



~KINSEY COVER~  
WIDTH VARIES

**EXISTING CONDITIONS**  
SCALE: 1"=20'

- DENOTES EXISTING SPOT ELEVATION
  - DENOTES PROPOSED SPOT ELEVATIONS
- (1988 DATUM)  
FLOOD ZONE: AE  
BASE FLOOD ELEV.: 8.0 (2006 MAPS)  
PRELIMINARY FLOOD ZONE: AE  
BASE FLOOD ELEV.: 9.0 (INCORPORATED 1-30-2015)
- DENOTES EXISTING ELEVATION



R-A ZONE (SINGLE FAMILY RESIDENTIAL DISTRICT)		
REQUIRED	EXISTING	
AREA	5,000 S.F.	5,140.0 S.F.
WIDTH	50'	50'
FRONT YARD	20'	20.00'
REAR YARD	15' TO BHD.	20.8'
SIDE YARD	10' EACH	10.00'/8.00'+
BUILDING HEIGHT	33'	26.9'
LOT COVERAGE	33% (1896 S.F.)	32.5% (1674 S.F.)
* EXISTING NON-CONFORMITY		
		32.5% (1674 S.F.)

OWNER/APPLICANT  
DONALD & MARCIA PIZER  
18 KINSAY LANE  
HARVEY CEDARS, NJ 08008

NO.	DATE	DESCRIPTION	BY
<b>VARIANCE PLAN</b>			

**PLOT PLAN OF SURVEY**  
T.M. LOT 5.03, 5.04 BLOCK 71  
TAX MAP SHEET #8  
BOROUGH OF HARVEY CEDARS  
OCEAN COUNTY, NEW JERSEY

NELKE / TYSZKA  
LAND SURVEYORS, LLC  
382 W. 9TH STREET, SUITE 4 - SHIP BOTTOM, NJ 08008  
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