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PROJECT ADDRESS:
**203 N. HARDING AVE.
MARGATE CITY, NJ 08402**

BLOCK 424.02, LOT 15

SEAL:

BRETT A. HARMAN, RA
NJ LICENSE #: 16421

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CONSULTANTS:

NOTE: THIS DRAWING IS FOR THE
CONFIRMATION OF ZONING
CONFORMANCE ONLY

#	DATE	ISSUE / REVISION
1	02.22.2021	ZONING

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DRAWINGS PREPARED BY:

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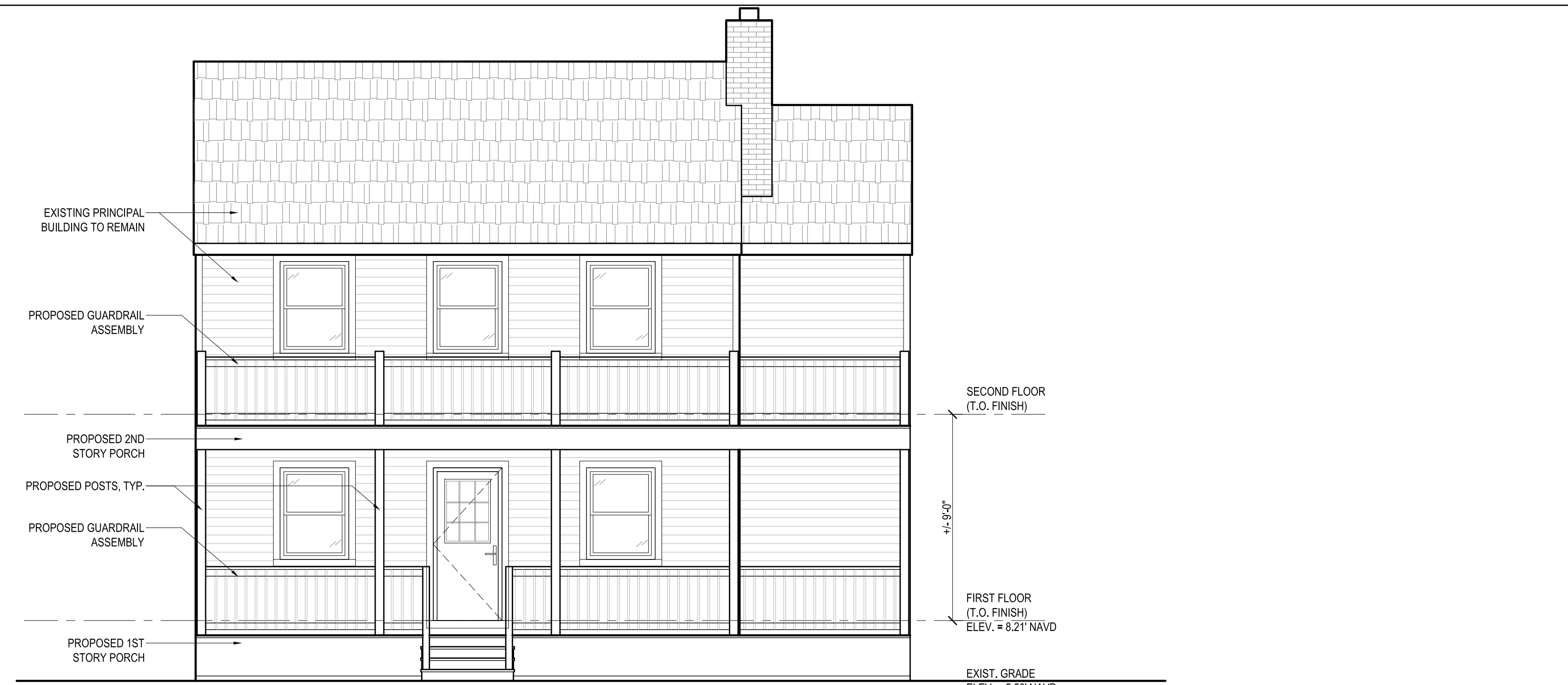
DRAWINGS CHECKED BY:

DRAWING TITLE:

ZONING

DRAWING NUMBER:

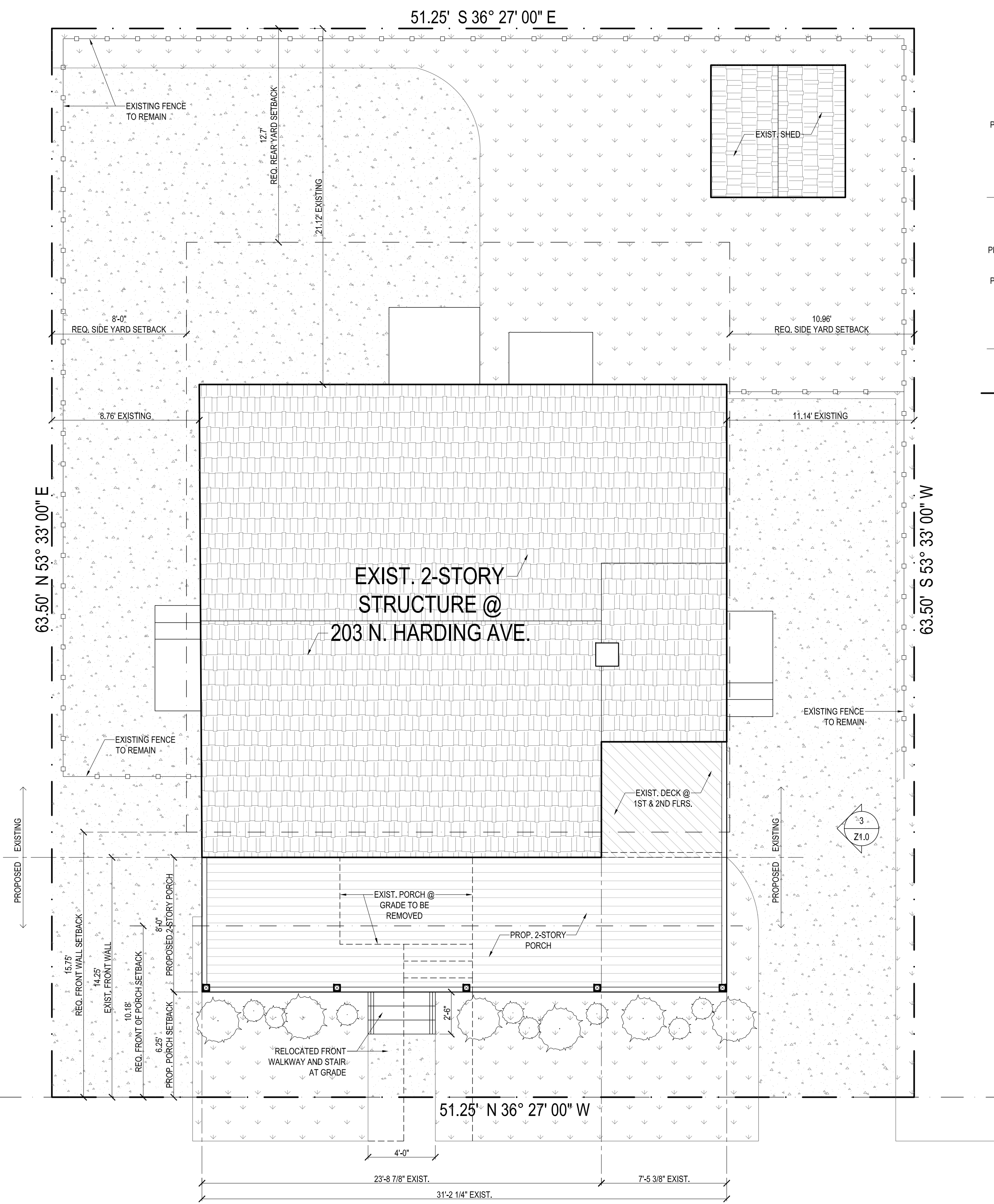
Z1.0



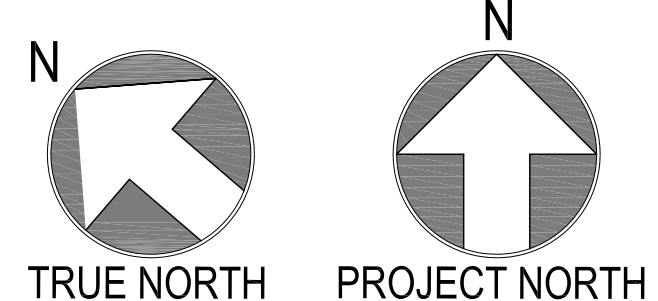
2 FRONT ELEVATION
Z1.0 1/4"=1'-0"



3 SIDE ELEVATION
Z1.0 1/4"=1'-0"



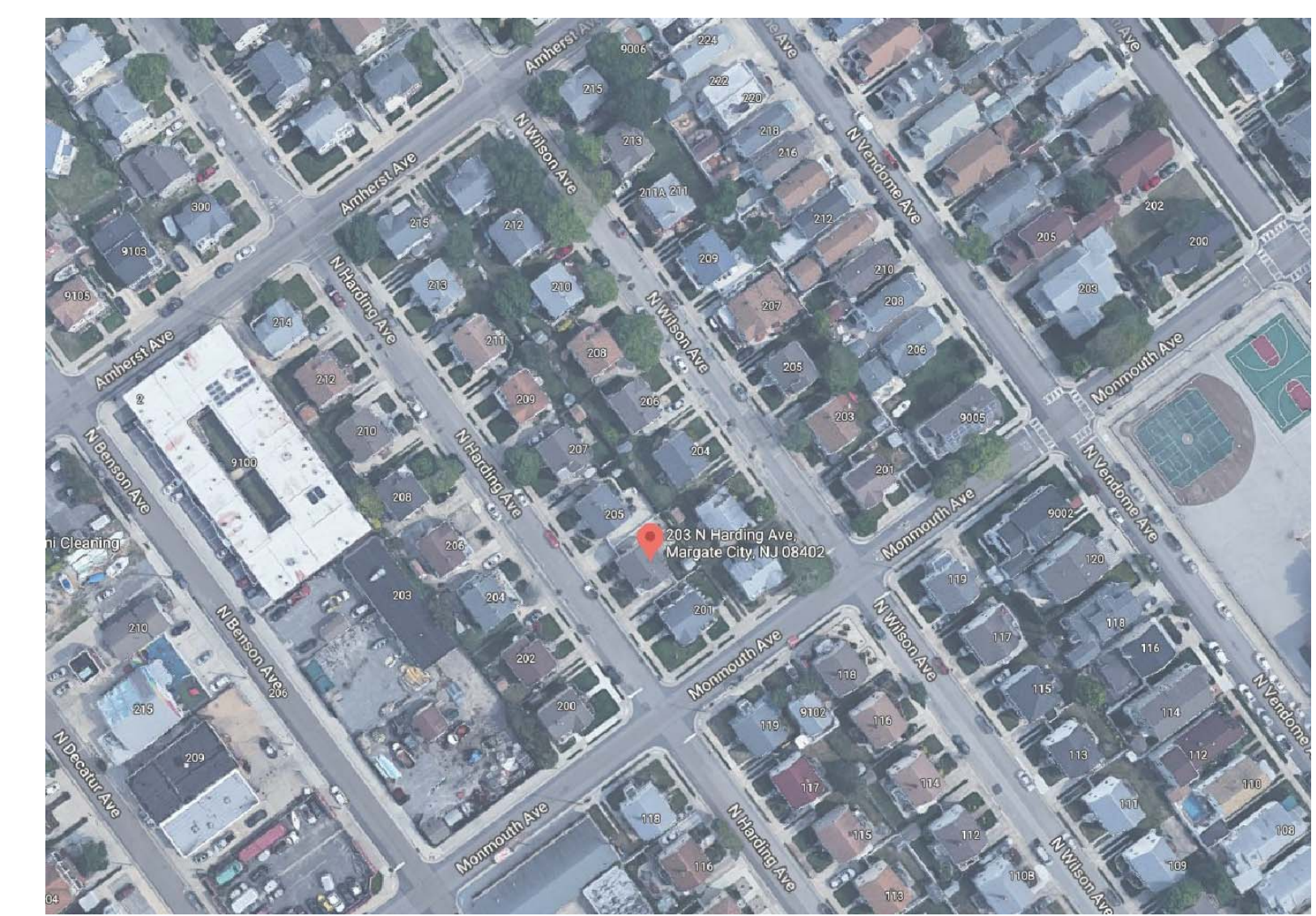
N. HARDING AVE
50'-0" WIDE



1 SITE PLAN
Z1.0 1/4"=1'-0"

ZONING DISTRICT: TF	STATUS
LOT AREA: 3254.375 SF.	
REQ. BUILDING COVERAGE: 38.7% = 1,259.44 SF MAX.	
REQ. TOTAL LANDSCAPING COVERAGE: 35% = 1,139.03 SF MIN.	
REQ. FRONT YARD LANDSCAPING: 60% OF 730.31 SF = 438.19 SF MIN.	
EXIST. BUILDING COVERAGE: 25.3% = 823.36 SF	C
EXIST. TOTAL LANDSCAPING COVERAGE: 31.3% = 1,018.62 SF	ENC
EXIST. FRONT YARD LANDSCAPING: 54.4% = 397.12 SF	ENC
PROP. BUILDING COVERAGE: 25.3% = 823.36 SF (SAME)	C
PROP. TOTAL LANDSCAPING COVERAGE: 25.3% = 821.9 SF	V
PROP. FRONT YARD LANDSCAPING: 27.4% = 200.42 SF	V
REQ. FRONT SETBACK: 15.75' MIN. @ FRONT WALL, 10.18' MIN. @ PORCH	
REQ. SIDE SETBACK: 18.96' AGGREGATE / 8' MIN.	
REQ. REAR SETBACK: 12.7' MIN.	
EXIST. FRONT SETBACK: 14.25' @ FRONT WALL, 9.1' @ PORCH	ENC
EXIST. SIDE SETBACK: 19.9' AGGREGATE / 8.76' MIN.	C
EXIST. REAR SETBACK: 21.12'	C
PROP. FRONT SETBACK: 14.25' @ FRONT WALL (SAME), 6.25' @ PORCH	V
PROP. SIDE SETBACK: 19.9' AGGREGATE / 8.76' MIN. (SAME)	C
PROP. REAR SETBACK: 21.12' (SAME)	C

V = VARIANCE NEEDED
C = CONFORMING
ENC = EXISTING NON-CONFORMING



4 LOCATION MAP
Z1.0 N.T.S.