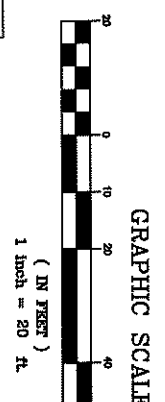
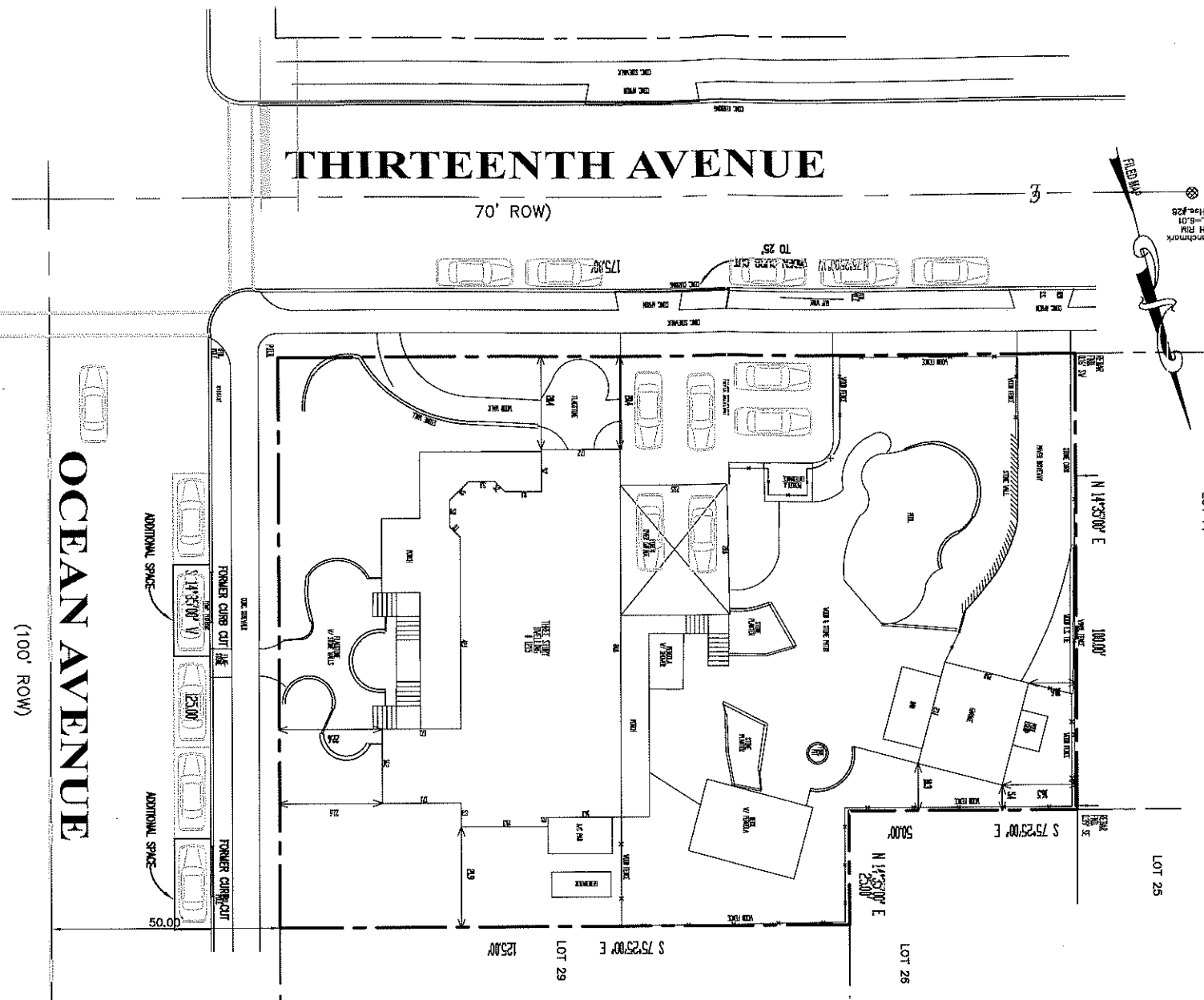
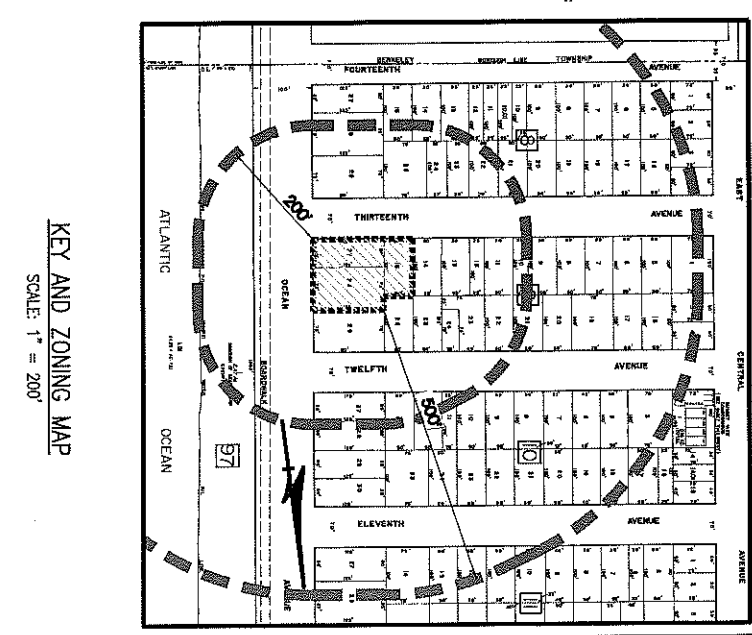


200 FT PROPERTY OWNERS LIST
NOW OR FORMERLY

22 FOURTEENTH AVE BLK 8 LOT 12	1201 S OCEAN AVE BLK 9 LOT 29	17 TWELFTH AVE BLK 9 LOT 25	NJ NATURAL GAS CO., P.O. BOX 1464, WALL, NJ 07729, ATTN: ROCK ALBANESE, RIGHT-OF-WAY REPRESENTATIVE
23 FOURTEENTH AVE BLK 8 LOT 13	C O'BRYEN, E LINDSEY, P COLLINS 301 S OCEAN AVE NJ 08752	17 SEASIDE PARK LITE 23 JONES LN SEASIDE PARK, NJ 08753	NI AMERICAN WATER CO, 100 JAMES STREET, LAKEWOOD, NJ 08701, ATTN: R.H. BARBERAGEN, DISTRIBUTION SUPT.
20 FOURTEENTH AVE BLK 8 LOT 10	30 THIRTEENTH AVE 20 THIRTEENTH AVE SEASIDE PARK, NJ 08752	11 TWELFTH AVE BLK 9 LOT 26	UNITED - TOMS RIVER WATER CO., 15 ADMIRE AVENUE, TOMS RIVER, NJ 08753, ATTN: GEORGE FLEGAL, GENERAL MANAGER
19 FOURTEENTH AVE BLK 8 LOT 14	26-28 THIRTEENTH AVE BLK 9 LOT 11	1201 S OCEAN AVE BLK 9 LOT 29	COMCAST CABLE COMMUNICATION, 530 FT. 37 WEST, TOMS RIVER, NJ 08755, ATTN: CHRISTEN D'ONOFRIO
17 S LAKESHORE BLVD PISCATAWAY, NJ 08854	BROWN BLK# 273 HOWELL, NJ 07731	NEW JERSEY NEW ROSELLE, NJ 10804	VERIZON NEW JERSEY, INC., 5100 BELLAIR BLVD, FARMINGDALE, NJ 07727
12 FOURTEENTH AVE BLK 8 LOT 15	24 THIRTEENTH AVE BLK 9 LOT 10	22 TWELFTH AVE BLK 10 LOT 10	
810 MADISON HILL RD CLARK, NJ 07066	FRANCIS J KELLY & WARENE L FORB 21 ELEVENTH AVE SEASIDE PARK, NJ 08752	MARILEE JANCZEK 124 8TH AVE SEASIDE PARK, NJ 08752	
27-29 THIRTEENTH AVE BLK 8 LOT 21	22 THIRTEENTH AVE BLK 9 LOT 13	20 TWELFTH AVE BLK 10 LOT 11	
MICHAEL & JUDIA CARAPANO 20 FOURTEENTH AVE SEASIDE PARK, NJ 08752	JOSEPH & SUELE ROBALOTTA SEASIDE PARK, NJ 08752	29 ANNOLD AVE RANDOLPH, NJ 07889	
05 THIRTEENTH AVE LOT 22	15 THIRTEENTH AVE BLK 9 LOT 14	16-18 TWELFTH AVE BLK 10 LOT 12	
JOHN & ROBERTY LAMM 23 THIRTEENTH AVE SEASIDE PARK, NJ 08752	1040 STUART RD FRANCONIA, NJ 08940	CARL & RUTH GALONGBELLO SEASIDE PARK, NJ 08752	
19 THIRTEENTH AVE BLK 8 LOT 23	31 TWELFTH AVE BLK 9 LOT 21	14 TWELFTH AVE BLK 10 LOT 13	
6 POND VIEW LN TITUSVILLE, NJ 08560	ALAN W. & ANNE L LINDHARDT SEASIDE PARK, NJ 08752	MATTHEW P & MICHELLE ALIANO 745 PARKWAY AVE WESTFIELD, NJ 07090	
17 THIRTEENTH AVE LOT 24	25-27 TWELFTH AVE BLK 9 LOT 22	1115 S OCEAN AVE BLK 10 LOT 27	
ELIZABETH & DALESWOIA P MILLER MODERNO, NJ 07748	JEFFREY & MONNA TERESA TEMPLE 31 TWELFTH AVE CHAPEL HILL, NJ 07938	FRANCO AND OSCAR TRUST 1109-11 S OCEAN AVE BLK 10 LOT 28	
14 THIRTEENTH AVE BLK 8 LOT 25	23 TWELFTH AVE BLK 9 LOT 23	1109 S OCEAN AVE BLK 10 LOT 28	
SMURTELLO, GREGORY A MAHRENSON 11 THIRTEENTH AVE SEASIDE PARK, NJ 08752	PAUL & SP TRUST BROWN 19 12TH AVE SEASIDE PARK, NJ 08752	DAVE W & ELAINE M GRIFITH SEASIDE PARK, NJ 08752	
1311 S OCEAN AVE BLK 8 LOT 26		OCEAN AVE BLK 97 LOT 11	
DORIS COOK DR SEASIDE POINT, NJ 08244		1701 N OCEAN AVE SEASIDE PARK, NJ 08752	



OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND THE BOOK AND RECORD INFORMATION HEREIN, AS AN INSTRUMENT, LITIGATION AND NOT TO BE USED IN ANY MANNER THAT COULD BE INTERPRETED TO BE AN ENDORSEMENT OF THE AUTHOR'S OPINION OR THAT OF ANY OTHER PERSON OR ENTITY, INCLUDING THE AUTHOR'S EMPLOYER OR ASSOCIATION, L.L.C.



- KEY AND ZONING MAP**
SCALE: 1" = 200'
- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO REQUEST THE WIDENING OF THE EXISTING DRIVEWAY CURB CUT ON THIRTEENTH AVENUE TO ALIGN WITH THE EXISTING 2-CAR ATTACHED GARAGE.
 2. THIS PLAN IS BASED ON A "PLAN OF SURVEY LOT 27.01 BLOCK 9" AS PREPARED BY CHARLES O'WALLEY, PLUS DATED 6/22/20.
 3. THE EXISTING DRIVEWAY CURB CUT IS 14.87 FEET WIDE PER THE SURVEY. IT IS PROPOSED TO BE INCREASED TO 25.00 FEET TO ACCOMMODATE THE 23.5 FOOT WIDE 2-CAR ATTACHED GARAGE.
 4. THE WIDER DRIVEWAY WILL REQUIRE A VARIANCE FROM ORDINANCE SECTION 220-67, RESIDENTIAL ZONE, E, AREA, YARD AND BULK REQUIREMENTS. (9) MINIMUM OFF-STREET PARKING: (G) "ONLY ONE CURB CUT PER BUILDING LOT. A CURB CUT SHALL BE A MINIMUM WIDTH OF 10 FEET BUT NOT GREATER THAN 12 FEET, MEASURED AT THE FACE OF THE CURB."
 5. THE PROPERTY WAS FORMERLY (3) LOTS 15, 27 & 28 WHICH WERE CONSOLIDATED INTO A SINGLE LOT 27.01 IN 2015.
 6. ON-STREET PARKING ON THIRTEENTH AVENUE WILL NOT BE REDUCED BY THIS MODIFICATION. ADDITIONALLY (2) FORMER DRIVEWAY CURB CUTS THAT WERE REMOVED TO PROVIDE (2) ADDITIONAL ON-STREET PARKING SPACES. (9) THE PREMISES ARE COLLECTIVELY KNOWN AS 1215 OCEAN AVE., SEASIDE PARK BORO.
 7. THE TRAILER IS LOCATED IN FLOW ZONE X AREAS DETERMINED TO BE OUTSIDE THE TRAILER IS LOCATED IN FLOW ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN MAP/PANEL NO. 3402900337 6 COMMUNITY NO. 345318 FREDLINDHART JANUARY 30, 2015.

BULK REQUIREMENTS

ZONING SCHEDULE R-RESIDENTIAL ZONE			
PARAMETER	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	20,825 SF	N/C
MIN. LOT WIDTH	50 FT	125 FT	N/C
MIN. LOT DEPTH	90 FT	42.65 FT	N/C
MIN. FRONT YARD SETBACK OCEAN	15 FT	20 FT	N/C
MIN. FRONT YARD SETBACK (other)	20 FT	N/A	N/C
MIN. REAR YARD SETBACK (unimpd)	5 FT	N/A	N/A
(accessory)	5 FT	N/A	N/A
(seminning pool)	5 FT	22.09 FT	N/C
(swimming pool)	15 FT	48.74 FT	N/C
(combined)	15 FT	21.5 FT	N/C
MIN. SIDE YARD SETBACK (unimpd)	5 FT	5 FT	N/C
(combined)	5 FT	5 FT	N/C
MAX. LOT BUILDING COVERAGE	40 %	5,192 SF 25%	N/C
MAX. IMPERVIOUS COVERAGE	40 %	11,748 SF 57%	N/C
MAX. FLOOR AREA RATIO	30 %	12,215 SF 61%	N/C
MAX. (over 3 stories)	3	3	N/C

- PARKING REQUIREMENTS:**
- * NOTES: CORNER LOTS HAVE NO REAR YARDS
 - * NOTES: CORNER LOTS HAVE NO REAR YARDS
- PARKING REQUIREMENTS:**
- REQUIRED: RESIS R-1MC 521-4-140) SINGLE-FAMILY
- (A) PARKED USE TABLE 2.4
- (B) MINIMUM PARKING = 3.0 PER UNIT PROVIDED
- (C) OFF-STREET PARKING SPACES - (1)1/2'W & (2)GARAGE

1.	DATE	REVISION	NOTE

VARIANCE PLAN

LOT 27.01, BLK 9 TAX MAP 3

OWNER: HOLMES RESIDENCE
1215 OCEAN AVE
SEASIDE PARK BORO
NEW JERSEY

Kenneth F.X. Schlattmann
Professional Engineer N.J. Lic. #24 DE 02781700
Professional Planner N.J. Lic. #33 JJ 002719800
Phone # (732) 961-4448 Fax # (732) 961-4448
www.kfschlattmann.com

Scale: 1"=20'
Scale: H-049

Drawn By: KEYS
Date: 7/20/20

Style: RWP
Sheet: 1 of 1