTILITIES, ETC...
- 11.) NO PLASTIC SHALL BE INSTALLED UNDER LANDSCAPING. LANDSCAPE FABRIC SHALL BE USED, IF NEEDED.
- 12.) THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.

R-35 GENERAL RESIDENCE ZONE:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	5,000 S.F.(a)	4,924.66 S.F.(ENC)	N/C
MINIMUM LOT WIDTH:	50 FT.	50.00 FT.	N/C
MINIMUM FRONT SETBACK:	20.0 FT.(b)	21.1 FT.	14.2 FT. (PV)
MINIMUM REAR SETBACK:	4 FT.	8.6 FT.	N/C
MINIMUM SIDE SETBACK:	15 FT.	18.4 FT.	N/C
MINIMUM COMB. SIDE SETBACK:	15 FT. (NORTH)	20.8 FT.	N/C
MINIMUM DISTANCE FROM ADJOINING DWELLING:	15 FT. (SOUTH)	16.7 FT.	N/C
MINIMUM SIDE SETBACK FOR DRIVEWAY:	9 FT.	9.8 FT.	N/C
MINIMUM FLOOR AREA (14 S.F./100 S.F. area)	689 S.F.(c)	1,483 S.F.	N/C
MAXIMUM LOT COVERAGE:	33.3 %	17.0 %	21.4 %
MAXIMUM IMPERVIOUS LOT COVERAGE:	75 %	32.0 %	32 %
MINIMUM OFF STREET PARKING:	3 SPACES	3 SPACES	N/C
MAXIMUM BUILDING HEIGHT:	34 FT.(d)	22.3 FT.(d)	N/C

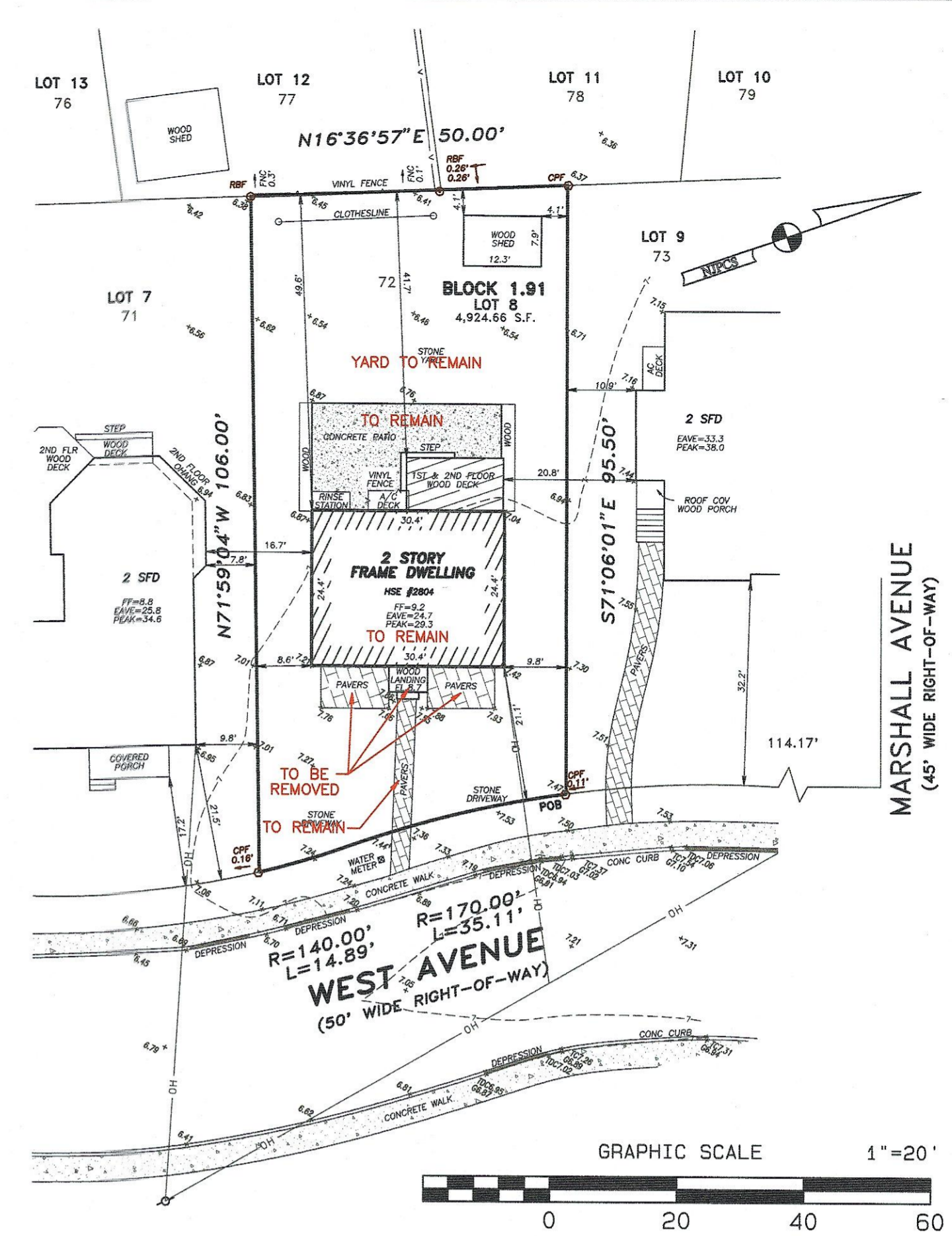
- ACCESSORY STRUCTURES:**
- | MINIMUM SIDE SETBACK: | REQUIRED | EXISTING | PROPOSED |
|-----------------------|----------|----------------|----------|
| MINIMUM SIDE SETBACK: | 4 FT. | 4.1 FT. (SHED) | N/C |
| MINIMUM REAR SETBACK: | 4 FT. | 4.1 FT. (SHED) | N/C |
- N/C = NO CHANGE
 N/A = NOT APPLICABLE
 (ENC) = EXISTING NON-CONFORMING CONDITION
 (PV) = PROPOSED VARIANCE CONDITION

- (a) = AS PER ORDINANCE 205-58.C.(2)(b) MINIMUM REQUIRED LOT AREA SHALL NOT BE LESS THAN 5,000 S.F.
 (b) = AS PER ORDINANCE 205-11.E.(1) MINIMUM REQUIRED FRONT SETBACK MAY BE THE AVERAGE OF THE ADJOINERS = 26.85 FT.
 (c) = MINIMUM FLOOR AREA IS A FUNCTION OF LOT AREA (14 S.F./100 S.F. OF LOT AREA) LOT IS 4,924.66 S.F., REQUIRES 689 S.F. MIN. FLOOR AREA.
 (d) = 34 FT. MAX. HEIGHT LIMIT MEASURED FROM CROWN OF ROAD (7.05)

- REQUESTED VARIANCES:**
1. MINIMUM LOT AREA: 5,000 S.F. REQUIRED, 4,924.66 S.F. EXISTING, NO CHANGE
 2. MINIMUM FRONT SETBACK: 26.85 FT. REQUIRED, 14.2 FT. PROVIDED

PROPOSED LOT COVERAGE BREAKDOWN (SF)		
	BUILDING	IMPERVIOUS
HOUSE	743	743
FRONT PORCH ADD.	213	213
A/C DECK	20*	20
SHOWER	18*	18
SHED	97	97
FRONT STAIRS	-	4
FRONT WALK	-	51
REAR DECK	-	140
REAR PATIO	-	329
TOTAL	1,053=21.4%	1,615=32.8%

* EXCLUDED FROM COVERAGE



EXISTING CONDITIONS/DEMO PLAN

REV. No.	DATE	DESCRIPTION

VARIANCE PLAN

SITE ADDRESS: 2804 WEST AVENUE
BLOCK 1.91 LOT 8
LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY

JOB No.: 2023-0356	TAX MAP SHEET No.: 5
DRAWN BY: DLG	UNITS: USFT
CHECKED BY: JMM	VERTICAL DATUM: NAVD 1988
DATE PREPARED: 12/04/2024	HORIZONTAL DATUM: NAD 1983

East Coast Engineering, Inc.
 NEW JERSEY PROFESSIONAL ENGINEER 44814
 NEW JERSEY PROFESSIONAL PLANNER 06840
 JASON M. MARCIANO, P.E., P.P.
 12/04/2024

JAY F. PIERSON, PLS. PP
 ROBERT J. HARRINGTON, PE
 JASON M. MARCIANO, PE PP
 JOSEPH L. LAZAR, PLS

ENGINEERING LAND SURVEYING PLANNING GPS
 (732) 844-3000 VOICEMAIL 808 MAIN STREET
 (609) 693-2600 VOICEMAIL TOMAS RIVER, NJ 08053
 (732) 844-3044 FAX www.eceinc.net
 CERTIFICATE OF ADMINISTRATION No. 2402232960

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