

Location Map
Scale: 1:24,000

Tax Map
Scale: 1:1,200

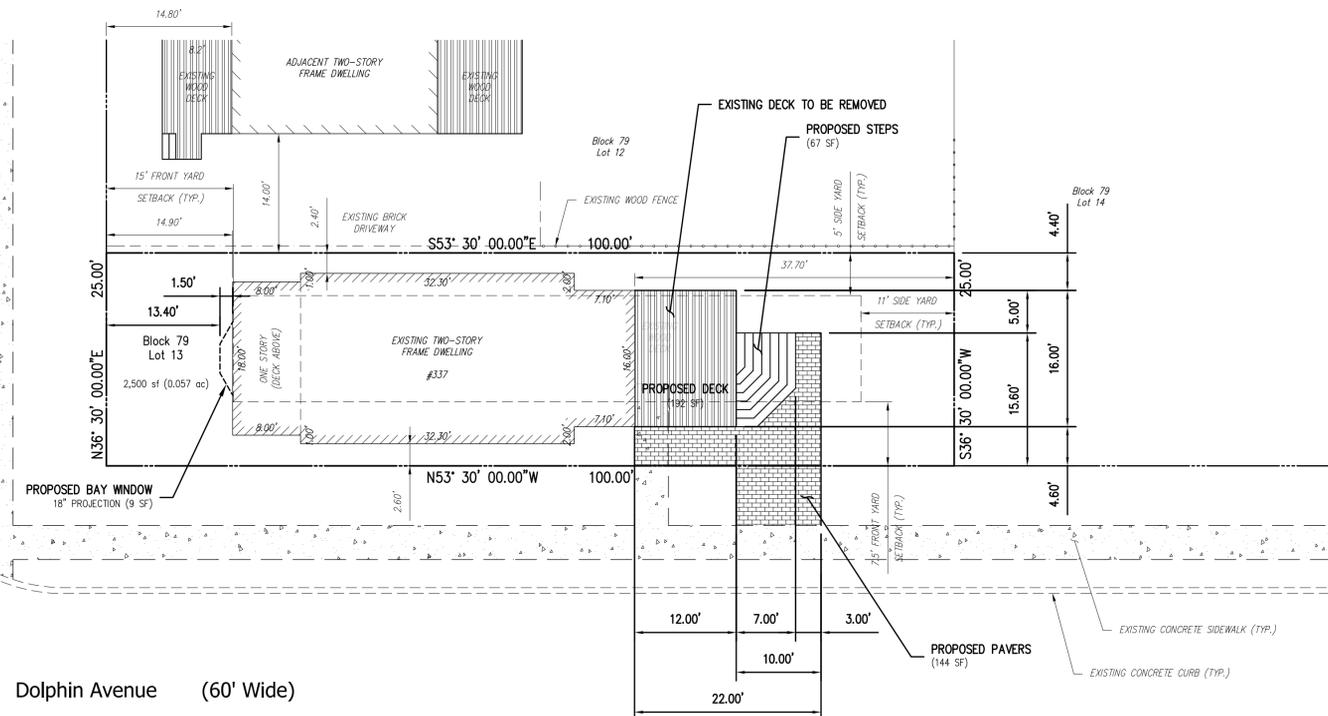
Zoning Map
Not to Scale

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.

West Avenue (100' Wide)

Dolphin Avenue (60' Wide)



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	

Charles E. Endicott
Professional Engineer
New Jersey License No. 41933

Designed: CEE
Drawn: STAFF
Checked: CEE
Approved: CEE

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Borough of Beach Haven
Ocean County, New Jersey
Variance Plan
Block 79, Lot 13 - 337 Dolphin Avenue

Scale: As Noted Date: 01-10-18
Sheet Name: C1 Job No.: 5418.004
EE Dwg No.: EE-1000-CD

1
Total Sheets

New Jersey State Board of Professional Engineers and Land Surveyors Certificate No. 24029148300
Endicott Engineering, LLC
I warrant that the use of this drawing by anyone other than the person(s) with whom I contracted the work.

Date	Revision	By
07-23-2018	Added Rear Deck & Bay Window	CEE
06-07-2018	Revised Front Deck	CEE
05-14-2018	Added adjacent dwelling	CEE