

General Notes

1. The subject property is shown as Lot 13 in Block 79 ON Sheet 4 of the current Tax Maps for the Borough of Beach Haven.
2. The subject property is located in the RA Single Family Residential zoning district.
3. Metes and bounds taken from a document entitled Plan of Survey as prepared by Land Line Surveyors, dated September 30, 2016.
4. Other topographic information also taken from a document entitled Plan of Survey as prepared by Land Line Surveyors, dated September 30, 2016.

Borough of Beach Haven Approvals

Board Chairman

Board Secretary

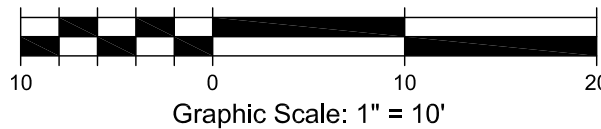
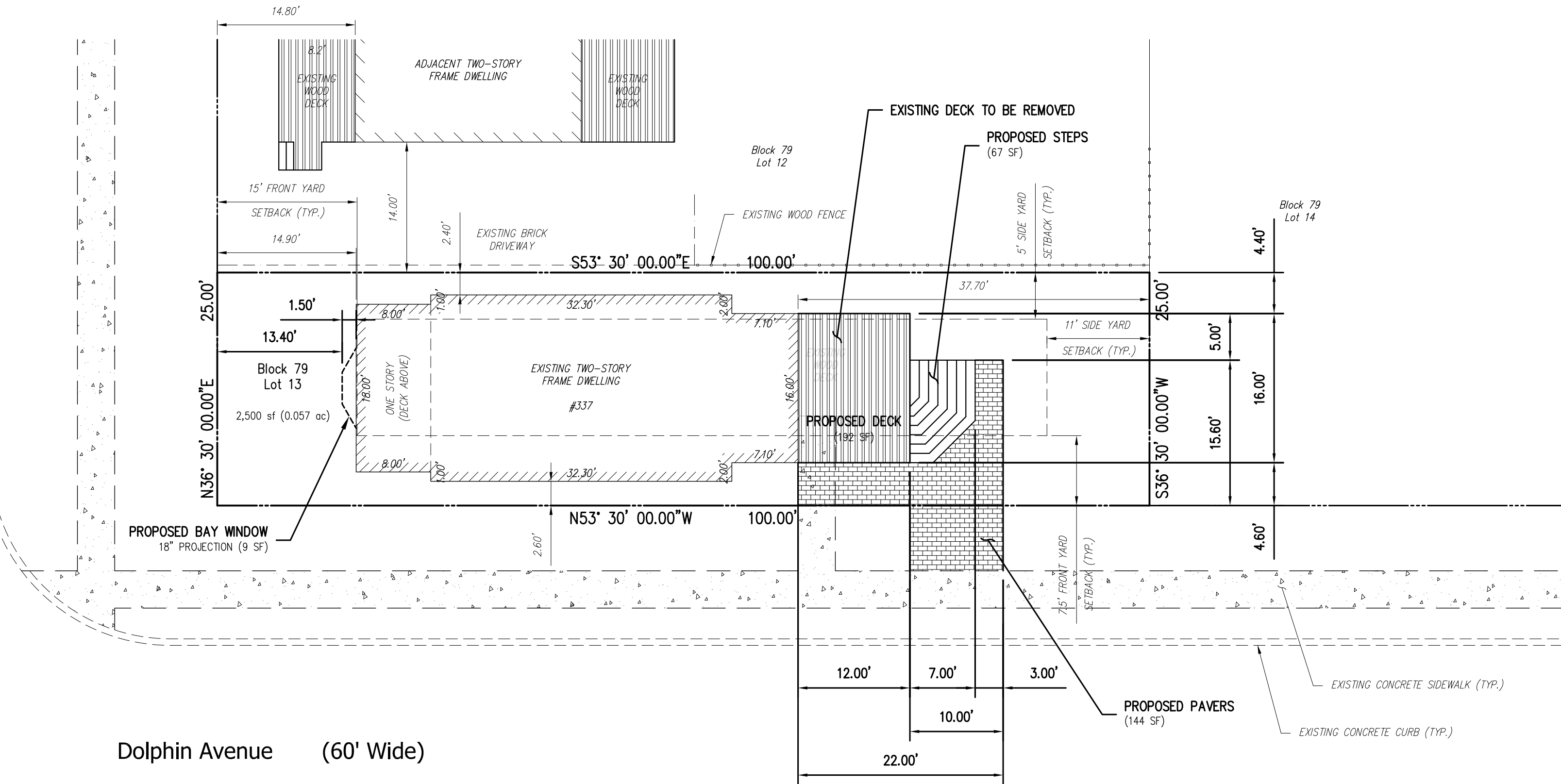
Municipal Engineer

Bulk & Area Requirements - RA - Single Family Residential Zone

Standard	Required	Existing	Proposed	Status
Lot Area	5,000 sf	2,500 sf	2,500 sf	Existing Non-Conforming
Lot Width	50 ft	25 ft	25 ft	Existing Non-Conforming
Lot Frontage - West	50 ft	25 ft	25 ft	Existing Non-Conforming
Lot Frontage - Dolphin	50 ft	100 ft	100 ft	Conforming
Principal Setbacks				
Front Yard - West Avenue	15 ft	14.90 ft	13.40 ft (Window Projection)	Non-Conforming
Front Yard - Dolphin Ave	7.5 ft	2.6 ft	2.6 ft	Existing Non-Conforming
Side Yard, One Side	5 ft	2.4 ft	2.4 ft	Existing Non-Conforming
Side Yard, Aggregate	16 ft	>16 ft	>16 ft	Conforming
Building Height, Principal	35 ft	31.1 ft	31.1 ft	Conforming
Building Height, Principal	3 Stories	2 Stories	2 Stories	Conforming
Lot Coverage	35% Max.	36.1%	52.6%	Non-Conforming
Off-Street Parking	2	0	0	Existing Non-Conforming

Dolphin Avenue (60' Wide)

West Avenue (100' Wide)



Scale
As Noted

Sheet Name
C1

EE Dwg No.
EE-1000-CD

Date
01-10-18

Job No.
5418.004

1
Sheet No.

1
Total Sheets

Borough of Beach Haven
Ocean County, New Jersey

Variance Plan

Block 79, Lot 13 - 337 Dolphin Avenue

Designed
CEE

Drawn
STAFF

Checked
CEE

Approved
CEE

Charles E. Endicott
Professional Engineer
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07-23-2018
Added Rear Deck & Bay Window

05-07-2018
Revised Front Deck

05-14-2018
Added adjacent dwelling

Date

Revision

New Jersey State Board of Professional Engineers and Land Surveyors Certificate No. 240201818300

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By