



EXETER AVENUE (50' R.O.W.)

ZONING SCHEDULE (DISTRICT - S-40 STANDARDS FOR SINGLE FAMILY)

ITEM	REQUIRED	EXISTING	STATUS	PROPOSED	STATUS
LOT AREA	4000 SF	7,112 SF	C	7,112 SF	C
LOT WIDTH	50 FT	120 FT	C	120 FT	C
BLDG. SETBACKS					
FRONT YARD	23.2'/14.4'	15.02 / 15.13 FT	ENC	N/A	ENC
SIDE YARD	37% (10 FT MIN)	5.76 / 5.81 FT	ENC	N/A	ENC
REAR YARD	20% DEPTH	14.94 FT	C	N/A	C
ACCESSORY					
BLDG AREA	80 SF max (160 Total)	N/A		220 SF	V
SETBACK	1 FT	N/A		1 FT	C
NUMBER	2 MAX			1	C
HEIGHT	9 FT			12 FT	V
OUTDOOR SHOWER	3FT. SETBACK	N/A		3 FT.	C
COVERAGE					
BUILDING (MAX.)	30%	21%	C	21%	C
LANDSCAPE	35%	80%	C	35%	C
FENCE IN FRONT YARD	NOT PERMITTED	12FT.	ENC	5.0 FT.	V (Granted)

LEGEND:
 C - CONFORMING
 ENC - EXISTING NON-CONFORMING
 V - VARIANCE
 N/A - NOT APPLICABLE

200' SETBACK SURVEY FOR 408-410 NORTH EXETER AVENUE, MARGATE, NEW JERSEY

BLOCK 607.02

LOT	HOUSE FRONT SETBACK
LOT 33.01	15.2'
LOT 33.02	15.0'
LOT 33.03	15.0'
LOT 33.04	15.0'
LOT 33.05	15.0'
LOT 33.06	VACANT
LOT 33.07	15.0'
LOT 33.08	14.9' (DELETE LOW VALUE)
BLOCK 607.01	
LOT 4	HOUSE FRONT SETBACK
AVERAGE	15.0

APPLICATION NOTES

- OWNER & APPLICANT
SAMARA DICKER
408 N EXETER AVE
MARGATE CITY, NJ 08402
- PROPERTY INFORMATION:
408-410 N EXETER AVE
MARGATE CITY, NJ 08402
BLOCK 607.05 LOTS 33.05
(PLUS FORMER LOT 33.06 NOW CONSOLIDATED)
- AREA = 7,112 SF.
ZONING = S40 DISTRICT
EXISTING USE = SINGLE FAMILY
FLOOD ZONE = AE (EL. 8)
- PROPERTY SURVEY:
ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W.PONZIO CO. & ASSOC., INC.
- INTENT OF APPLICANT:
THE APPLICANT INTENDS TO CONSTRUCT A NEW ACCESSORY STRUCTURE AS SHOWN ON THIS PLAN

NOTE: THIS DRAWING IS INTENDED FOR APPROVAL PURPOSES AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.

APPROVALS:

ZONING OFFICER _____ DATE _____
 CITY ENGINEER _____ DATE _____
 BOARD CHAIRPERSON _____ DATE _____
 BOARD SECRETARY _____ DATE _____
 MUNICIPAL CLERK _____ DATE _____



GRAPHIC SCALE IN FEET

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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1948, C.248, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

A.W. PONZIO CO & ASSOCIATES, INC. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

AWP
ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
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Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR.
 PROFESSIONAL PLANNER N.J. NO. 33LI00267600
 PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

VARIANCE PLAN
 BLOCK 607.02 LOT 33.05 & (FORMER LOT 33.06)
 MARGATE CITY ATLANTIC COUNTY NEW JERSEY
 SCALE: 1" = 10'
 DATE: 09/09/19 BY: B. DANIELS
 PROJ. NO.: 33207