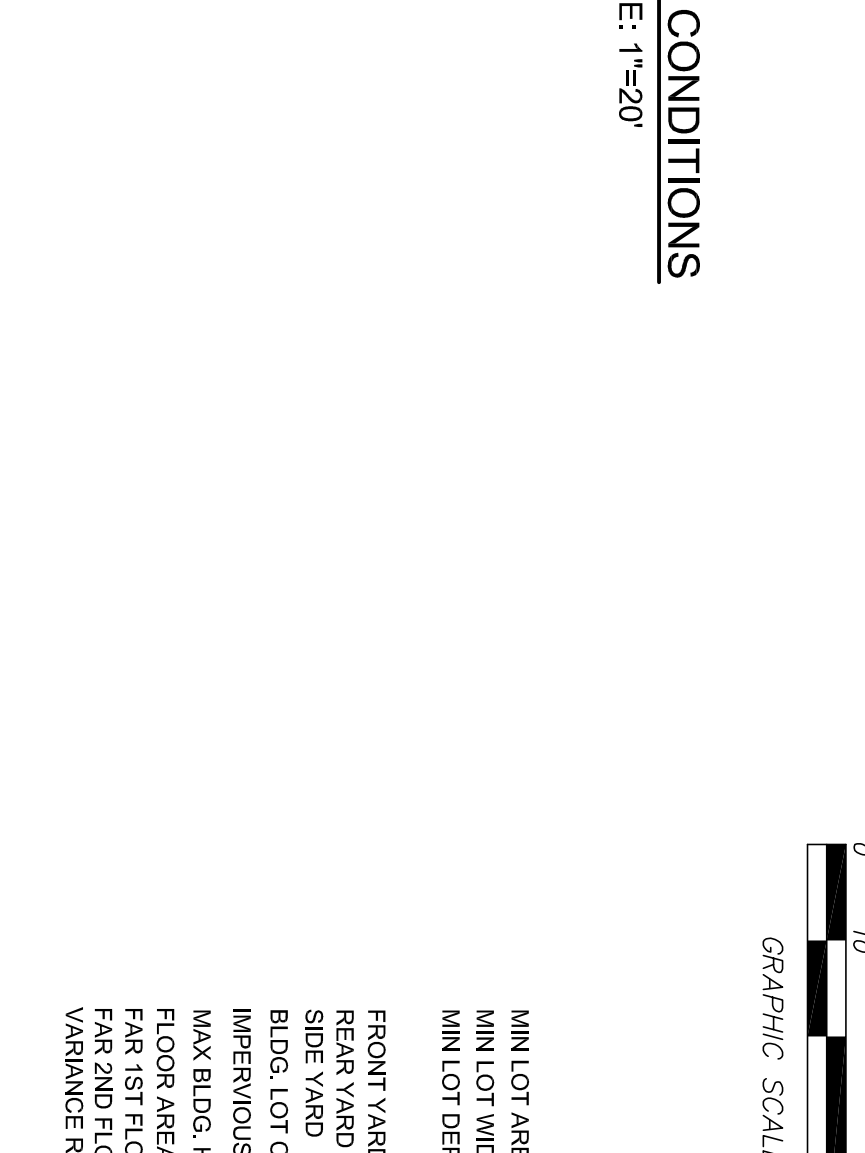


EXISTING CONDITIONS
SCALE: 1"=20'

○ DENOTES EXISTING SPOT ELEVATION

(1988 DATUM)
PRELIMINARY FLOOD ZONE: N/A (COASTAL REGION)
BASE FLOOD ELEV. X (INCORPORATED 3-28-2014)
FLOOD ZONE: N/A
BASE FLOOD ELEV. N/A (2006 MAPS)



R-1A ZONE (SINGLE FAMILY RESIDENTIAL DISTRICT)

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	5,000 S.F.	5000 S.F.	5000 S.F.
MIN LOT WIDTH/FRONTAGE	50'	50'	50'
MIN LOT DEPTH	100'	100'	100'
FRONT YARD	20'	20'	20'
REAR YARD	10'	15'	15'
SIDE YARD	10' EACH	10/10'	10/10'
BLDG. LOT COVERAGE	29% (1450 S.F.)	1450 S.F.	1450 S.F.
IMPERVIOUS LOT COVERAGE	75% (3750 S.F.)	2012 S.F.	2012 S.F.
MAX BLDG. HEIGHT	32'	32'	32'
FLOOR AREA RATIO	50% (2500 S.F.)	2498 S.F.	2593 S.F.
FAR 1ST FLOOR	1216 S.F.	1216 S.F.	1336 S.F.
FAR 2ND FLOOR	1282 S.F.	1282 S.F.	1282 S.F.
VARIANCE REQUESTED F.A.R.	2498 S.F.	2498 S.F.	2618 S.F.

PROPOSED CONDITIONS
SCALE: 1"=20'

OWNER/APPLICANT
KEVIN J. & MAUREEN WARD
80 AUTUMN WAY
MONTVALE, NJ 07645

VARIANCE PLAN
T.M. LOT 11 ~ BLOCK 39
TAX MAP SHEET #4
BOROUGH OF HARVEY CEDARS
OCEAN COUNTY, NEW JERSEY
AKA LOT 14 PER FILE MAP #D-416

NELKE / TYSZKA
LAND SURVEYORS, LLC
382 W. 9TH STREET - SUITE 4 - SHIP BOTTOM, NJ 08008
(609) 494-3474 FAX (609) 381-4831

LEON J. TYSZKA
P.L.S. # 358888

JOB NO.: 55-401 DATE: 3-22-2021 SCALE: 1"=20'

