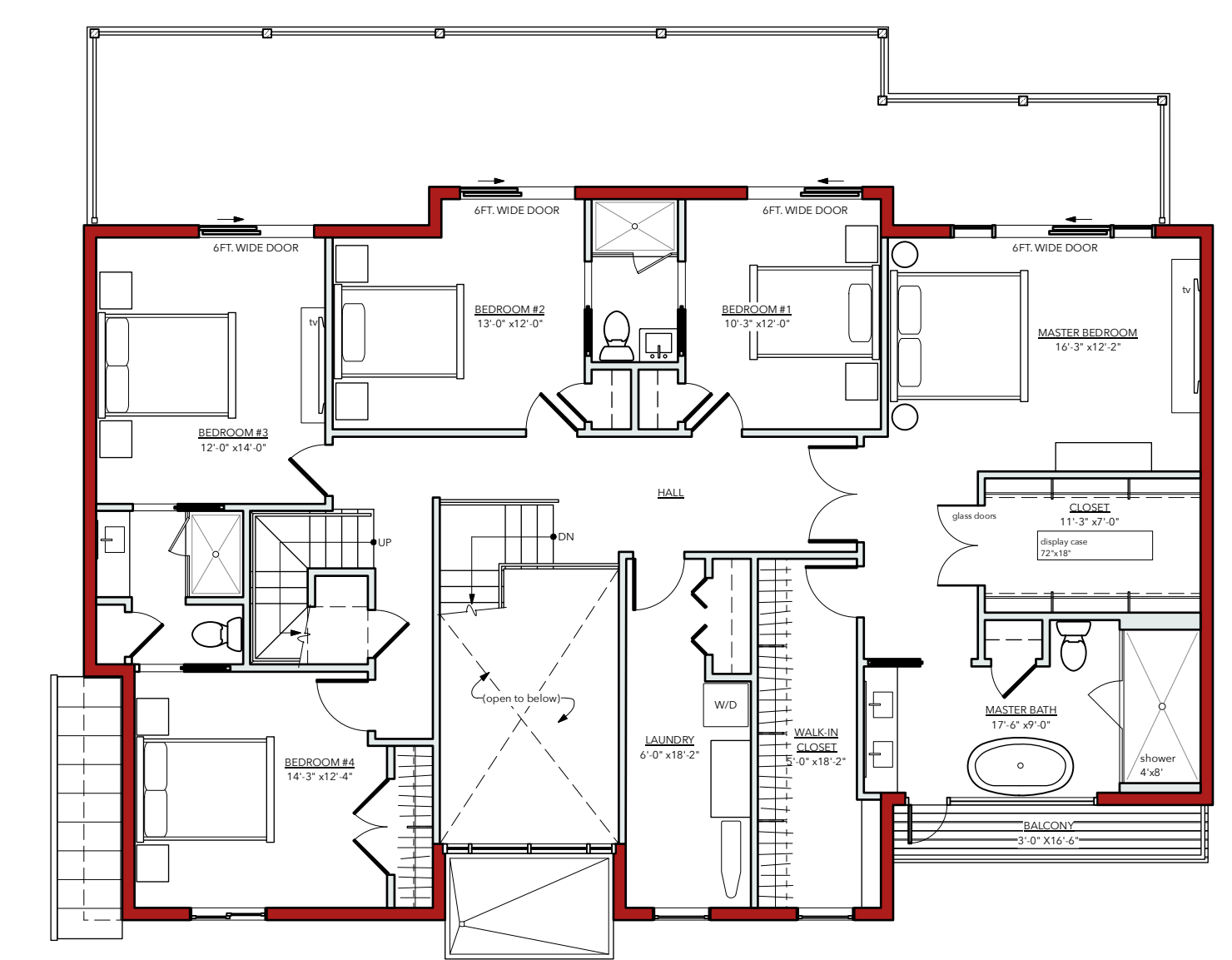
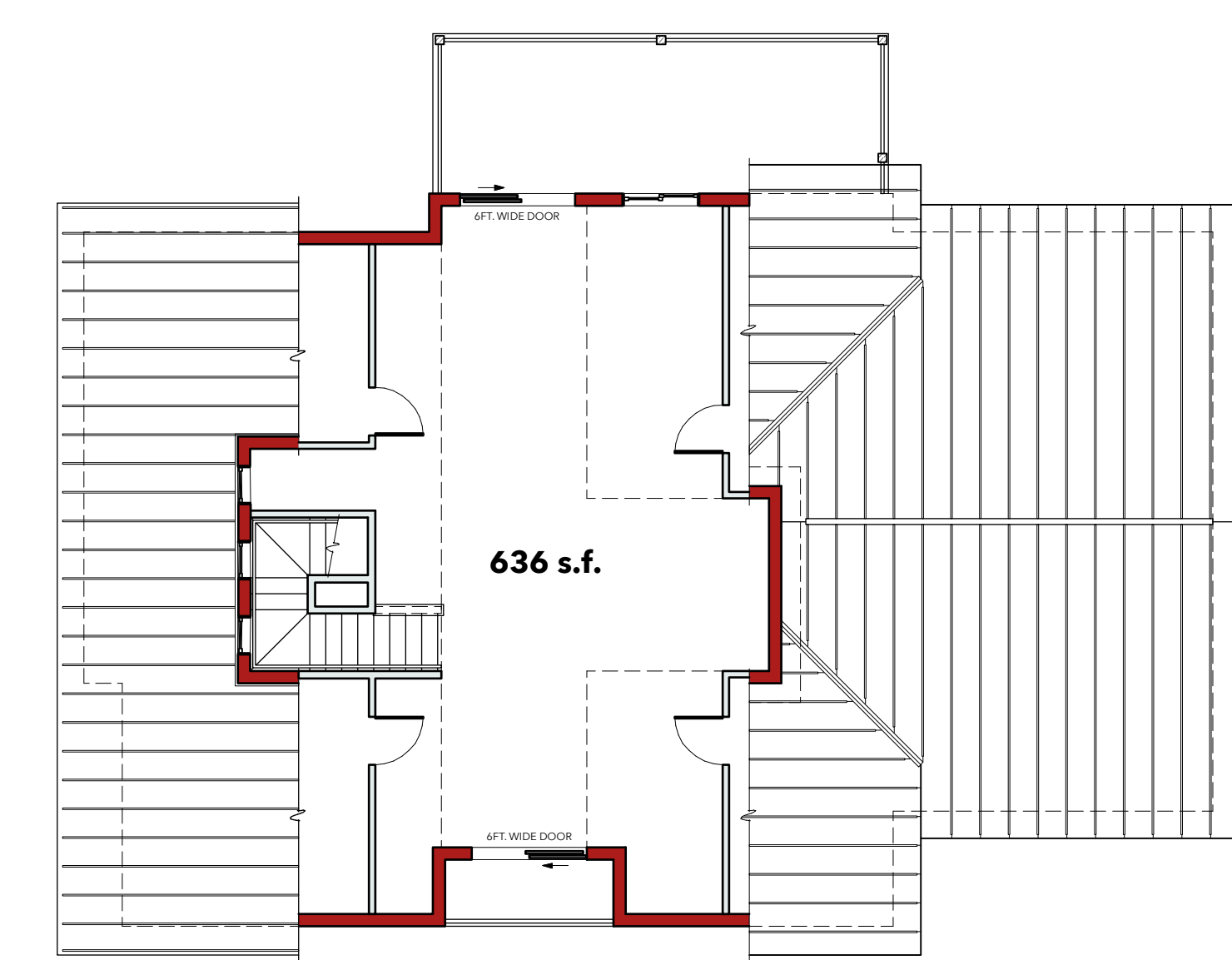


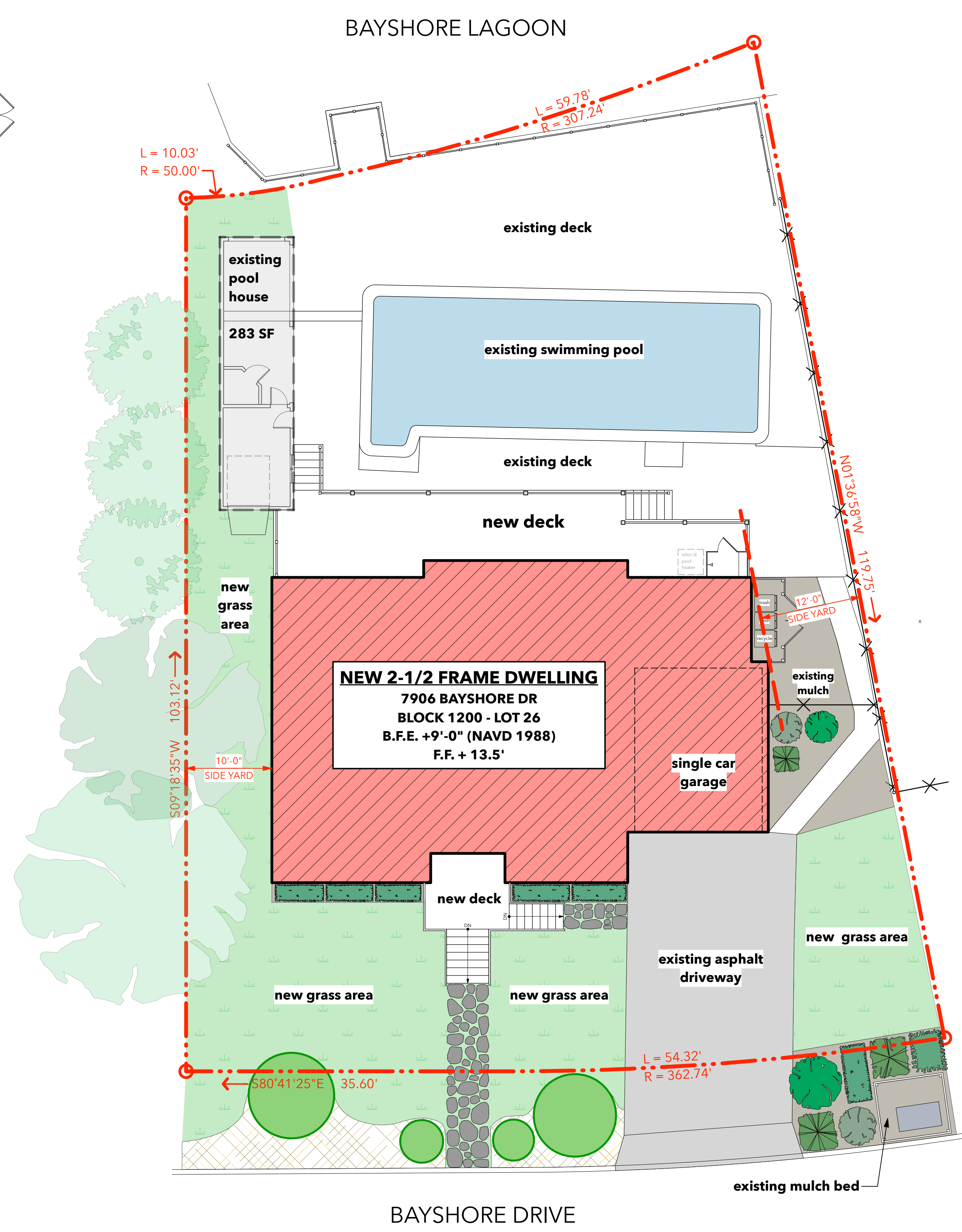
1 PROPOSED 1ST FLOOR PLAN
Scale: 1:100



2 PROPOSED 2ND FLOOR PLAN
Scale: 1:100

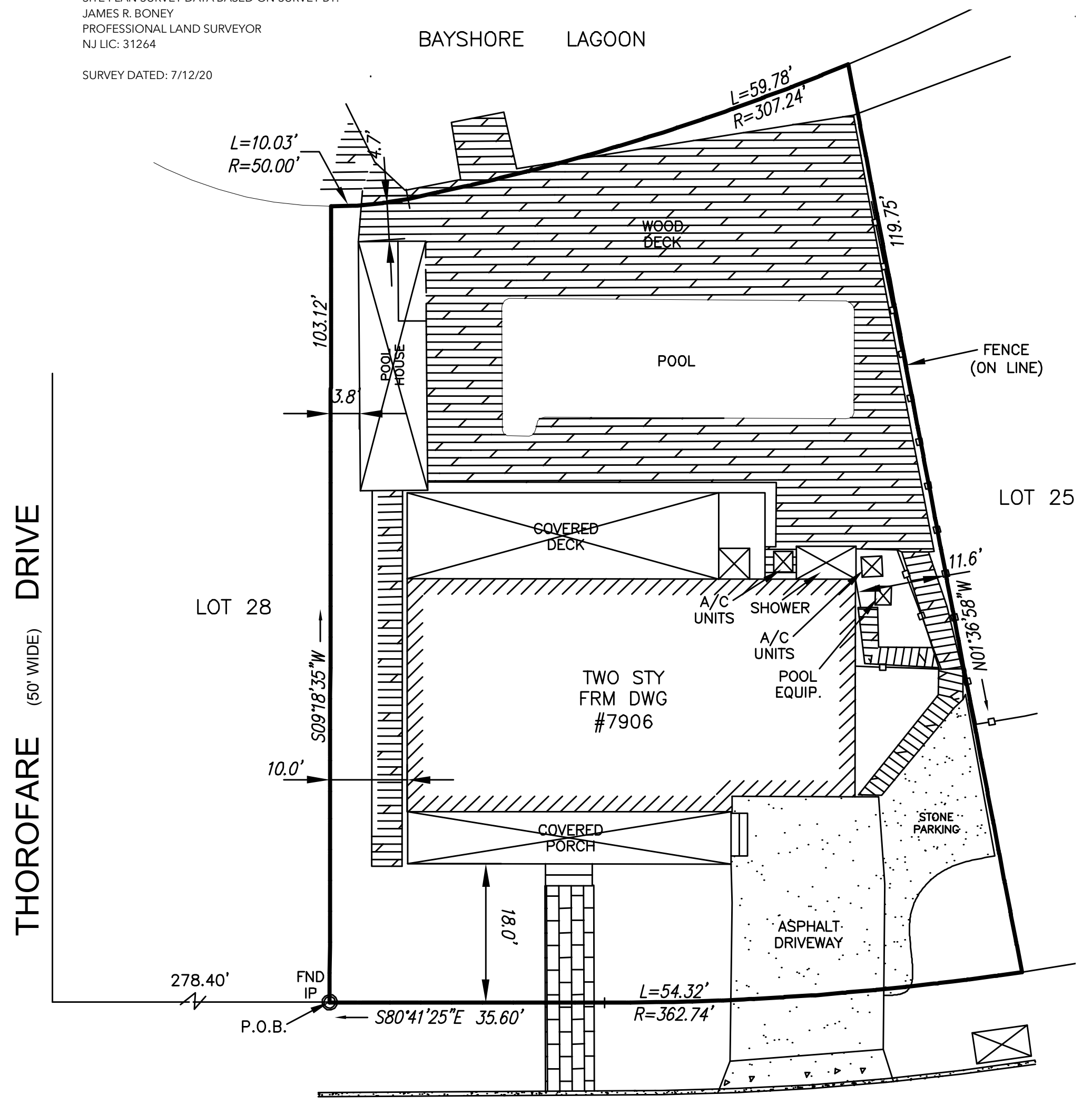


3 PROPOSED ATTIC PLAN
Scale: 1:100



PROPOSED SITE PLAN
Scale: 1:100

SITE SURVEY DATA:
SITE PLAN SURVEY DATA BASED ON SURVEY BY:
JAMES R. BONEY
PROFESSIONAL LAND SURVEYOR
NJ LIC: 31264
SURVEY DATED: 7/12/20



EXISTING ZONING DATA

TOWNSHIP/MUNICIPALITY:	MARGATE CITY
EXISTING USE:	RESIDENTIAL
ZONING DISTRICT:	S-60 (WF)
EXISTING BUILDING FOOTPRINT AREA:	1,726 SF
EXISTING LOT AREA:	8,717 SF EXCLUDING RIPARIAN AREA
EXISTING FRONT YARD AREA:	1,564 SF

FLOOD ZONE INFORMATION

FLOOD ZONE:	ZONE AE FLOOD INSURANCE RATE MAP: MARGATE CITY, NJ COMMUNITY MAP/PANEL #: 34001C 0434 EFFECTIVE REVISED DATE: 08-28-2018		
BASE FLOOD ELEVATION:	9.00 FT.		
BOTTOM OF 1ST FLOOR FRAMING ELEVATION:	EXISTING	REQUIRED	PROPOSED
	7.5 FT.	12.00 FT. MIN.	12.25 FT.

BULK REQUIREMENTS S-60 (WF) DISTRICT

	EXISTING	REQUIRED	PROPOSED
LOT REQUIREMENTS			
MIN. LOT AREA:	8,717 SF	6,000 SF	(EXISTING)
MIN. LOT WIDTH:	89.92 FT.	60 FT.	(EXISTING)
MAX. PRINCIPAL BLDG. COVERAGE:	20% (1,726 SF)	40% (3,487 SF)	23%
MAX. BUILDING HT.:	2 1/2 STORIES	2 1/2 STORIES	2 1/2 STORIES
MIN. ROOF PITCH:	5/12	5/12 MIN.	5/12
YARD REQUIREMENTS			
MIN. FRONT YARD:	PREVAILING SETBACK OF HOUSES WITHIN 200 FT. ON SAME BLOCK. (5 FT. MIN.)	PREVAILING SETBACK OF HOUSES WITHIN 200 FT. ON SAME BLOCK. (5 FT. MIN.)	(EXISTING)
MIN. REAR YARD:	46' (44% LOT DEPTH)	20% OF LOT DEPTH OR 10 FT., WHICHEVER IS GREATER.	(EXISTING)
MIN. SIDE YARDS:	10.0' LEFT YARD 11.6' RIGHT YARD	37% OF TOTAL LOT WIDTH (50% MIN. MINIMUM 22 FT. COMBINED)	10 FT. LEFT YARD 12 FT. RIGHT YARD (22 FT. COMBINED)
COVERAGE REQUIREMENTS			
PRIMARY BUILDING COVERAGE	20%	40% MAX.	24% (2,050 S.F.)
FRONT YARD LANDSCAPING REQ'S	<10%	60% MIN. (50% MIN. EXCLUDING FRONT ACCESS STAIRS & PARKERS)	70% (1,342 S.F.)
TOTAL LANDSCAPING REQ'S	11%	35% MIN.	*27% (2,362 S.F.)
HEIGHT REQUIREMENTS			
MAX. BUILDING HEIGHT	27.5 FT.	30 FT. (TO RIDGE BEAM WITH 20 FT. HT FROM 1ST FLOOR TO 2ND FLOOR TOP PLATE.)	30 FT. (TO RIDGE BEAM WITH 20 FT. HT FROM 1ST FLOOR TO 2ND FLOOR TOP PLATE.)
		2-1/2 STORIES	2-1/2 STORIES
		(50% OR LESS OF FLOOR AREA OF 2ND FLOOR)	636 S.F. ATTIC SPACE (LESS THAN 50% 1,890 S.F. 2ND FLOOR AREA)

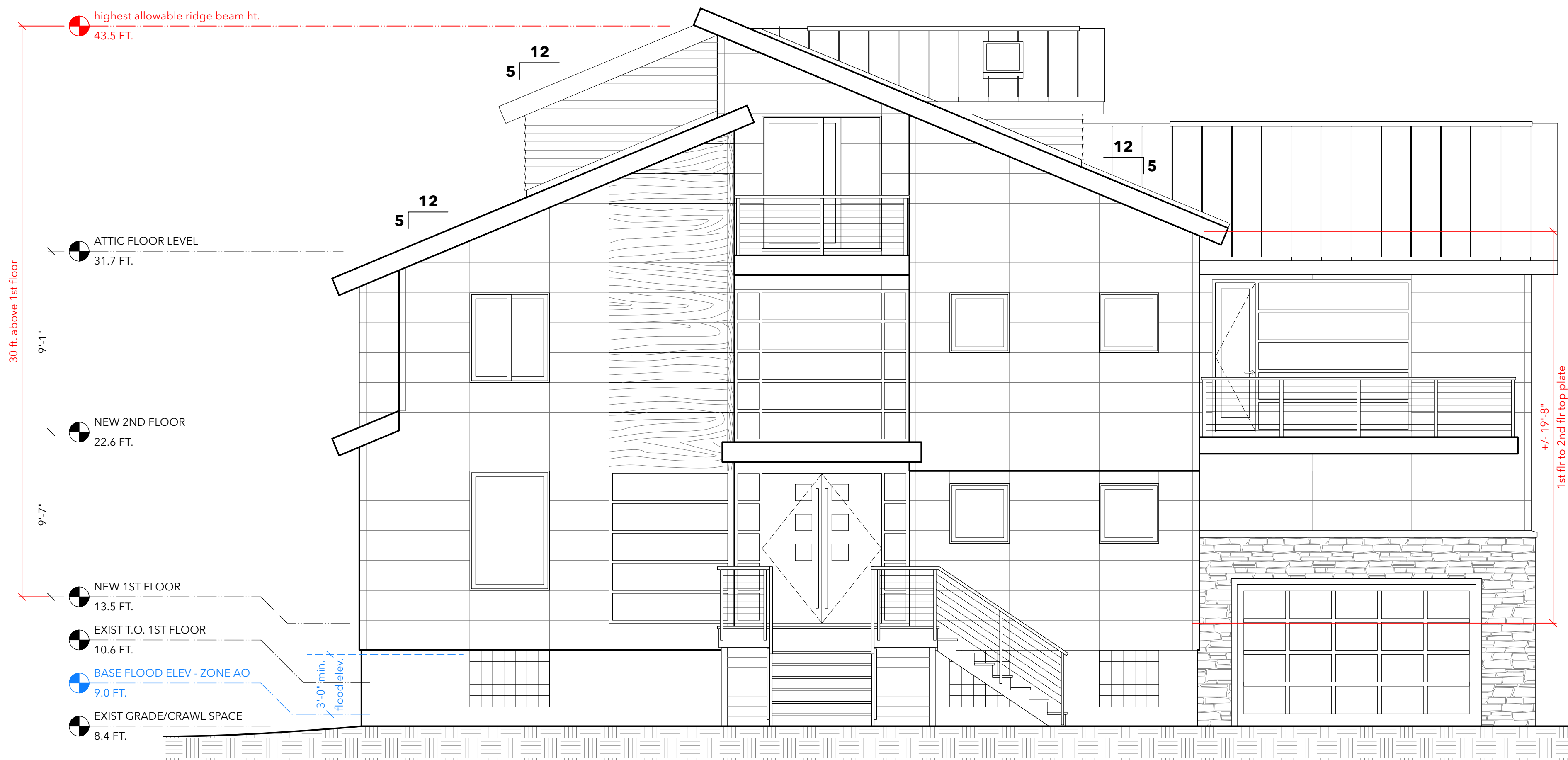
VARIANCE REQUESTED: See values in "RED"



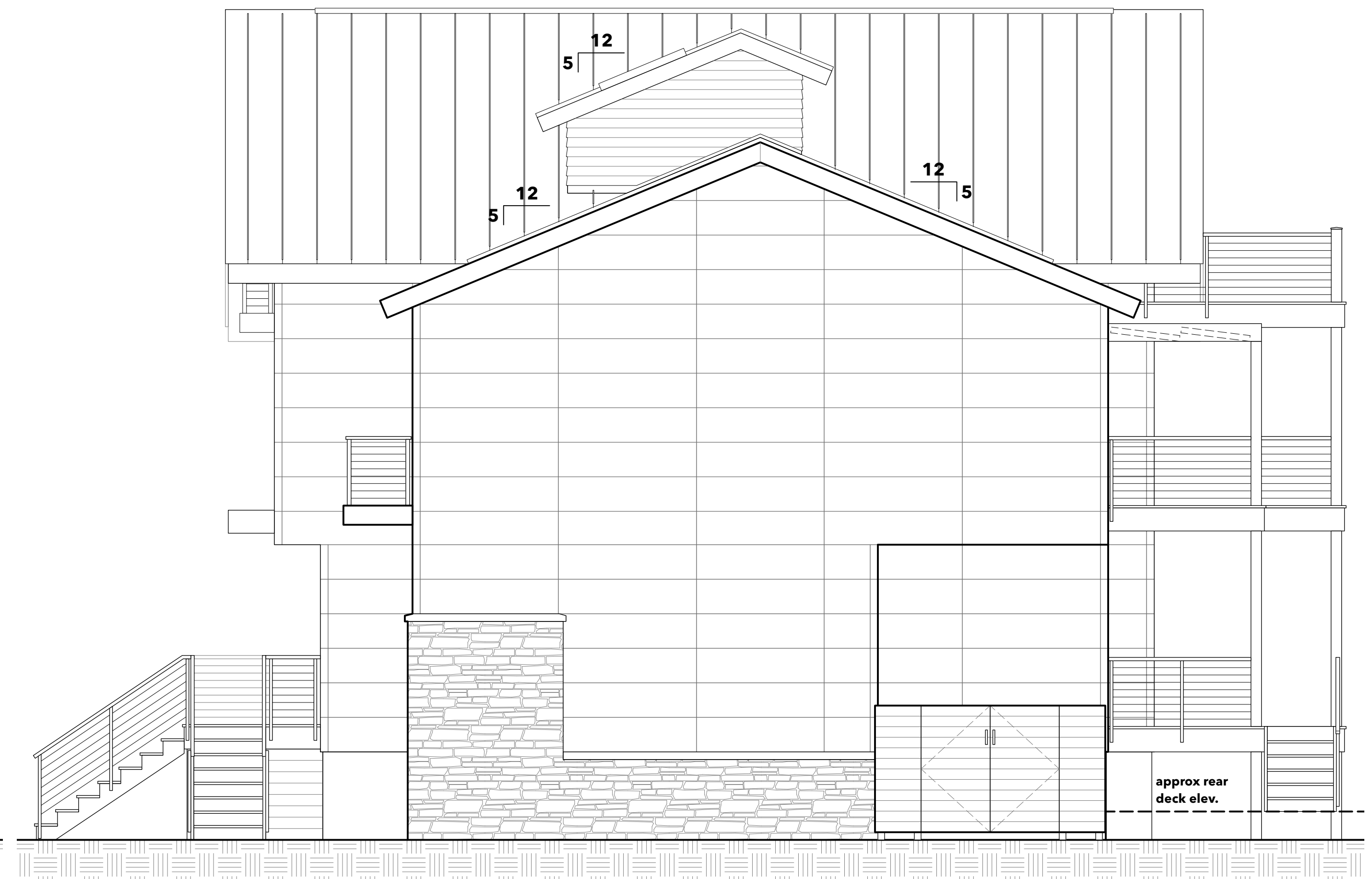
James Dziejgremuk, RA
address: 130 Woodside Avenue, #3
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phone: 215.913.7956
NJ lic: 21A102117100
PA lic: RA408333

GALANOS RESIDENCE
7906 BAYSHORE DRIVE
MARGATE CITY, NJ 08402
4/7/21

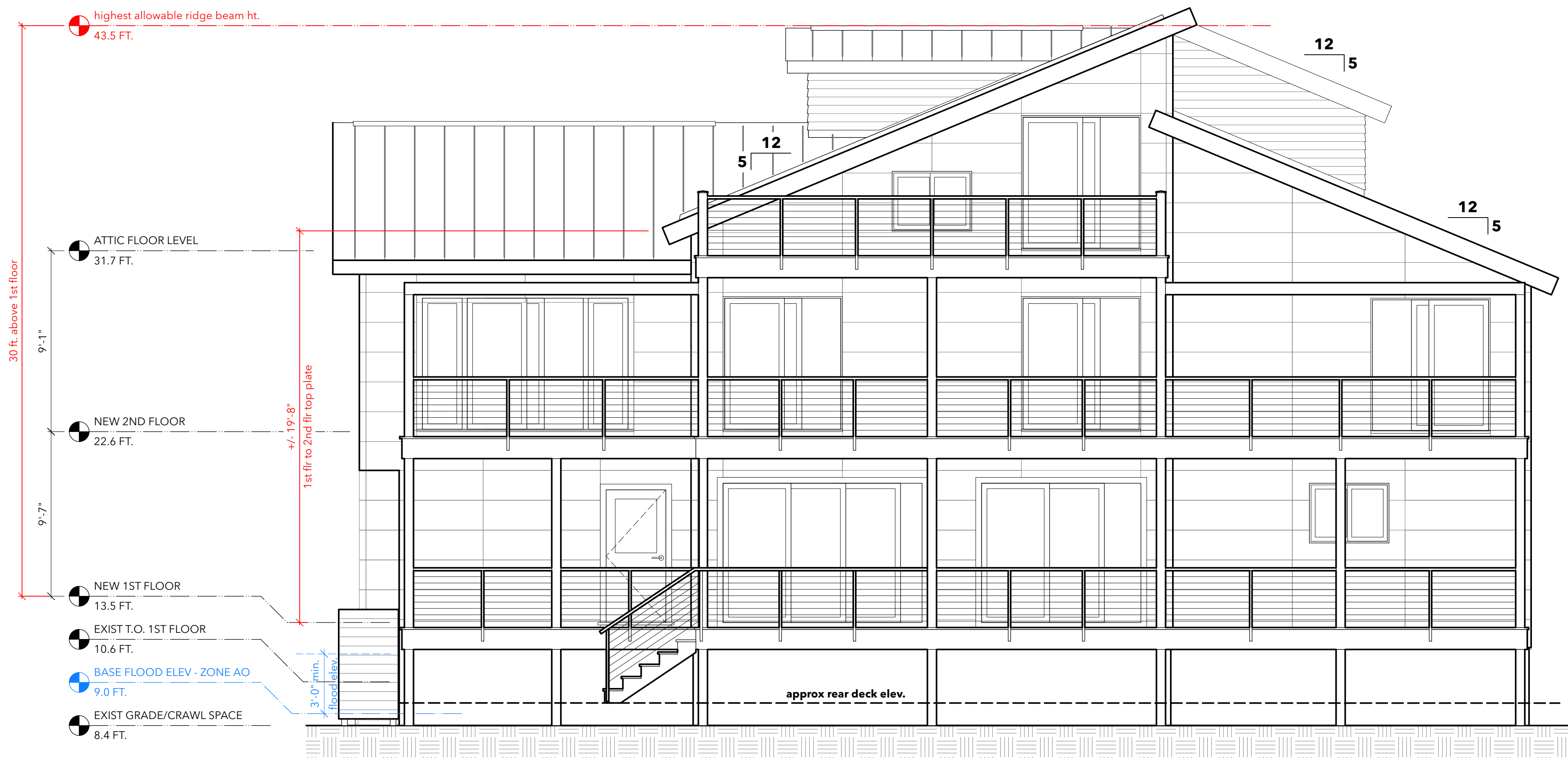
SK.1
FLOOR PLANS
1 of 2



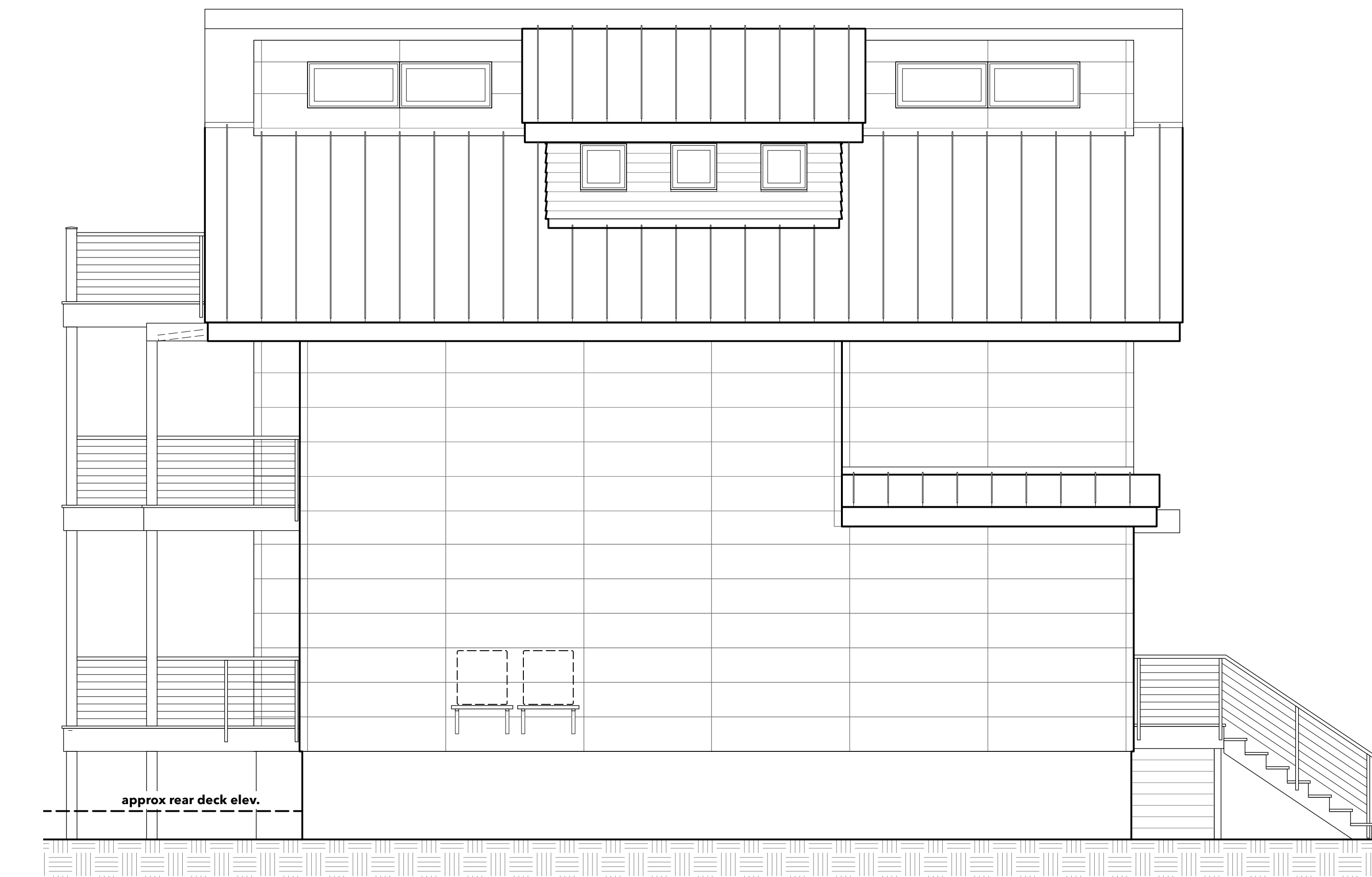
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION