



Zoning Requirements Zone S-25			
	Existing	Proposed	Required
Lot Area	4,197.25 sf	4,197.25 sf	2,500 sf
Building Coverage	1,396 sf	1,396 sf	N/A
Percentage of Building Coverage	33.26%	33.26%	34.01% Max
Deck between 10-18 inches above grade setback	N/A	3 ft	3 ft
Hot Tub Setback	N/A	4.8 ft	6 ft
Landscape Coverage	1,584.77 sf	1,378.83 sf	N/A
Percentage of Landscape Coverage	37.76%	32.85%	35% Min

City of Margate	
Board Chairperson	Date
Board Administrator	Date
City Engineer	Date
Zoning Officer	Date
Construction Official	Date
City Clerk	Date

Job No.	4003
Sheet	1
B/O	1
Total	1

City of Margate
 Atlantic County, New Jersey
Variance Plan
 Block 208, Lot 16.02
 8019 Ventnor Avenue

KS Kates Schneider Engineering, LLC
 Engineers - Surveyors - Planners
 624 Shore Road
 Somers Point, New Jersey 08244
 Phone: (609) 365-1747
 Info@KSECivil.com
 State Board of Professional Engineers & Land Surveyors
 Certificate of Authorization No. 24GA28320000

Gregory K. Schneider
 Professional Engineer & Land Surveyor
 New Jersey License No. 42577

 Date 12/16/20

Designed STAFF	Drawn STAFF	Checked GKS	Approved GKS	Date 12/16/20
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