

- - - - - PROPERTY LINE
 DUNE ENCROACHMENT

DUNE OVERLAY, TOTAL AREA: 73,537 SF
DUNE OVERLAY MIN OPEN SPACE: 80% (58,829 SF)
PROPOSED DUNE OVERLAY ENCROACHMENT: 58.3% (42,897 SF)
PROPOSED DUNE OVERLAY OPEN SPACE: 47.7% (30,640 SF)

01 PROPOSED DUNE OVERLAY ENCROACHMENT
 SCALE: 1/64" = 1'-0"



REFERENCE SECTION 7.3.1.1(d)(1)
VARIANCE #4 DIAGRAM - PROPOSED DUNE PERSERVATION OPEN SPACE

EROSION CONTROL

10' DUNE OVERLAY SETBACK

BULKHEAD LINE

10' SETBACK

50' SETBACK

20% PEDESTAL SETBACK

NEW BATHROOM BUILDING

PROPOSED SLIDE ZONE

EXISTING FONTAINEBLEAU

15' SIDE SETBACK

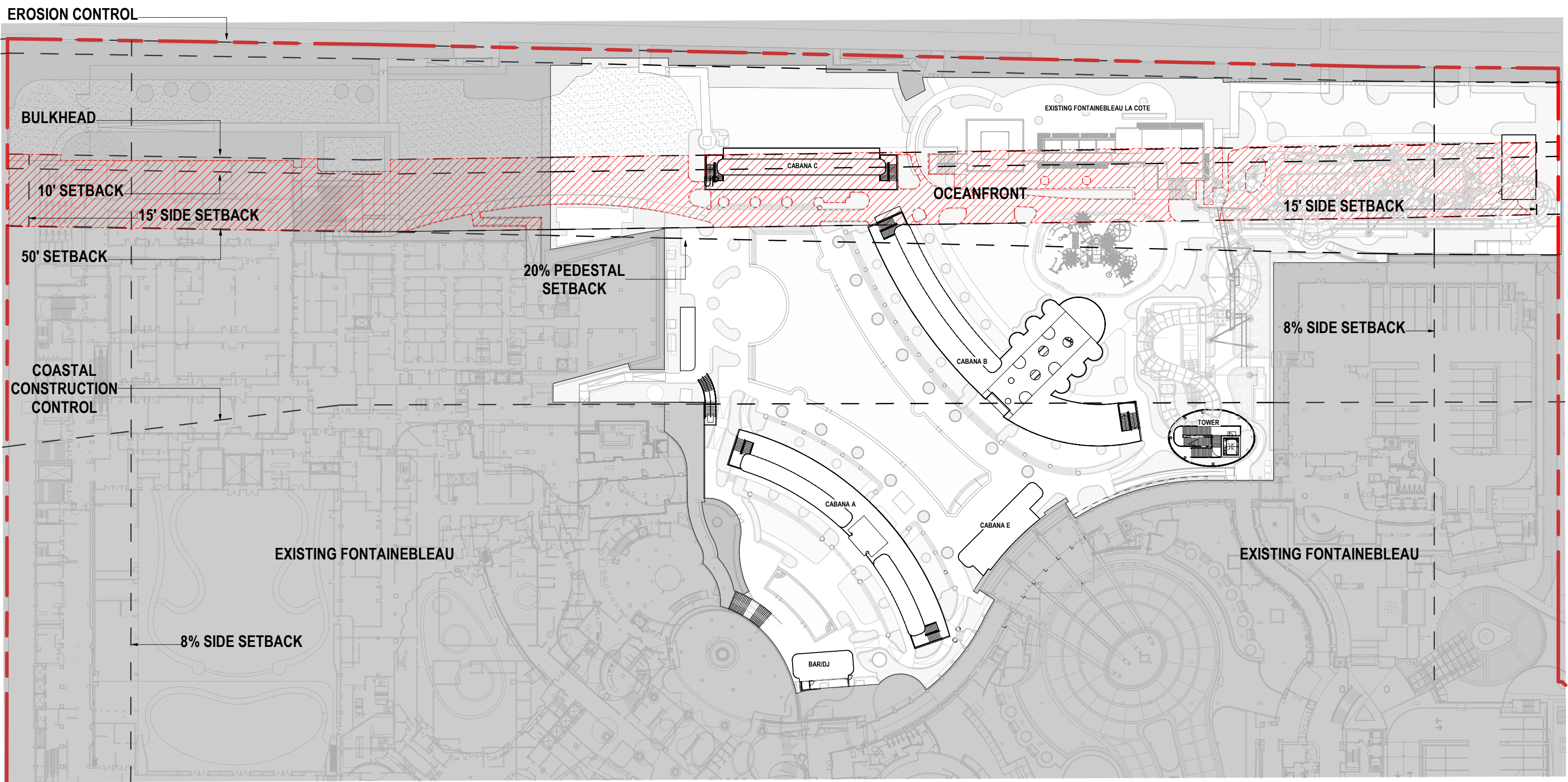
1'-5" SETBACK
WATERSLIDE STRUCTURE

1'-5"

15'-0"



01 VARIANCE - 15' SIDE SETBACK ENCROACHMENT
 SCALE: 1" = 30'-0"

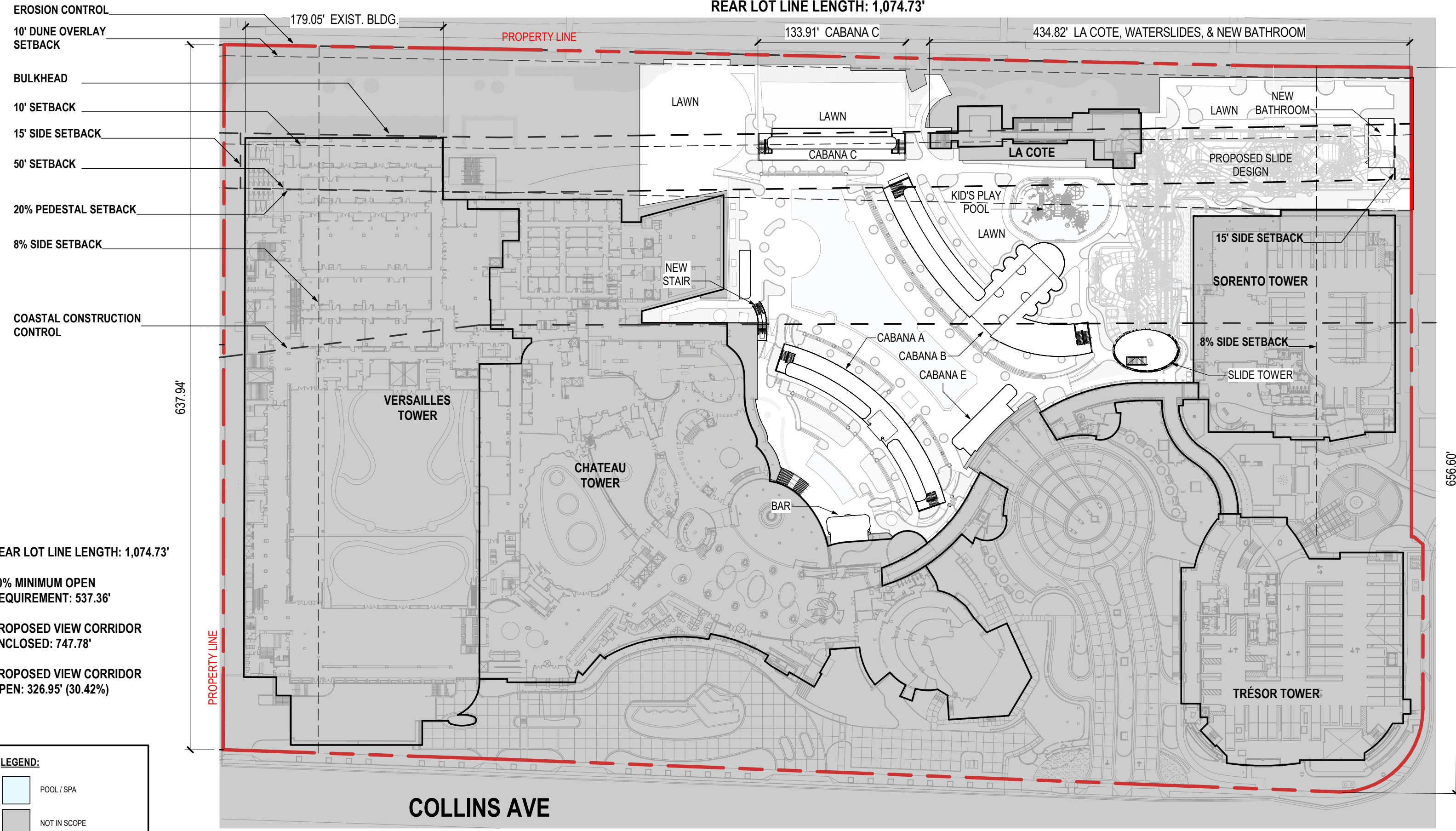


- - - - - PROPERTY LINE
/ / / / / OCEANFRONT ENCROACHMENT

OCEANFRONT OVERLAY, TOTAL AREA: 53,707 SF
OCEANFRONT OVERLAY MIN OPEN SPACE: 50% (26,854 SF)
PROPOSED OCEANFRONT OVERLAY ENCROACHMENT: 96.3% (51,708 SF)
PROPOSED OCEANFRONT OVERLAY OPEN SPACE: 3.7% (1,999 SF)

01 PROPOSED OCEANFRONT OVERLAY ENCROACHMENT
 SCALE: 1/64" = 1'-0"

REAR LOT LINE LENGTH: 1,074.73'



- EROSION CONTROL
- 10' DUNE OVERLAY SETBACK
- BULKHEAD
- 10' SETBACK
- 15' SIDE SETBACK
- 50' SETBACK
- 20% PEDESTAL SETBACK
- 8% SIDE SETBACK
- COASTAL CONSTRUCTION CONTROL

637.94'

656.60'

REAR LOT LINE LENGTH: 1,074.73'

50% MINIMUM OPEN REQUIREMENT: 537.36'

PROPOSED VIEW CORRIDOR ENCLOSED: 747.78'

PROPOSED VIEW CORRIDOR OPEN: 326.95' (30.42%)

LEGEND:

- POOL / SPA
- NOT IN SCOPE

COLLINS AVE

01 VARIANCE - 50% VIEW CORRIDOR
SCALE: 1" = 80'-0"



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REFERENCE SECTION 7.3.1.2(b)(8)
VARIANCE #8 DIAGRAM - 50% VIEW CORRIDOR