

RABAN & RABAN

— LLC —

Attorneys at Law

11710 Long Beach Blvd.

Haven Beach, NJ 08008

REGINALD J. RABAN (1945-2024)

JAMES S. RABAN*▲

MEMBER OF NJ BAR *

MEMBER OF PA BAR▲

TEL (609) 492-0533

FAX (609) 492-0464

Email: jraban@regraban.com

May 21, 2026

Via Hand Delivery and Email Frontdesk@surfcitynj.org

Cathy Richter

Surf City Land Use Board

813 Long Beach Boulevard

Surf City, NJ 08008

Re: Baker Bulk Variance
Block 21 Lot 6
18 N. 5th Street, Surf City, NJ

Dear Cathy:

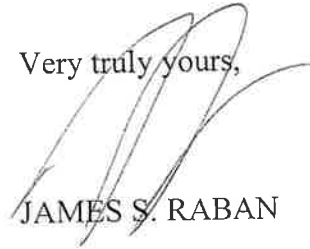
Enclosed please find the following with regard to the above referenced matter:

- (x) Original and 11 copies of Land Use Board Application;
- (x) 12 copies of variance plans prepared by Horn, Tyson & Yoder, Inc..;
- (x) 12 copies of floor plans prepared by CWB Architecture;
- (x) 12 copies of Tax Map with property Lot and Block highlighted
- (x) 12 copies of 4 color photographs of property
- (x) 1 copy of W-9 Form;
- (x) 1 Affidavit of Ownership
- (x) 1 copy of the Signed Checklist;
- (x) 1 Public Notice
- (x) 1 Bond Application
- (x) Application Fee check # 2354 Amount \$100.00
- (x) Attorney Escrow check # 2355 Amount \$1,500.00
- (x) Please consent and/or approve for public hearing on the first available date.

Cathy Richter
May 21, 2026
Page 2

If you have any questions, please do not hesitate to contact me. Thank you for your courtesies and attention to this matter.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'J. Raban', with a long, sweeping horizontal stroke extending to the right.

JAMES S. RABAN

JSR/dh
Encl.

cc: Bryan and Claudia Baker (via email)
Horn, Tyson & Yoder, Inc. (via email)
CWB Architecture (via email)
Surf City Fire Company (via regular mail)
Kevin S. Quinlan, Esq. (via email and regular mail)
Frank Little, P.E., P.P. (via email and regular mail)

SURF CITY LAND USE BOARD CHECKLIST FOR INITIAL SUBMISSION

PLEASE NOTE: A signed, completed checklist must be received by the Land Use Board Clerk and attorney prior to deeming your application complete.

All applications and all required documents shall be submitted at least forty five (45) days prior to the regularly scheduled meeting of the Land Use Board at which consideration is sought.

NUMBER OF COPIES REQUIRED - ALL DOCUMENTS MUST BE SUBMITTED AT THE SAME TIME.

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED!!!!

- ☒ 15 Copies of Application
- ☒ 15 Copies of Variance Map, Site Plan, or Subdivision and all supporting documents
- ☒ 15 Copies of Tax Map sheet with Block and Lot highlighted
- ☒ 15 Copies of the Permit Refusal from the Zoning Officer
- ☒ 15 Color Copies of Property Photos (min. 4 color photos taken within past 30 days.)
- ☒ **1 copy of W-9 Form
- ☒ **1 copy of Affidavit of Ownership, Consent, Authorization and Non-Collission
- ☒ **1 copy of Signed Checklist (must be submitted with initial documentation. Application will not be accepted without signed Checklist.)

****These items are to be included in initial package to board secretary only.**

DISTRIBUTION

Please note it is the Applicant's responsibility to distribute completed applications

Kevin S. Quinlan, Esq., 207 W Main Street, Tuckerton, NJ 08087

- ☒ 1 Copy of complete Application
- ☒ 1 Copy of Variance Map, Site Plan or Sub-division map
- ☒ 1 Copy of Color Photos
- ☒ 1 Copy of Tax Map with property Lot and Block highlighted
- ☒ 1 Copy of Checklist

Frank Little, P.E. P.P., Owen Little and Associates, Inc 443 Atlantic City Blvd. Beachwood, NJ 08722

- ☒ 1 Copy of complete Application
- ☒ 1 Copy of Variance Map, Site Plan or Sub-division map
- ☒ 1 Copy of Color Photos
- ☒ 1 Copy of Tax Map with property Lot and Block highlighted

Surf City Fire Company 713 Long Beach Blvd, Surf City, NJ 08008

- ☒ 1 Copy of complete Application
- ☒ 1 Copy of Variance Map, Site Plan or Sub-division map
- ☒ 1 Copy of Color Photos

Board Clerk 813 Long Beach Blvd, Surf City, NJ 08008

- ☒ 1 Original of each ☒ Application ☒ Variance Plat, Site Plan or Sub-division Plat ☒ Tax Map ☐ Zoning Denial
- ☒ Color Photos ☒ Items marked with ** (Check all that apply)
- ☒ 12 Copies of Application
- ☒ 12 Copies of Variance Map, Site Plan or Sub-division map
- ☒ 12 Copies of Color Photos
- ☒ 12 Copies of Tax Map with property Lot and Block highlighted
- ☒ 12 Copies of the Zoning Denial Letter
- ☒ Check for Application Fee \$ 100.00
- ☒ Check for Initial Escrow \$ 1,500.00

Sign Name _____

Date: 5/21/20

Print Name _____

James S. Raban
Attorney for Applicant

**APPLICATION TO THE SURF CITY
LAND USE BOARD**

Name: Baker Variance
Block: 21 Lot(s): 6
Street Address: 18 N 5th St

Do not write below- for official use only

Date Received:

Application Fee:

\$

Escrow Fee:

\$

Collected By:

Application #:

CHECK AS MANY AS APPLY:

☒ **Bulk Variance**

☐ **Use Variance**

☐ **Interpretation**

☐ **Informal**

☐ **Conditional Use**

☐ **Other** _____

☐ **Minor Subdivision (Exempt)**

☐ **Major Subdivision/Preliminary**

☐ **Major Subdivision/Final**

☐ **Major Site Plan/Preliminary**

☐ **Major Site Plan/Final**

1. Applicant's Name: Bryan Baker & Claudia Baker
Applicant's Address: 325 Llandrillo Road, Bala Cynwyd, PA 19004
Phone: (215) 806-1837 Fax: () e-mail: bbaker4@comcast.net

Applicant is the ☒ Owner ☐ Agent
Applicant is ☐ Individual(s) ☐ Corporation ☐ Partnership/LLC

If applicant and/or owner is a corporation, LLC or Partnership, set forth the names and addresses of all stockholders or partners having 10% interest or more on a separate paper. Corporations must be represented by a New Jersey Licensed Attorney and provide a Resolution Authorizing the Application.

2. Owner's Name(s): Same as Applicant

Address: _____
Phone: () Fax: () e-mail: _____

All owners of the property must be identified and sign application. Use additional pages if necessary

3. Applicant's Attorney/Firm: James S. Raban, Esq.
Address: 11710 Long Beach Blvd., Haven Beach, NJ 08008
Phone: (609) 492-0533 Fax: (609) 492-0464 e-mail: jraban@regraban.com

4. Applicant's Planner/Surveyor: Horn, Tyson & Yoder, Inc.
Firm Name and Address: 8510 Long Beach Blvd., Long Beach Township, NJ 08008
Phone: (609) 492-5050 Fax: (609) 492-4163 e-mail: _____

Applicant's Architect/Engineer: CWB Archiecture
Firm Name and Address: 799 Route 72, Manahawkin, NJ 08050
Phone: (609) 597-8880 Fax: (609) 597-5289 e-mail: sarah@cwbrearley.com

Attach additional sheet sheets if necessary.

5. Location of Property: Tax Map Block 21 Lot(s) 6
Street Address: 18 N. 5th Street

Zone: RA Tract Area: 5,000 sq. ft. Lot Dimensions: 50' x 100'

6. Current Use: single-family Number of Dwelling Units: 1
Proposed Use: single-family Number of Proposed Lots: 1

7. Existing Restrictions:
(A) Deed Restrictions: _____ (attach copy) ☒ None
(B) Easements: See attached Easement (attach copy) ☐ None
(C) Condominium or Cooperative: _____ (attach copy) ☒ None

8. Proposed Restrictions: _____ ☒ None

9. Variance(s)/Waiver(s) Sought:
(A) List required variances: See attached Application Supplement ☐ None

Provide on separate paper the ordinance number(s) for which a variance(s) is/are being requested and the legal theory supporting the relief sought.

(B) List Waiver(s) requested: _____ ☒ None
If waivers requested provide on a separate paper the basis for the request.

10. Briefly describe any prior or currently pending proceedings before this Land Use Board or any other Federal, State, County or local board or Agency involving this property which is the subject of this application and attach copies of any applications, supporting documentation and decisions of the relevant body including any denials. (Attach additional sheets if necessary).
_____ ☒ None

11. List all material submitted with this application i.e. plans, drawings, photos, calculations, reports etc.
- Variance Plan prepared by Horn, Tyson & Yoder, Inc.
- Architectural Drawings prepared by CWB Architecture
- 4 photographs of the subject property

All owners of record must sign Application.

Dated: 5/21/26

Dated: 5/21/26

X Bryan Baker Owner
(Print name under signature)
X Claudia Baker Owner
(Print name under signature)

APPLICATION SUPPLEMENT

Bryan Baker and Claudia Baker (collectively, the “Applicant”) are seeking bulk variances relative to proposed development at the property designated as Lot 6 in Block 21 on the Tax Map of the Borough of Surf City, located at 18 N. 5th Street. The property is currently developed with a two-story single-family dwelling. The Applicant is seeking to construct a two-story addition with a roof deck at the rear of the home in the area of an existing deck. A new staircase is proposed adjacent to the two-story addition. A portion of the existing deck on the front of the home is proposed to be removed. The following variances are requested from the Surf City Zoning Ordinance:

1. Section 30-6.4(e): All buildings, including accessory buildings, shall not cover more than 35% of the area of the plot on which they are erected. The existing building coverage is 35.8%; the proposed building coverage is 35.8%.
2. Section 30-6.6(a): Two off-street parking spaces are required. There are 0 conforming parking spaces currently at the site; 0 conforming parking spaces are proposed.

There are also preexisting nonconformities relative to the front yard setback and easterly side yard setback, which are not being exacerbated as part of the proposed development. The relief requested by the Applicant is *de minimis*. The existing building coverage of 35.8% only slightly exceeds that maximum permitted building coverage of 35%. The proposed addition meets all of the setback requirements and does not negatively impact any of the surrounding properties.

BOOK 3697 PAGE 644
This Indenture, made the

11th

day of

March

in the year One Thousand Nine Hundred and Seventy-eight.

Between DOUGLAS DANKER and MARILYN DANKER, his wife
residing at 195 Westfield Road
Fanwood, New Jersey 07023

party of the first part, hereinafter known as the grantor;

And JOHN S. LATIMER and ELAINE W. LATIMER, his wife
residing at 6 Carriage Way
Cinnaminson, New Jersey 08077

party of the second part, hereinafter known as the grantees:

Witnesseth: That the said grantor, for and in consideration of

FORTY-FIVE THOUSAND & no/100 (\$45,000.00) - - - - - DOLLARS

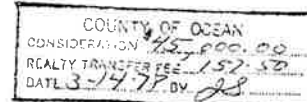
lawful money of the United States of America, to them in hand well and truly paid by the said grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said grantor being therewith fully satisfied, contented and paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said grantee, and to their heirs, and assigns, forever.

All that certain lot, tract or parcel of land and premises situate, lying, and being in the Borough of Surf City, County of Ocean, and State of New Jersey, known and designated as Lot 3 Block 16 North of Division Avenue on a map or plan entitled "Revised Map of the Borough of Surf City, N.J." made by Haines and Sherman, C.E., October 1922 and duly filed in the office of the Ocean County Clerk at Toms River, N.J. on October 30th, 1922 as Map A-283. The said lot, is also known as Lot 3 Block 21 on the Tax Assessment Map of the Borough of Surf City.

TOGETHER with an easement for driveway purposes across the southeasterly 9 feet of Lot 6, Block 16, North of Division Avenue, and to allow ingress and egress to Lot 3, and for the purpose of installing utilities of all kinds both overhead and underground.

BEING a portion of the same premises conveyed by Robert S. Garber and Ruth H. Garber, his wife, to Douglas Danker and Marilyn Danker, his wife, by deed dated November 8, 1962, recorded in the Ocean County Clerk's Office at Toms River, N.J. on November 13, 1962 in Book 2260 of Deeds, page 69.

The above described property and easement are shown on survey of Nelke Engineering and Land Surveying, Inc., Job 77-542, dated September 6, 1977.



Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor, of, in and to the same and of, in and to every part and parcel thereof.

To Have and to Hold all and singular the above described land and premises, with the appurtenances, unto the said Grantee, their heirs, and assigns, to the proper use, benefit and behalf of the said Grantee, their heirs, and assigns forever:

And the said grantor does covenant:

1. That the title to said premises is vested in fee simple absolute in the said grantor.
2. That grantor has the right and authority to convey the said premises to the said grantees.
3. That the grantees shall have peaceable and quiet possession of the said premises free from all encumbrances.
4. That the same are now free and clear of all encumbrances whatsoever, except None.
5. That the grantor will execute such further assurances and conveyances of the said land as may be reasonably required.
6. That the grantor will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.

In Witness Whereof, the grantor have hereunto set their hands and seal, the day and year first above written.

Signed, Sealed and Delivered

in the presence of

JULIUS ROBINSON

State of New Jersey,

County of OCEAN

ss.:

Be it Remembered, that on this 11th day of March in the year of Our Lord One Thousand Nine Hundred and Seventy-eight, before me, the subscriber, An Attorney at Law of New Jersey personally appeared DOUGLAS DANKER and MARILYN DANKER, his wife

who, I am satisfied, are the grantor s mentioned in the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$ 45,000.00.

Julius Robinson, An Attorney at Law of New Jersey

Deed

DOUGLAS DANKER and MARILYN DANKER, his wife
195 Westfield Road
Fanwood, N.J. 07023

TO

JOHN S. LATIMER and ELAINE W. LATIMER, his wife
6 Carriage Way
Cinnaminson, N.J. 08077

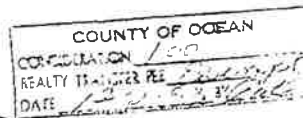
DATED March 11th, 19 78.

RECORDED
OCEAN COUNTY CLERK'S
MAR 14 2 15 PM '78
BOOK 3697 PAGE 645

Micro-Filmed
Indexed

Prepared by
JULIUS ROBINSON
COUNSELLOR AT LAW
BEACH HAVEN, N.J.

0089600



Prepared by: RONI J. DANIELS, ESQ.

CLARIFICATION OF EASEMENT

This Clarification of Agreement is made this 19th day of November 1993 by and among:

JOHN S. LATIMER AND ELAINE W. LATIMER, H/W, residing at 6 Carriage Way, Cinnaminson, New Jersey, hereinafter referred to as "Latimer"; and

MARILYN DANKER, residing at 18 5th Street, Surf City, New Jersey, hereinafter referred to as "Danker"; and

W I T N E S S E T H

WHEREAS, Danker is currently the owner, as surviving tenant by the entirety, of certain real property commonly known as 18 5th Street, Surf City, Ocean County, New Jersey, more specifically known as Lot 6, Block 21 on the Tax Map of the Borough of Surf City, Ocean County, New Jersey; and

WHEREAS, Latimer is currently the owner of certain real property identified as Lot 3, Block 21 on the Tax Map of the Borough of Surf City, Ocean County, New Jersey, which abutts the aforementioned Lot 6, Block 21 as set forth on the Tax Map of the Borough of Surf City; and

WHEREAS, Latimer purchased the said neighboring Lot 3, Block 21, Surf City, Ocean County, New Jersey, from Danker pursuant to a Deed of Conveyance dated March 11, 1978 as recorded March 14, 1978 in the Ocean County Clerk's Office

085114-0703

REC 065/03/1993 03:53 PM 077815 1 DEAN HAINES OCEAN COUNTY CLERK 00.00

WHEREAS, said Deed of Conveyance provides for an easement for driveway purposes across the southeasterly nine (9) feet of Lot 6, Block 21 and to allow ingress and egress to Lot 3, Block 21 and for the purpose of installing utilities of all kinds both overhead and underground for the benefit of Lot 3, Block 21; and

WHEREAS, all parties hereto are desirous of clarifying the aforementioned easement, as a portion of the southeast wall of the existing structure on Lot 6, Block 21, is situated a distance varying from 6.71 feet to 8.85 feet from the southeast property line, running perpendicular to North Fifth Street, as more particularly described on the attached survey of Nelke Engineering and Land Surveying, Inc., identified as Job 77-542, dated September 6, 1977;

NOW THEREFORE, in consideration of the mutual covenants set forth herein, together with the sum of ONE (\$1.00) DOLLAR, it is agreed by and among the parties hereto as follows:

085114-0704

1. The easement described in the Deed of Conveyance dated March 11, 1978 with Danker as Grantor and Latimer as Grantee, as recorded in the Ocean County Clerk's Office on March 14, 1978 in Deed Book 3697, Page 644, shall be clarified to indicate that said easement is and was intended to run across the southeasterly nine (9) feet of Lot 6, Block 21, except that the easement is and was intended to be narrower than nine (9) feet at the location of the dwelling located upon said Lot 6, Block 21, such that the easement shall not encroach into or otherwise interfere with the existing dwelling as more particularly described on the attached survey of Nelke Engineering and Land Surveying, Inc., identified as Job 77-542, dated September 6, 1977.

2. It is hereby confirmed that the dimensions of the aforementioned easement are as delineated on the survey of Nelke Engineering and Land Surveying, Inc., identified as Job 77-542, dated September 6, 1977, which is attached hereto and made a part hereof.

3. This Agreement shall be recorded in the Ocean County Clerk's Office and shall bind the parties hereto together with all of their heirs, assignees, purchasers and successors in title.

DB5114-0705

IN WITNESS WHEREOF, we have set onto hands and seals
this 19th day of November 1993.

Witness:

Bruce S. Latimer
BRUCE S. LATIMER

John S. Latimer
JOHN S. LATIMER

Bruce S. Latimer
BRUCE S. LATIMER

Elaine W. Latimer
ELAINE W. LATIMER

Judy A. Long
JUDY A. LONG

Marilyn Danker
MARILYN DANKER

We, Bryan T. Baker and Claudia H. Baker, h/w, contract
purchasers for lot 6, block 21, hereby consent to the
foregoing Clarification of Easement.

Roni J. Daniels
RONI J. DANIELS

Bryan T. Baker
BRYAN T. BAKER

Roni J. Daniels
RONI J. DANIELS

Claudia H. Baker
CLAUDIA H. BAKER

STATE OF NEW JERSEY, COUNTY OF Burlington :ss

I CERTIFY that on November 19, 1993, JOHN S. LATIMER AND
ELAINE W. LATIMER, H/W, personally came before me and
acknowledged under oath, to my satisfaction, that this
person (or if more than one, each person):

- (a) is named in and personally signed the attached document;
and
- (b) signed, sealed and delivered this document as his or her
act and deed.

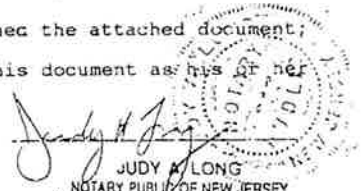
Carol Ann Oenschlager
CAROL ANN OENSCHLAGER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 21, 1998

085114-0706

STATE OF NEW JERSEY, COUNTY OF OCEAN:ss

I CERTIFY that on November 19, 1993, MARILYN DANKER, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed the attached document; and
- (b) signed, sealed and delivered this document as his or her act and deed.


JUDY A. LONG
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 29, 1997

STATE OF NEW JERSEY, COUNTY OF OCEAN:ss

I CERTIFY that on November 19, 1993, BRYAN T. BAKER AND CLAUDIA H. BAKER, H/W, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed the attached document; and
- (b) signed, sealed and delivered this document as his or her act and deed.

RONI J. DANIELS
ATTORNEY AT LAW
OF NEW JERSEY

R & R
DANIELS & MARTIN
ATTORNEYS AT LAW
N. THIRD ST. & LONG BEACH BLVD
SURF CITY, NJ 08228

085114-0707

5th Street (100' wide)

Long Beach Blvd.

[illegible]

40410

Lot C

LOT 1

100.0

VACANT

Lot 3

100.0

Woodward, J. C.

5.5

Q-2

~~085114-0708~~

This is not an official map

Building &
2nd Line

Ocean Avenue (unimproved)



To John S. LATIMER & Elaine W. Hla-
Chelsea Title & Guaranty Co.

and all parties interested in title to premises surveyed, I, Albert J. Nelke, a Licensed Land Surveyor #11781 of the State of New Jersey, hereby certify that this map and the survey on which it is based, were made in accordance with the "Minimum Standards" Detail Requirements for Land Title Survey jointly established and adopted by ATA and ACSM in 1962.

Date: 7 SEP 1977

Scale: 1" = 20'

Albert J. Nelke, P. E. & L.S. #11781

Plot Plan
of

Lot 3, subdivision, Block 16, map A-283
Borough of Surf City
Ocean County, New Jersey
A.K.A. LOT 3, BLOCK 21, TAX MAP

nelke engineering and
land surveying inc.
3408 Long Beach Blvd, Brant Beach, N.J. 08009

ALBERT J. NELKE P.E. & L.S. #11781

Job No. 72542 Date: SEP 6 1977 Scale: 1" = 20'

385114-0709

PUBLIC NOTICE

BOROUGH OF SURF CITY

PUBLIC NOTICE is hereby given that Bryan Baker and Claudia Baker (collectively, the “Applicant”) have applied to the Land Use Board of the Borough of Surf City (the “Board”), Ocean County, New Jersey for bulk variances relative to proposed development at the property designated as Lot 6 in Block 21 on the Tax Map of the Borough of Surf City, located at 18 N. 5th Street. The property is currently developed with a two-story single-family dwelling. The Applicant is seeking to construct a two-story addition with a roof deck at the rear of the home in the area of an existing deck. A new staircase is proposed adjacent to the two-story addition. A portion of the existing deck on the front of the home is proposed to be removed. The following variances are requested from the Surf City Zoning Ordinance:

1. Section 30-6.4(e): All buildings, including accessory buildings, shall not cover more than 35% of the area of the plot on which they are erected. The existing building coverage is 35.8%; the proposed building coverage is 35.8%.
2. Section 30-6.6(a): Two off-street parking spaces are required. There are 0 conforming parking spaces currently at the site; 0 conforming parking spaces are proposed.

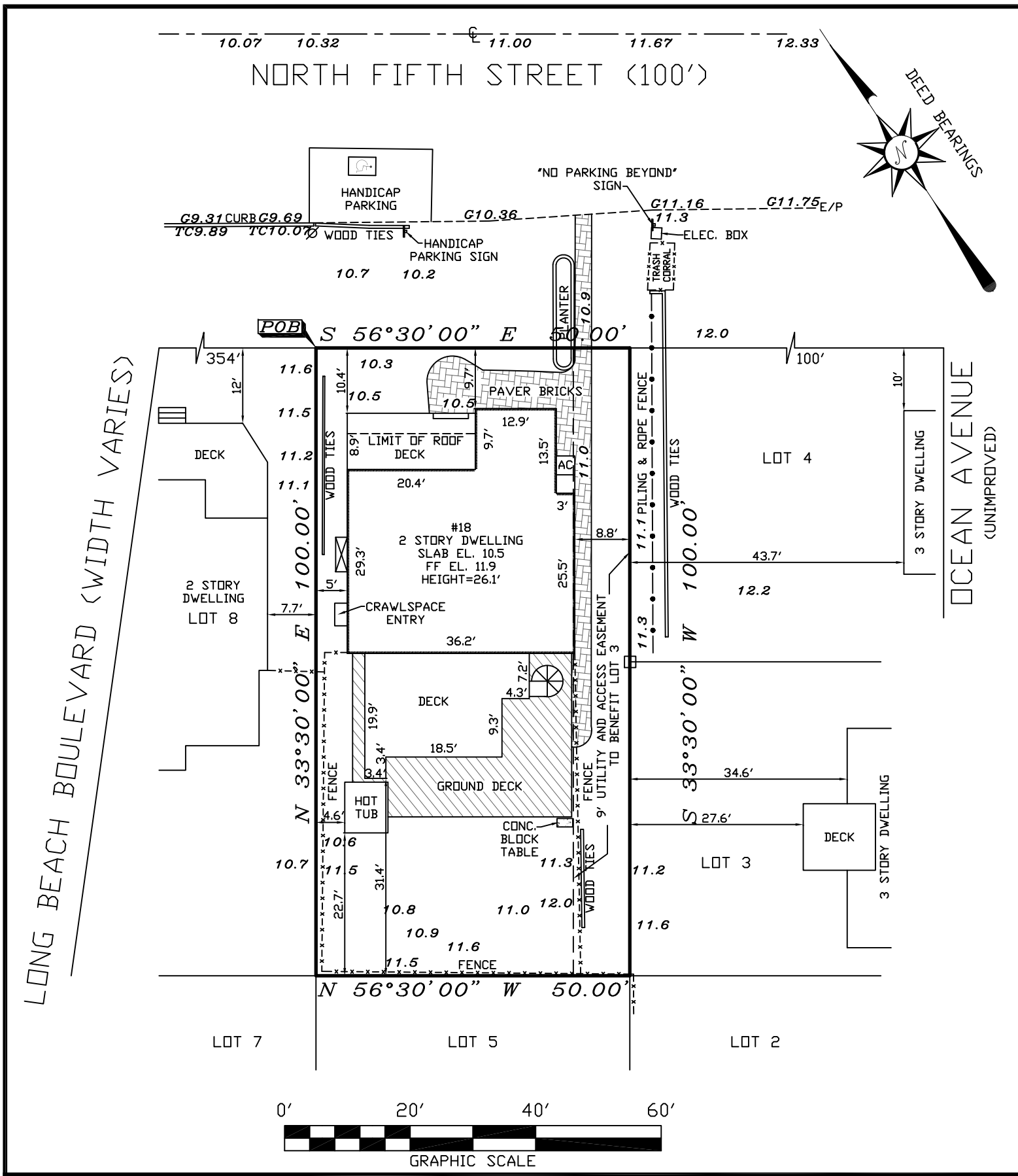
There are also preexisting nonconformities relative to the front yard setback and easterly side yard setback, which are not being exacerbated as part of the proposed development. If the Board determines that any other variances, exceptions or waivers are necessary or appropriate at the hearing, then such variances, waivers or exceptions will be requested.

A public hearing has been scheduled for July 22, 2026 at 7:00 p.m. at the Borough Hall Council Chambers located at 813 Long Beach Boulevard, Surf City, New Jersey, at which time any interested persons may appear and have an opportunity to be heard on this application.

Documents pertaining to this application are available for inspection by the public during normal business hours, 9:00 a.m. to 4:30 p.m., Monday through Friday, in the office of the Clerk of the Board in the Surf City Borough Hall, located at 813 Long Beach Boulevard, Surf City, New Jersey.

James S. Raban
Attorney for Applicant/Owner

File #3723



EXISTING CONDITIONS SURVEY - SEE NOTE 6 SCALE: 1"=20'

- LEGEND:
- = MONUMENT FOUND
 - PDB = POINT OF BEGINNING
 - AC = AIR CONDITIONER
 - C = CENTERLINE
 - E/P = EDGE OF PAVEMENT
 - 6.02 = SPOT ELEVATION
 - Ø = UTILITY POLE
- NOTES:
1. A.K.A. LOT 6 IN BLOCK 16, FILED MAP #A-283 FILED 10/30/1922, "REVISED MAP OF THE BOROUGH OF SURF CITY, N.J."
 2. DEED REFERENCE: BOOK 5114, PAGE 710
 3. FLOOD ZONE AD, DEPTH 1', AS SHOWN ON FIRM #34029C0516G
 4. BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0516H, THE PROPERTY IS LOCATED IN THE UNSHADED X ZONE, AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN. THE PROPERTY IS LOCATED OUTSIDE OF THE 'COASTAL A' ZONE
 5. ELEVATIONS NAVD (1988)
 6. TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY LEON J. TYSZKA, PLS GS3588B TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT 6, BLOCK 21, TAX MAP SHEET # 3, BOROUGH OF SURF CITY, OCEAN COUNTY, NEW JERSEY, DATED 7/7/2025."

OFFSETS AS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

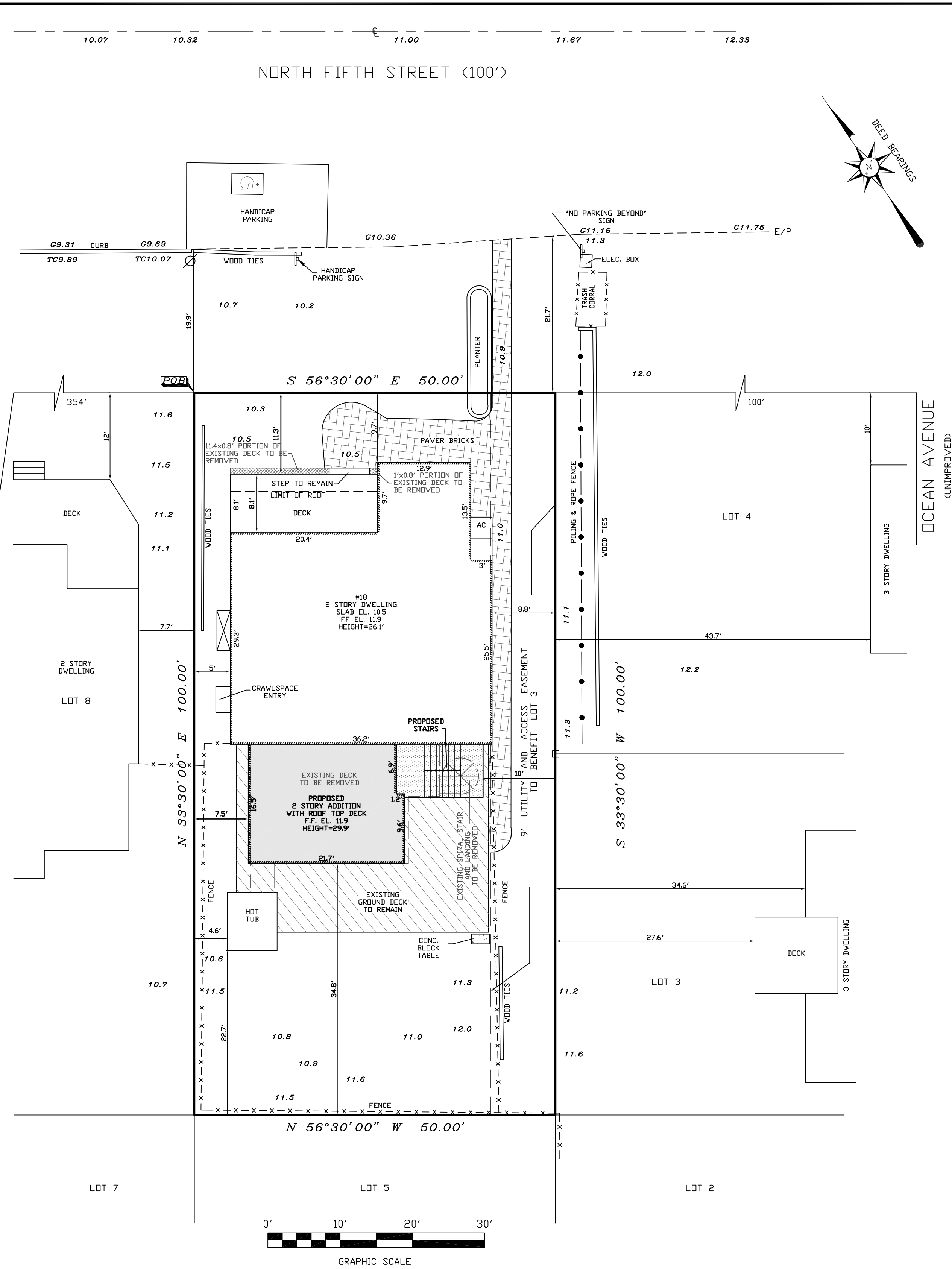
THIS CERTIFICATION IS MADE ONLY TO THE HORN, TYSON & YODER, INC. AND ITS EMPLOYEES. NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.

THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TOWNSHIP CLAIMS OR COASTAL WETLANDS EXCEPT AS SPECIFICALLY SHOWN HEREIN.

THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREIN.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

LONG BEACH BOULEVARD (WIDTH VARIES)



ZONING SCHEDULE - RA RESIDENTIAL DISTRICT				
	CODE	REQUIRED	EXISTING	PROVIDED
LOT AREA	30-6.1	5,000 S.F.	5,000 S.F.	NO CHANGE
LOT FRONTAGE	30-6.1	50 FT.	50 S.F.	NO CHANGE
PRINCIPAL SETBACKS:	FRONT	10 FT.	9.7 FT.**	NO CHANGE
	SIDE	5 FT./10 FT.	5 FT./8.8 FT.**	NO CHANGE
	REAR	5 FT.	31.4 FT.	NO CHANGE (7.5 FT./10 FT. TO PROPOSED ADDITION) 34.8 FT.
BUILDING HEIGHT	30-6.4b.	33 FT.	26.1 FT.	29.9 FT.
BUILDING COVERAGE	30-6.4e.	35% MAX. 1,750 S.F.	35.8%** 1,789.1 S.F.	35.8%** 1,788.7 S.F.
OFF-STREET PARKING	30-6.6a.	2 SPACES	0 SPACES**	NO CHANGE

** EXISTING NON-CONFORMITY
* VARIANCE REQUESTED

OWNER/APPLICANT
BRYAN & CLAUDIA BAKER
325 LLANDRILLO ROAD
BALA CYNWYD, PA 19004

REVISIONS

HORN, TYSON & YODER, INC.
CONSULTING ENGINEERS, SURVEYORS-PLANNERS
CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 1, 2022
8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
PHONE (609) 492-5050

JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number GE44223
Professional Planner, N.J. License Number 33L10066400

VARIANCE PLAN
LOT 6, BLOCK 21
TAX MAP SHEET # 3
BOROUGH OF SURF CITY
OCEAN COUNTY, NEW JERSEY

SCALE: 1"=10'

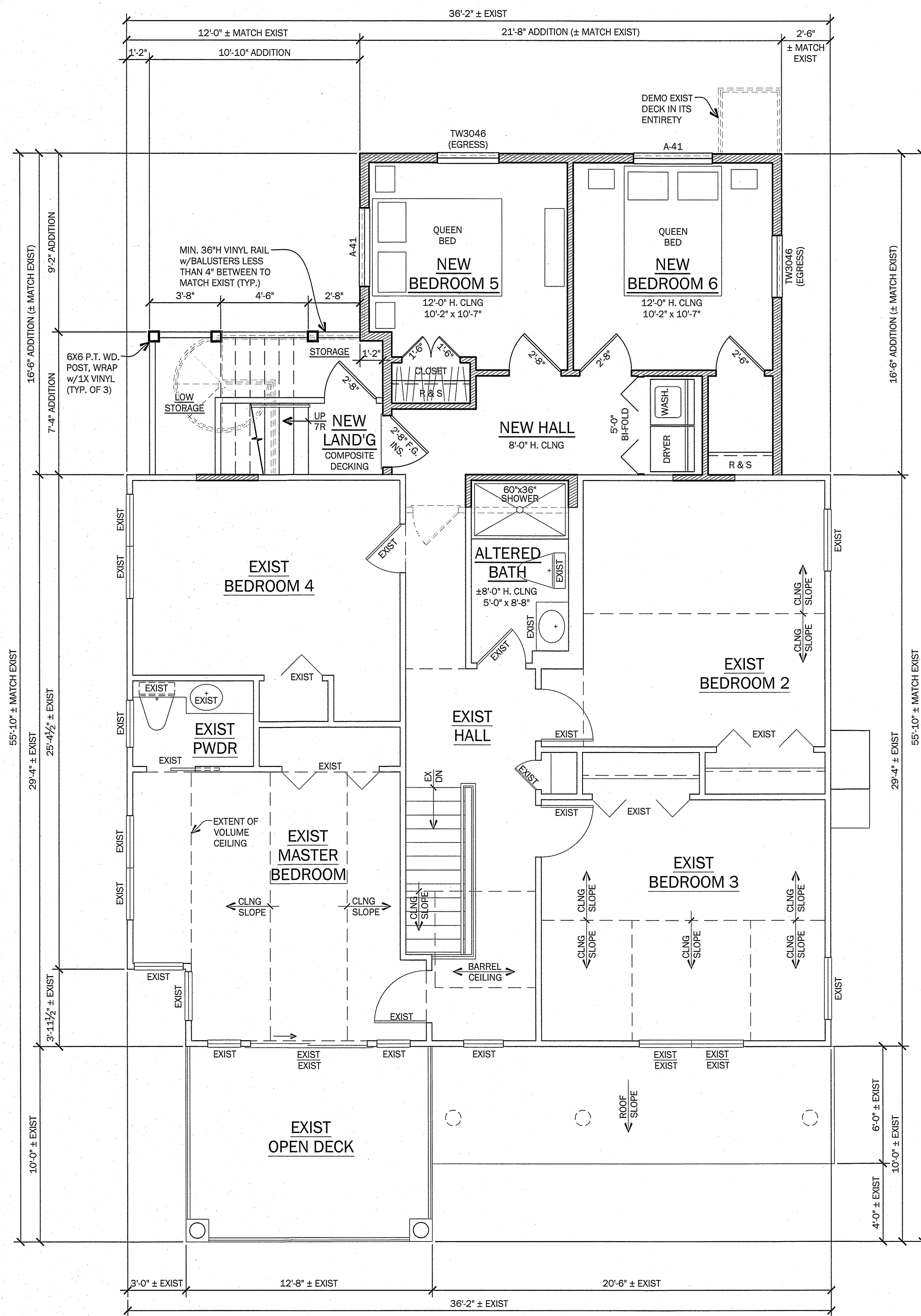
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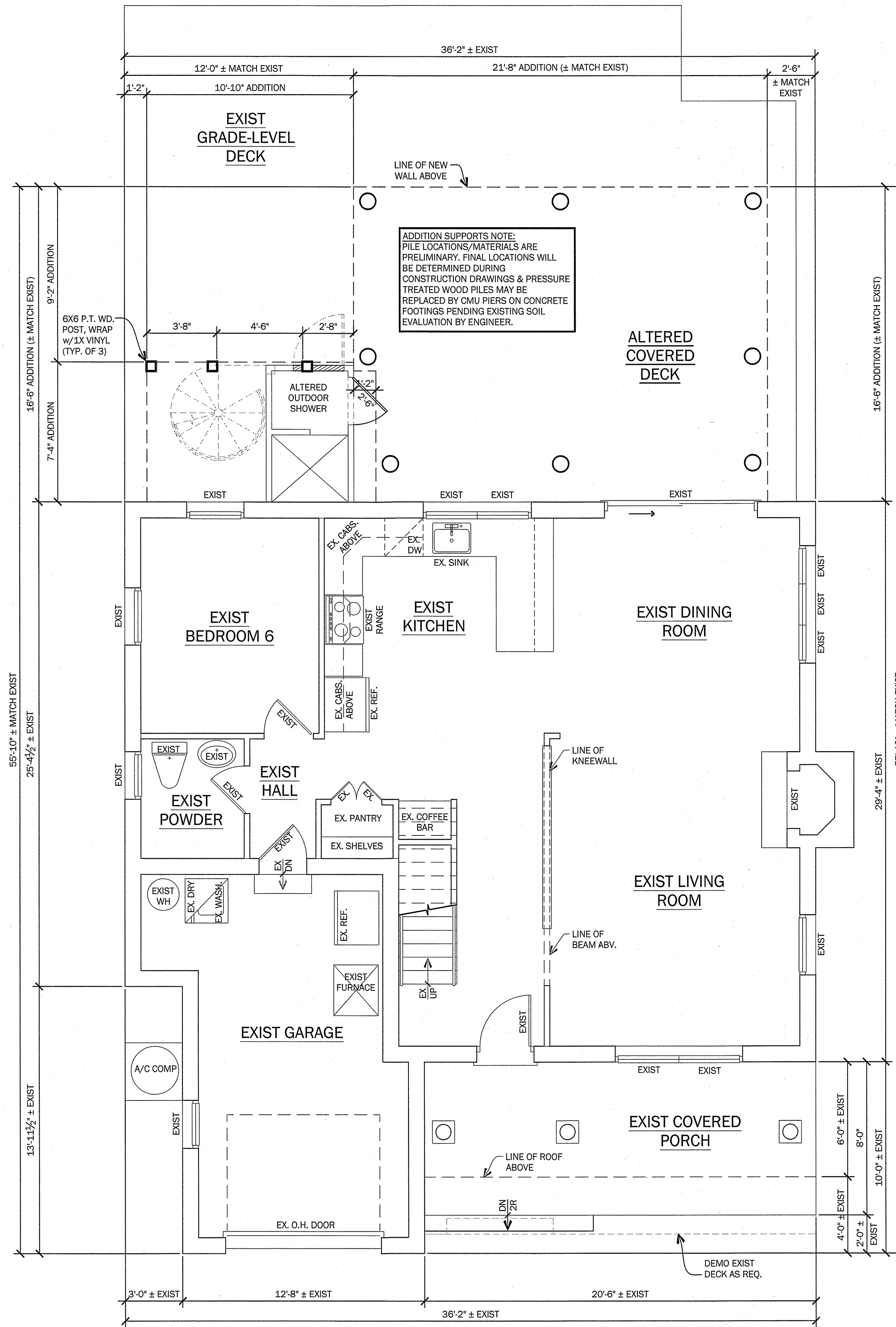
VARIANCE 1





SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

FLOOR AREA	
TOTAL SITE AREA	5,000.0 SQ.FT.
EXIST BLDG COVERAGE	±1,787.8 SQ.FT. (35.75%)
NEW BLDG COVERAGE	±1,787.4 SQ.FT. (35.75%)
LIVING AREAS:	
EXIST FIRST FLOOR	±927.3 SQ.FT.
EXIST SECOND FLOOR	±1,034.2 SQ.FT.
NEW SECOND FLOOR	±364.3 SQ.FT.
TOTAL	±2,325.8 SQ.FT.
MISC. AREAS:	
ALTERED PORCH	±164.0 SQ.FT.
EXIST GARAGE	±248.4 SQ.FT.
EXIST GRADE-DECK	±884.3 SQ.FT.
NEW OUTDOOR SHWR	±18.0 SQ.FT.
NEW STAIR TOWER	±87.5 SQ.FT.
NEW ROOF DECK	±355.5 SQ.FT.
NOTE: NUMBERS INDICATED ARE IN SQUARE FEET U.N.O.	
WALL KEY	
	NEW WALLS
	NEW CMU FOUND. WALLS
	EXIST WALLS TO BE REMOVED
	EXIST WALLS TO REMAIN

Sarah D. Jennings
Sarah D. Jennings, A.I.A.
#NJ 0011771
Kevin Swarczkopf, NCARB
#NJ A23236
Plans Not Valid Unless
Seal Embossed

799 Route 72, Manahawkin
New Jersey 08050
www.cwarchitecture.com
(Phone) 609-597-8880
(Fax) 609-597-5289



BAKER RESIDENCE
LOT: 6 BLOCK: 21
BOROUGH OF SURF CITY
OCEAN COUNTY, NEW JERSEY
PRELIMINARY FLOOR PLANS

REVISIONS

Description

No. Date

DATE
03/02/2026

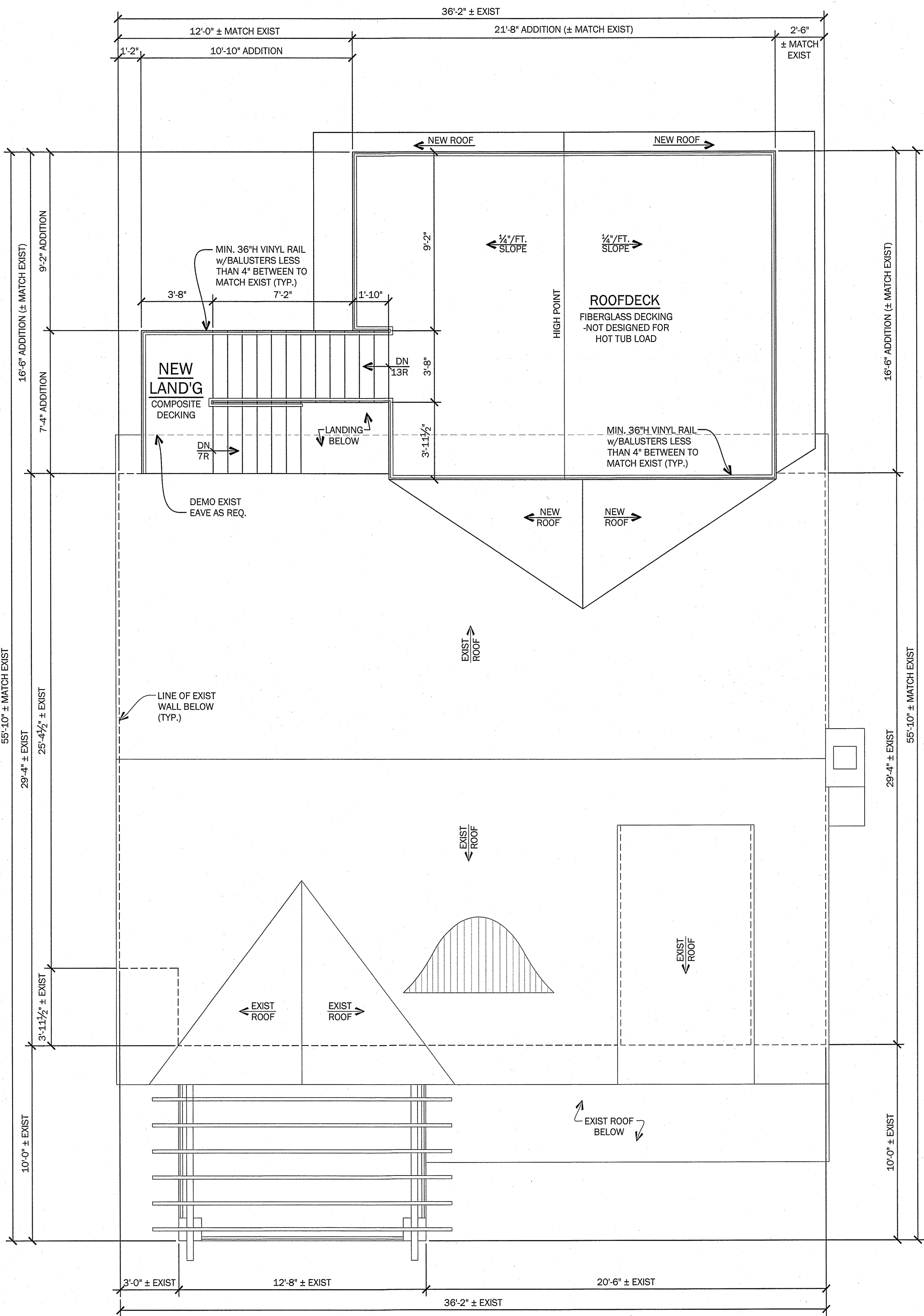
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SHEET

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FLOOR AREA	
TOTAL SITE AREA	5,000.0 SQ.FT.
EXIST BLDG COVERAGE	±1,787.8 SQ.FT. (35.75%)
NEW BLDG COVERAGE	±1,787.4 SQ.FT. (±35.75%)
LIVING AREAS:	
EXIST FIRST FLOOR	±927.3 SQ.FT.
EXIST SECOND FLOOR	±1,034.2 SQ.FT.
NEW SECOND FLOOR	±364.3 SQ.FT.
TOTAL	±2,325.8 SQ.FT.
MISC. AREAS:	
ALTERED PORCH	±164.0 SQ.FT.
EXIST GARAGE	±248.4 SQ.FT.
EXIST GRADE-DECK	±884.3 SQ.FT.
NEW OUTDOOR SHWR	±18.0 SQ.FT.
NEW STAIR TOWER	±87.5 SQ.FT.
NEW ROOF DECK	±356.5 SQ.FT.
NOTE: NUMBERS INDICATED ARE IN SQUARE FEET U.N.O.	
WALL KEY	
	NEW WALLS
	NEW CMU FOUND. WALLS
	EXIST WALLS TO BE REMOVED
	EXIST WALLS TO REMAIN

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BAKER RESIDENCE
LOT: 6 BLOCK: 21
BOROUGH OF SURF CITY
OCEAN COUNTY, NEW JERSEY
PRELIMINARY FLOOR PLANS

REVISIONS	
No.	Description

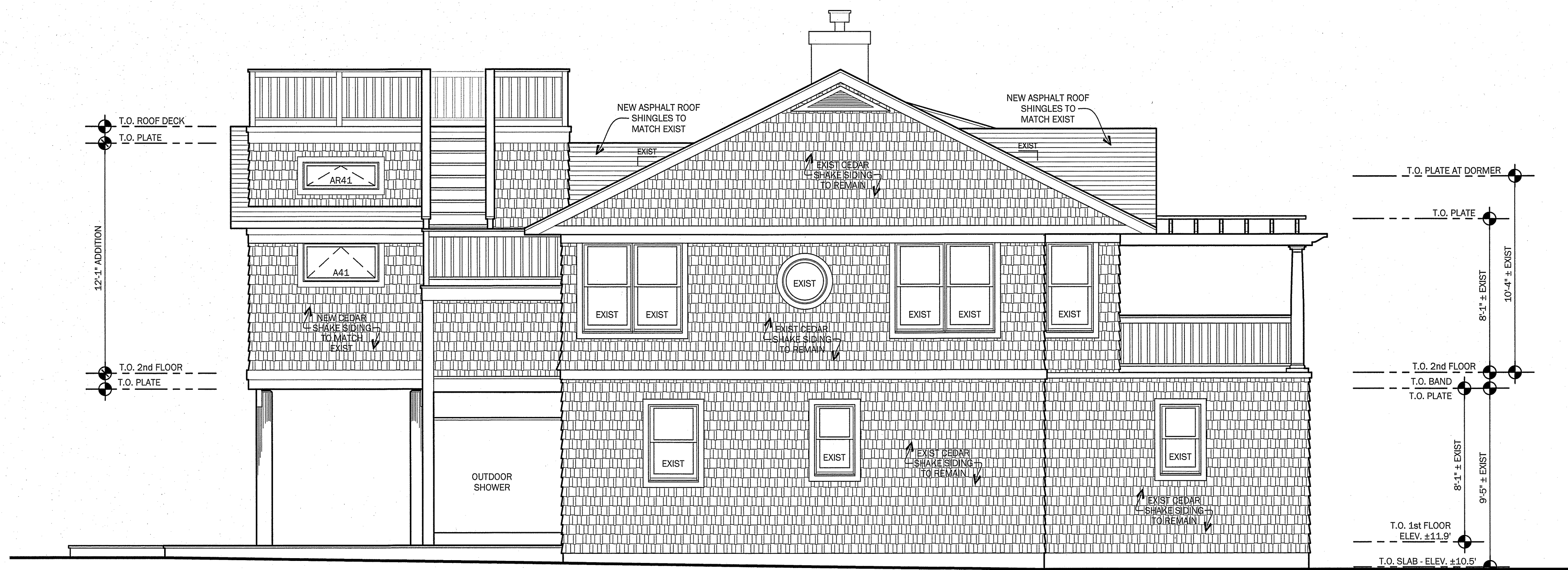
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25057
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FRONT (NORTH) SIDE ELEVATION

1/4" = 1'-0"



LEFT (EAST) SIDE ELEVATION

1/4" = 1'-0"

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BAKER RESIDENCE
LOT: 6 BLOCK: 21
BOROUGH OF SURF CITY
OCEAN COUNTY, NEW JERSEY
PRELIMINARY ELEVATIONS

REVISIONS

No.	Date	Description

DATE
03/02/2026

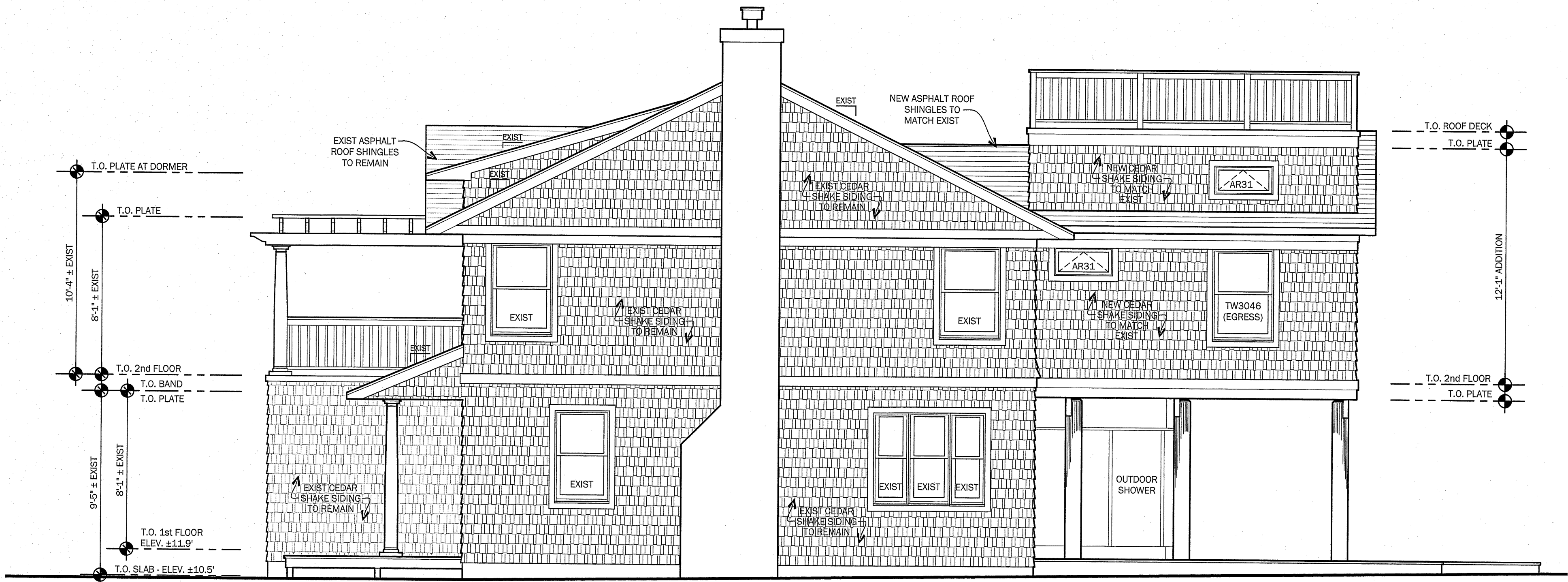
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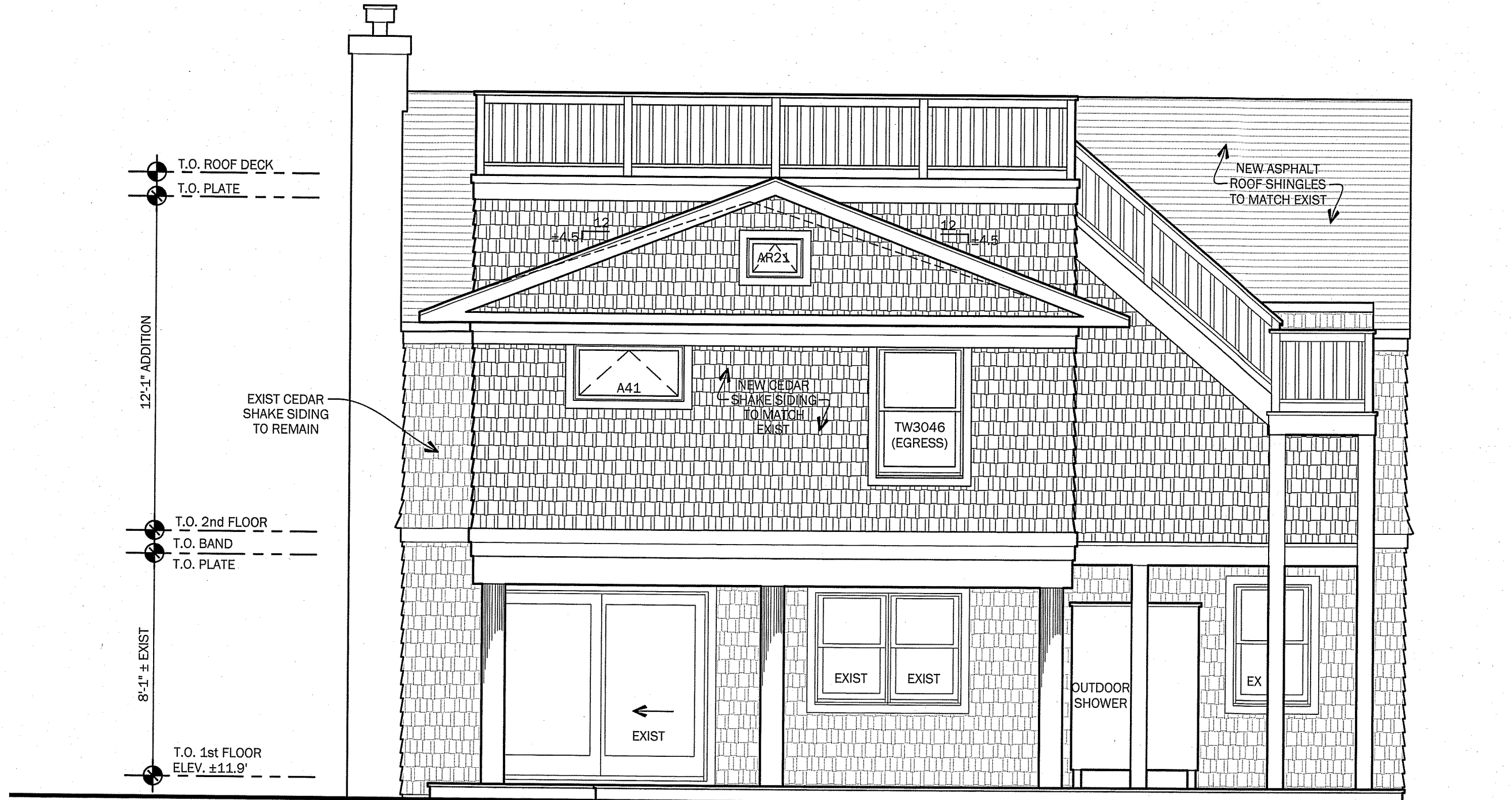
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BD-3

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RIGHT (WEST) SIDE ELEVATION
1/4" = 1'-0"



REAR (SOUTH) SIDE ELEVATION
1/4" = 1'-0"

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Seal Embossed

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CW3
ARCHITECTURE

BAKER RESIDENCE
LOT: 6 BLOCK: 21
BOROUGH OF SURF CITY
OCEAN COUNTY, NEW JERSEY
PRELIMINARY ELEVATIONS

REVISIONS	
No.	Description

DATE
03/02/2026
COMM. No.
25057
DRAWN BY:
NPF/KJS

SHEET
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