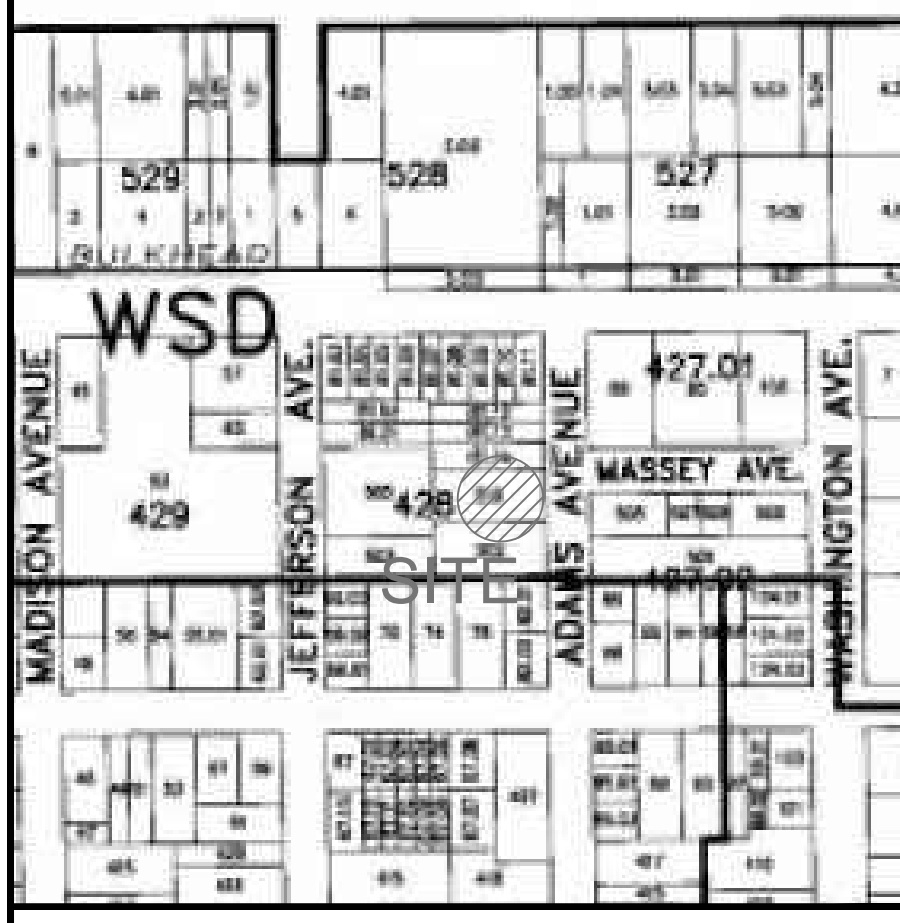
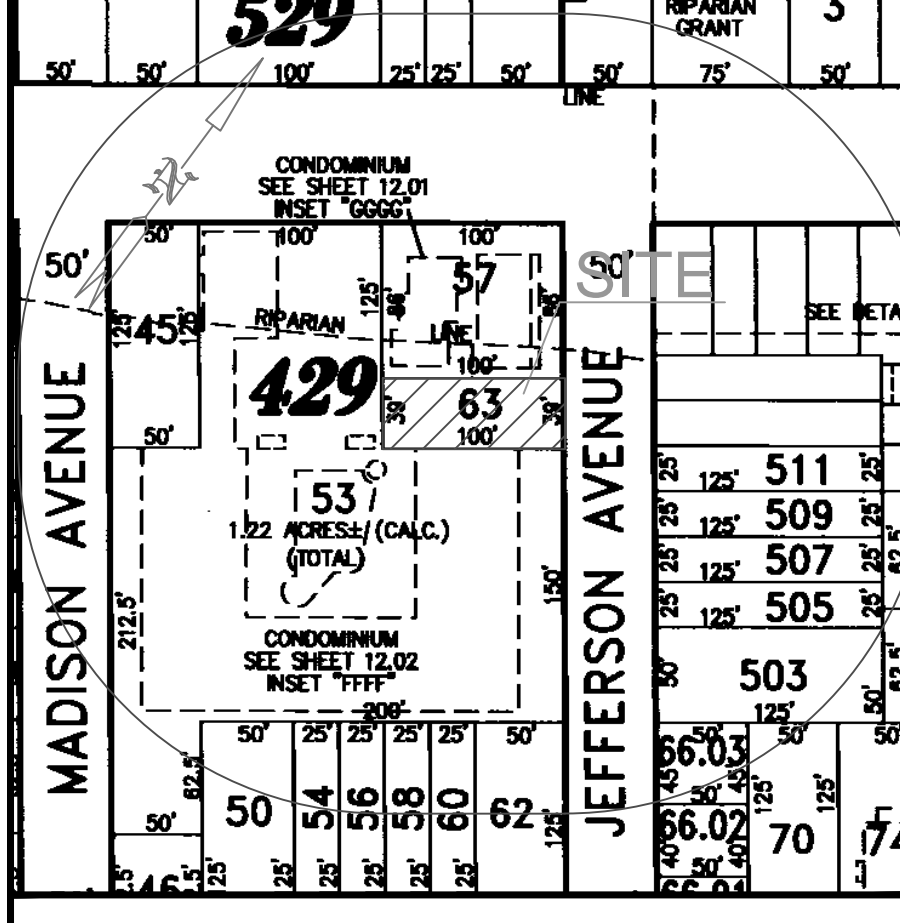




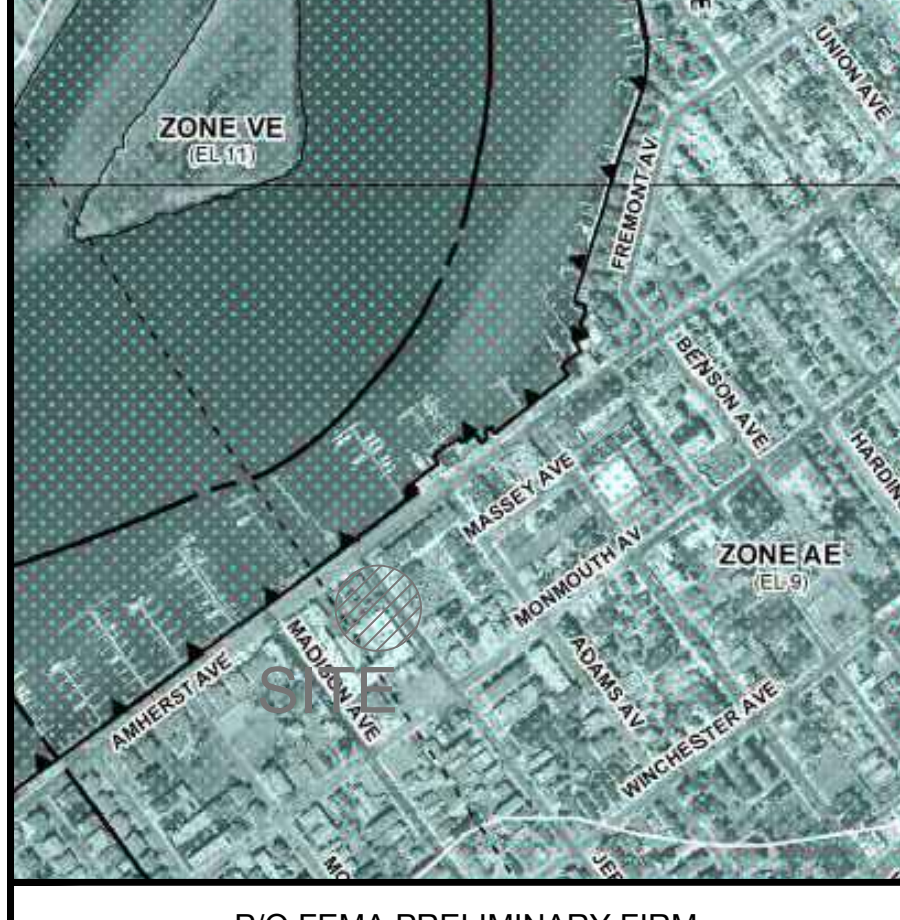
P/O USGS QUAD MAP - OCEAN CITY



P/O MARGATE CITY ZONING MAP



P/O MARGATE CITY TAX MAP - SHEET NO. 12

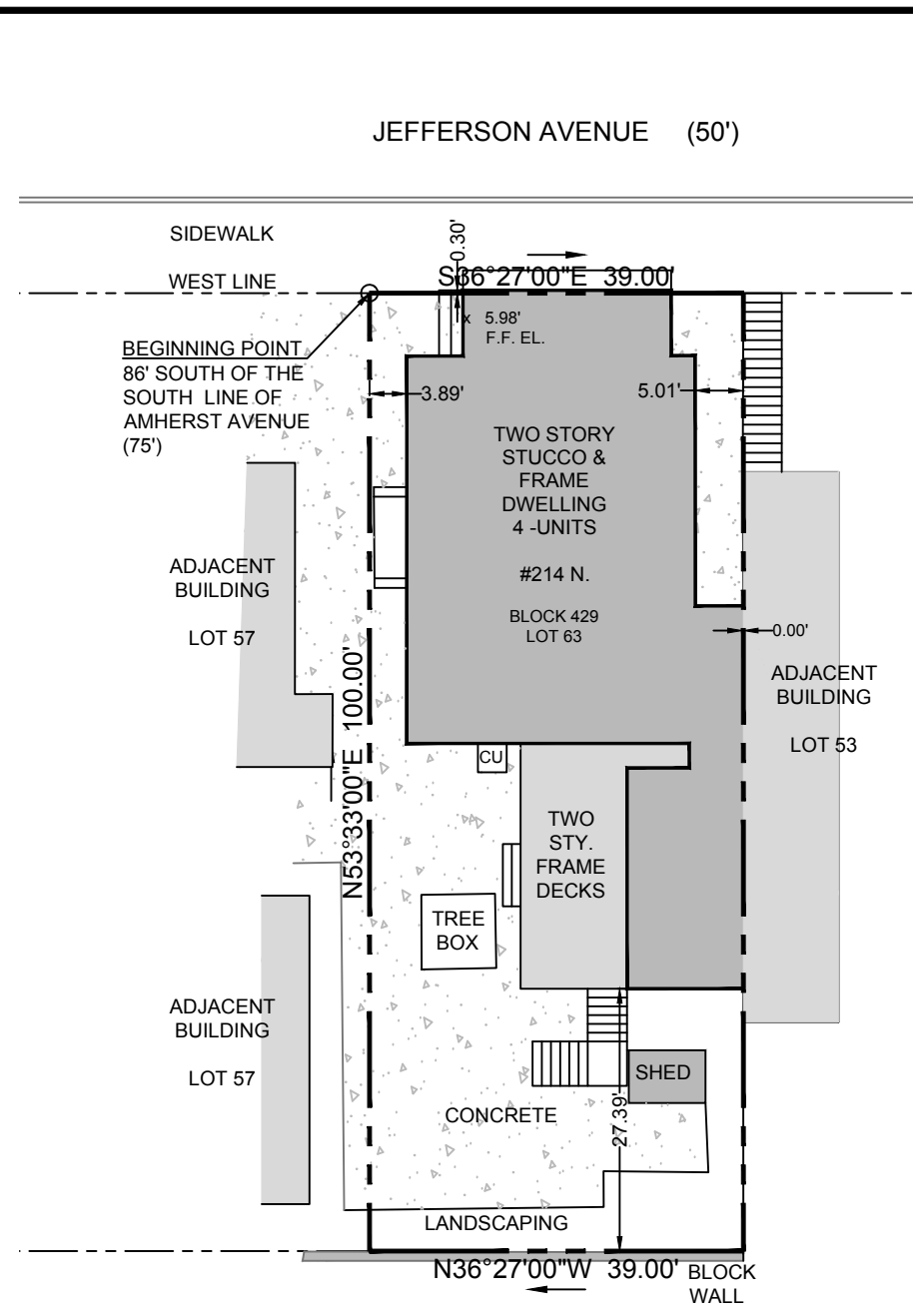


P/O FEMA PRELIMINARY FIRM

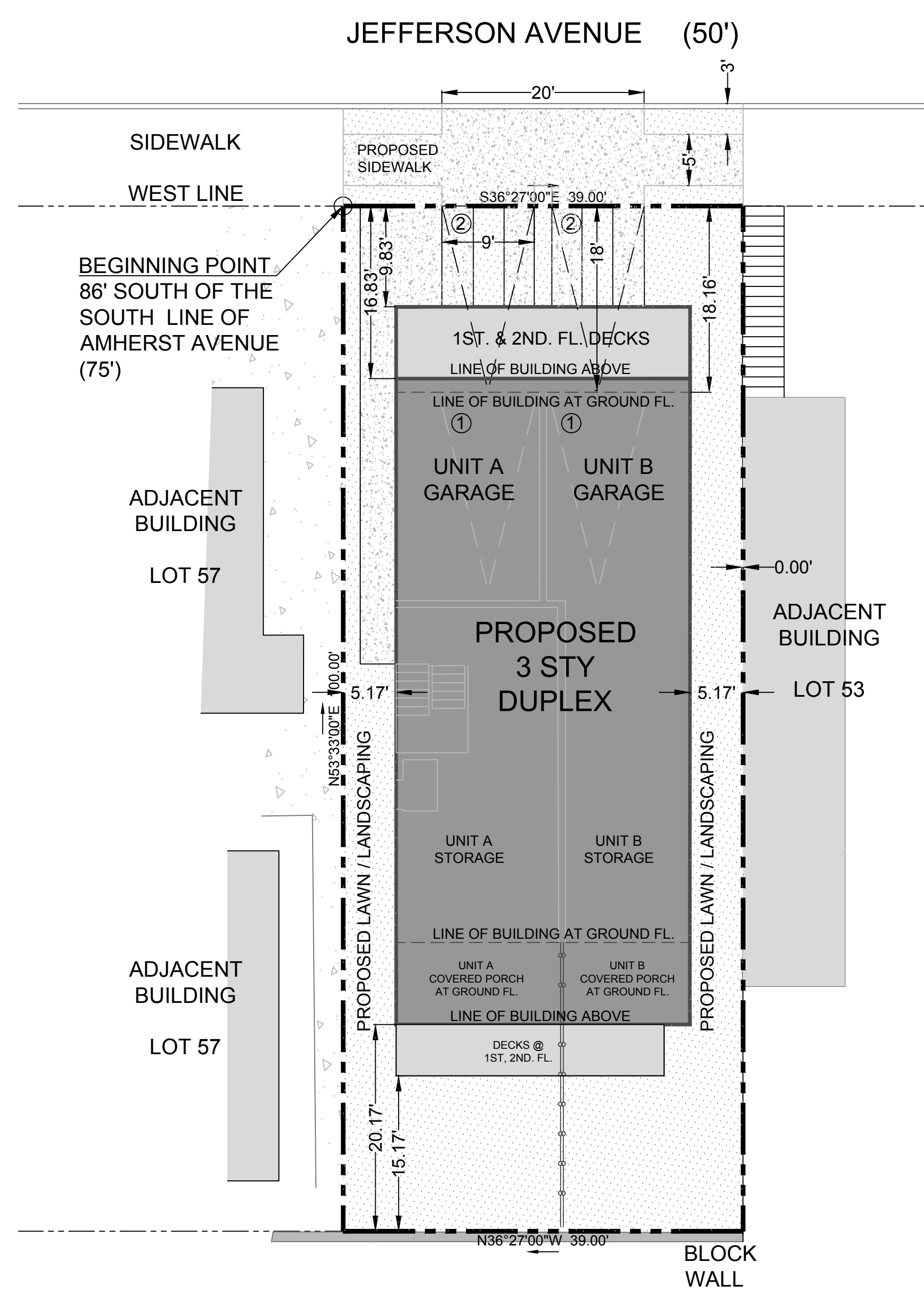
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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY 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 CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.



EXISTING CONDITIONS
SCALE: 1"=20'



ITEM	REQUIRED	EXISTING	STATUS	PROPOSED	STATUS
LOT AREA	4,400 SF.	3,900 SF.	C	3,900 SF.	C
LOT WIDTH	40 FT.	39 FT.	C	39 FT.	C
FRONT YARD (BLDG) SETBACKS	18 FT.	0 FT.	ENC	16.83 FT.	V
SIDE YARD (EACH)	5 FT.	3.89 / 0 FT.	ENC	5.16 FT. EACH	C
REAR YARD	20 FT. W/ 10FT. BUFFER	27.39 FT.	C	20.17 FT.	V
REAR YARD DECK	20 FT.	27.39 FT.	C	15.17 FT.	V
COVERAGE					
BUILDING	45% MAX.	45%	ENC	44%	C
LANDSCAPE	35% MIN.	11%	ENC	35%	C
FRONT LANDSCAPE	60% MIN.	0%	ENC	34%	V
BUILDING HEIGHT	30' MAX.	<30 FT.	C	29.83 FT. ABV. F.F.	C
MAX. DENSITY	19.8 DU/AC (1.7 UNITS)	<30 UNITS	C	2 UNITS	V
MAX. FAR	1.0	0.9	C	1.0	C
PARKING	4 SPACES	0 SPACES	ENC	4 SPACES	C
F.F. ELEV.	EL. 12 MIN.	5.98 FT.	ENC	14.4 FT.	C
DRIVEWAY	18 FT.	N/A	ENC	20 FT.	V

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

APPLICATION NOTES

- OWNER / APPLICANT:
MICHAEL P. FITZGERALD
C/O CHRIS BAYLINSON, ESQ.
PERSKIE MARIONE BROG & BAYLINSON
1201 NEW ROAD - SUITE 204
LINWOOD, NEW JERSEY 08221
- PROPERTY INFORMATION:
#214 N. JEFFERSON
MARGATE, NEW JERSEY 08402
- AREA = 3,900 SF
ZONING = WSD - USE MF
EXISTING USE = MULTI FAMILY DWELLING
FLOOD ZONE = AE EL. 9'
- PROPERTY SURVEY:
ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO. & ASSOC., INC. ALL ELEVATIONS INDICATED REFLECT NAVD88.
- INTENT OF APPLICANT:
THE APPLICANT INTENDS TO CONSTRUCT A DUPLEX AS SHOWN WITH ANCILLARY SITE IMPROVEMENTS.

NOTE: THIS DRAWING IS DESIGN FOR PERMIT APPROVAL ONLY. NOT TO BE USED FOR CONSTRUCTION PURPOSES

APPROVALS:

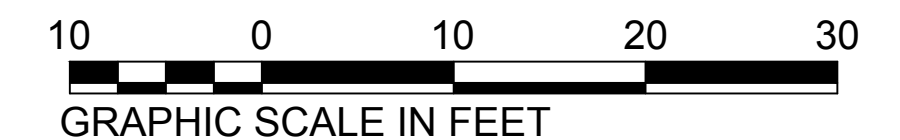
BOARD CHAIRPERSON _____ DATE _____

BOARD SECRETARY _____ DATE _____

TAX ACCESSOR _____ DATE _____

ENGINEER _____ DATE _____

LAND USE ADMINISTRATOR _____ DATE _____



NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

AWP

ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 246A28001300

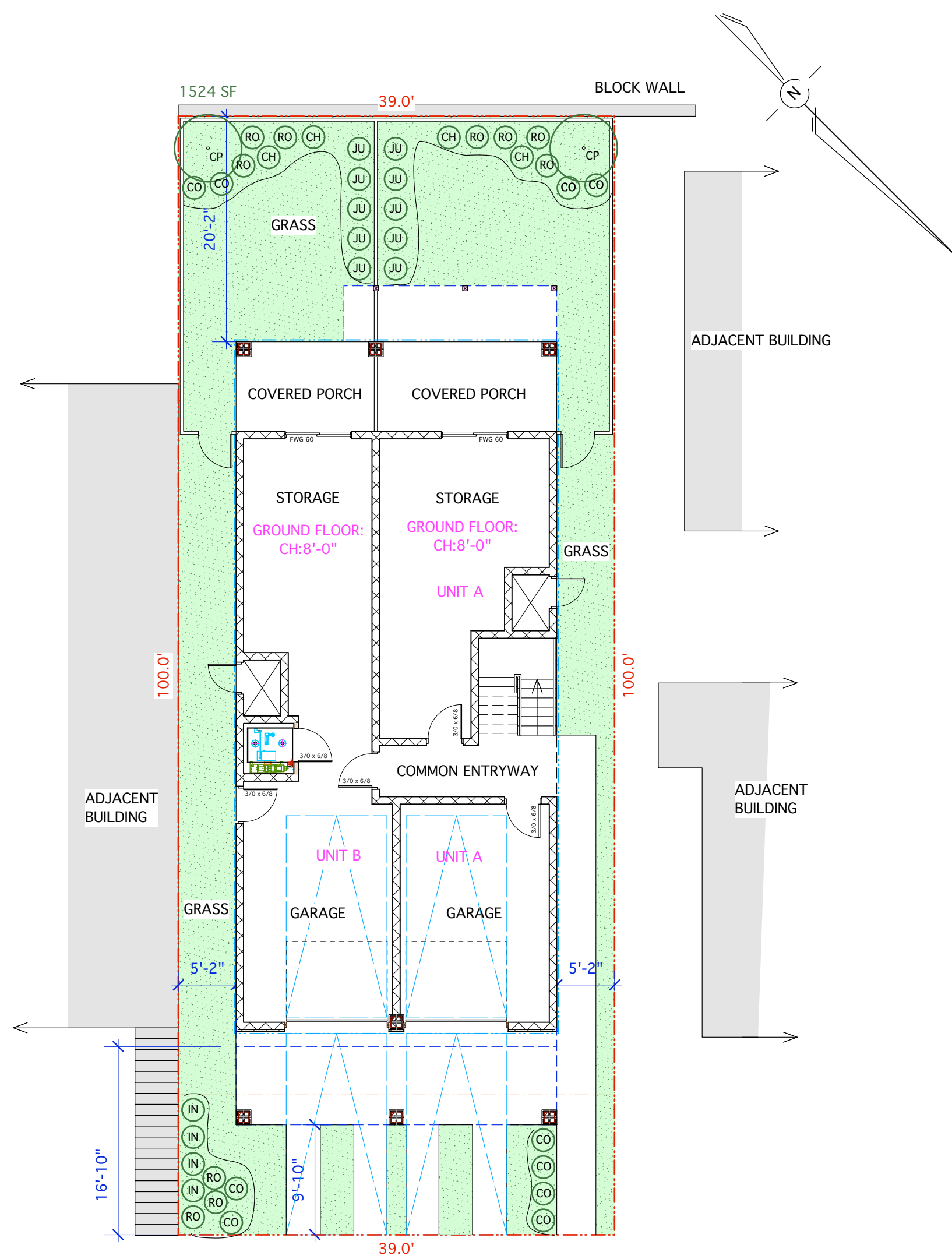
Arthur W. Ponzio, Jr.

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33L100267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

VARIANCE PLAN
BLOCK 429 LOT 63
MARGATE CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'
DATE: 02-17-21

BY: WJP
PROJ. NO.: 35434



SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY ARTHUR W. PONZIO, JR. (NJPLS #) DATED 9/18/20.

BULK REQUIREMENTS (ZONE MF)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	4400	3900	3900
LOT WIDTH	40	39	39
LOT DEPTH	N/A	100	100
FRONT YARD-BUILDING*	18	-0.3	16.8
FRONT YARD-DECK*	12.6	-0.3	9.8
SIDE YARD	5	0	5.2
SIDE YARD	10	3.9	10.4
REAR YARD	20	27.4	20.2
BUILDING COVERAGE	45% MAX.	45%	44%
FLOOR AREA RATIO	1.0 MAX.	-	1.0
LANDSCAPED AREA	35% MIN.	11%	39%
FRONT YARD LANDSCAPED AREA*	60% MIN.	0%	34%
HEIGHT	30' MAX.	-	29.8
PARKING	4 SPACES	0 SPACES	4 SPACES

* VARIANCE REQUIRED

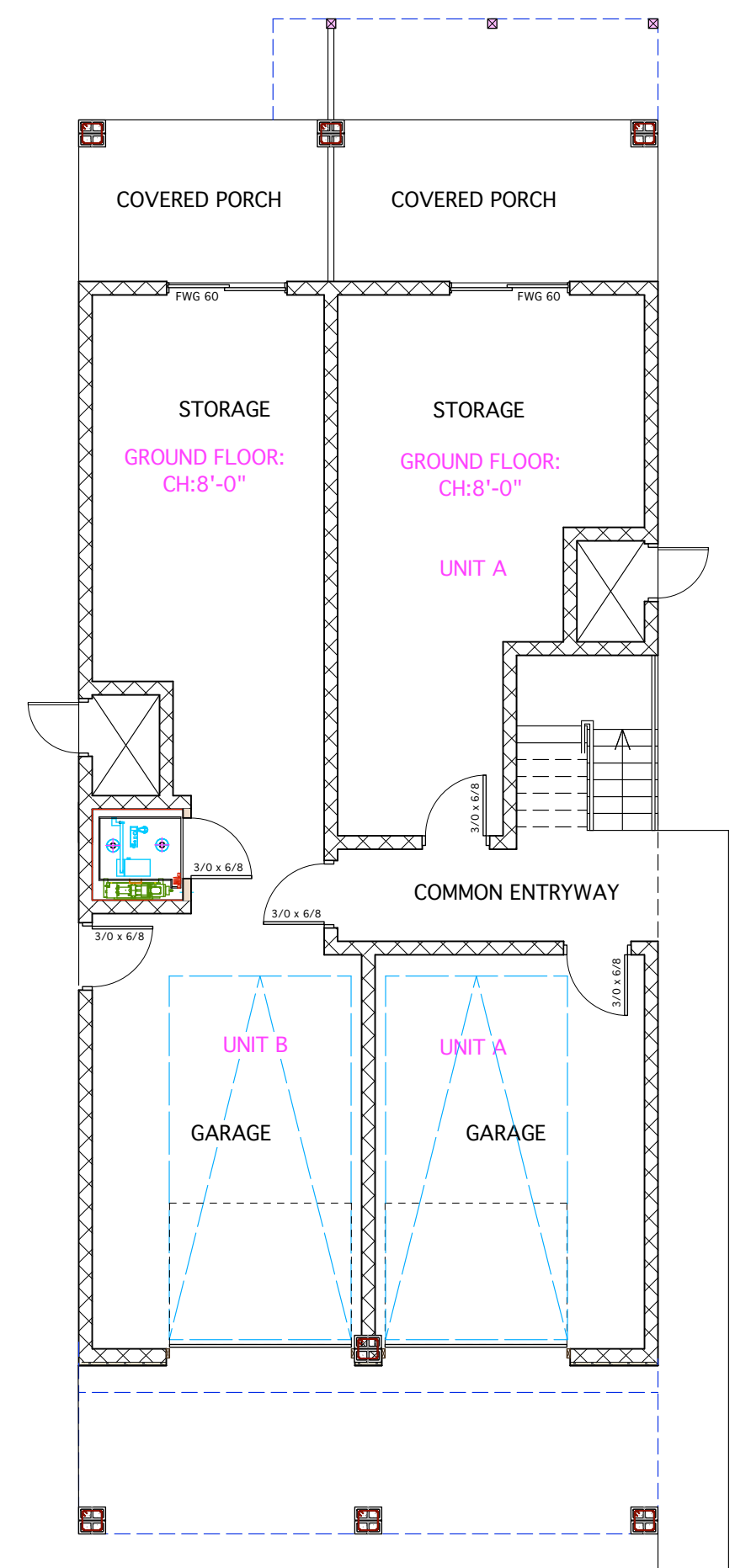
PLANT SCHEDULE

SYMBOL	SPECIES	REMARKS
CH	CHINESE HOLLY	
CO	COTONEASTER	
CP	CALLEY PEAR TREE	
IN	INKBERRY	
JU	JUNIPER	
RO	ROSE BUSH	

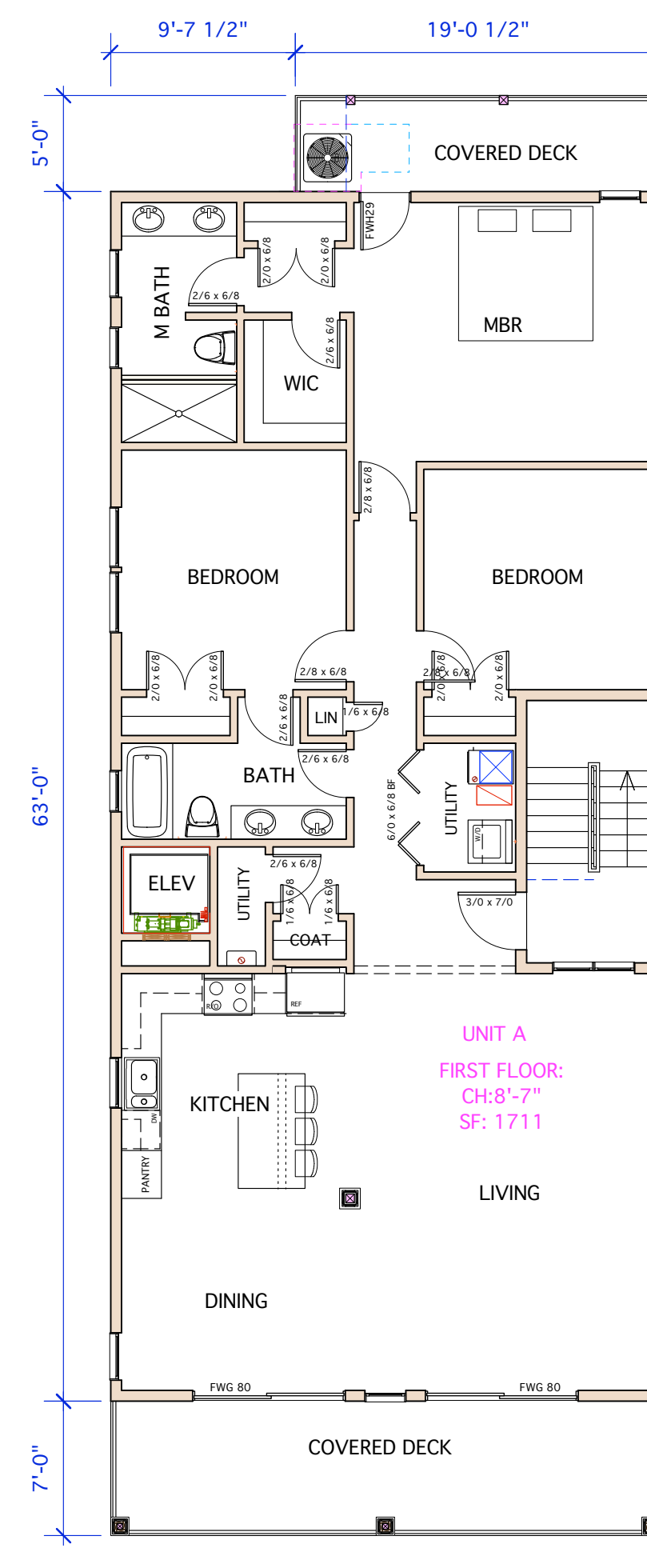
NOTE: SHRUBS SHALL BE A MINIMUM OF 18" HIGH. TREES SHALL HAVE A 3" MINIMUM CALIPER AND 8" MINIMUM HEIGHT.

Existing Setbacks Jefferson Avenue			
	Lot	Building	Porch / Deck
	57	18.0	12.6
	63.5	0.0	
	53	19 H	15.4 H
	62.02	10.4 L	9.2 L
	Average =	18.0	12.6

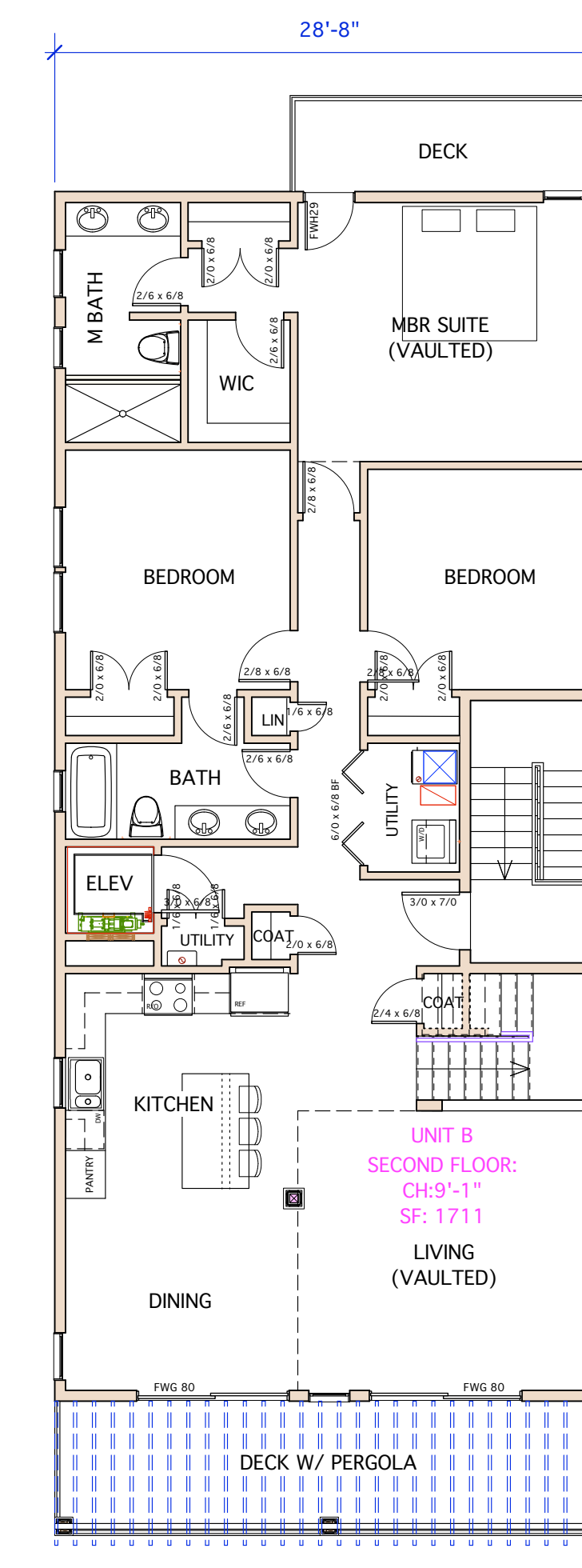
Note: Average excludes high, low & subject property setbacks.



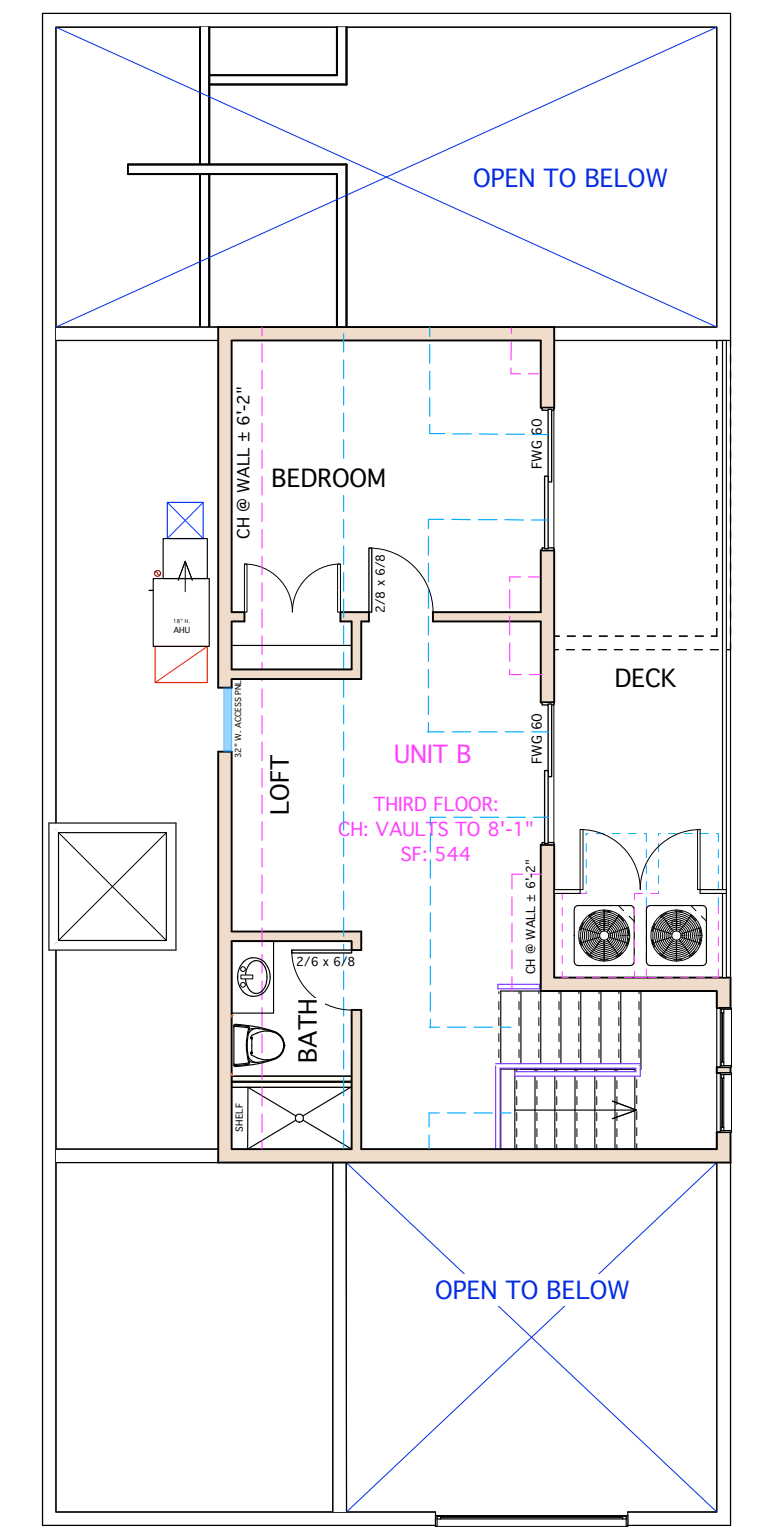
GROUND FLOOR PLAN SCALE: 1/8" = 1'-0"



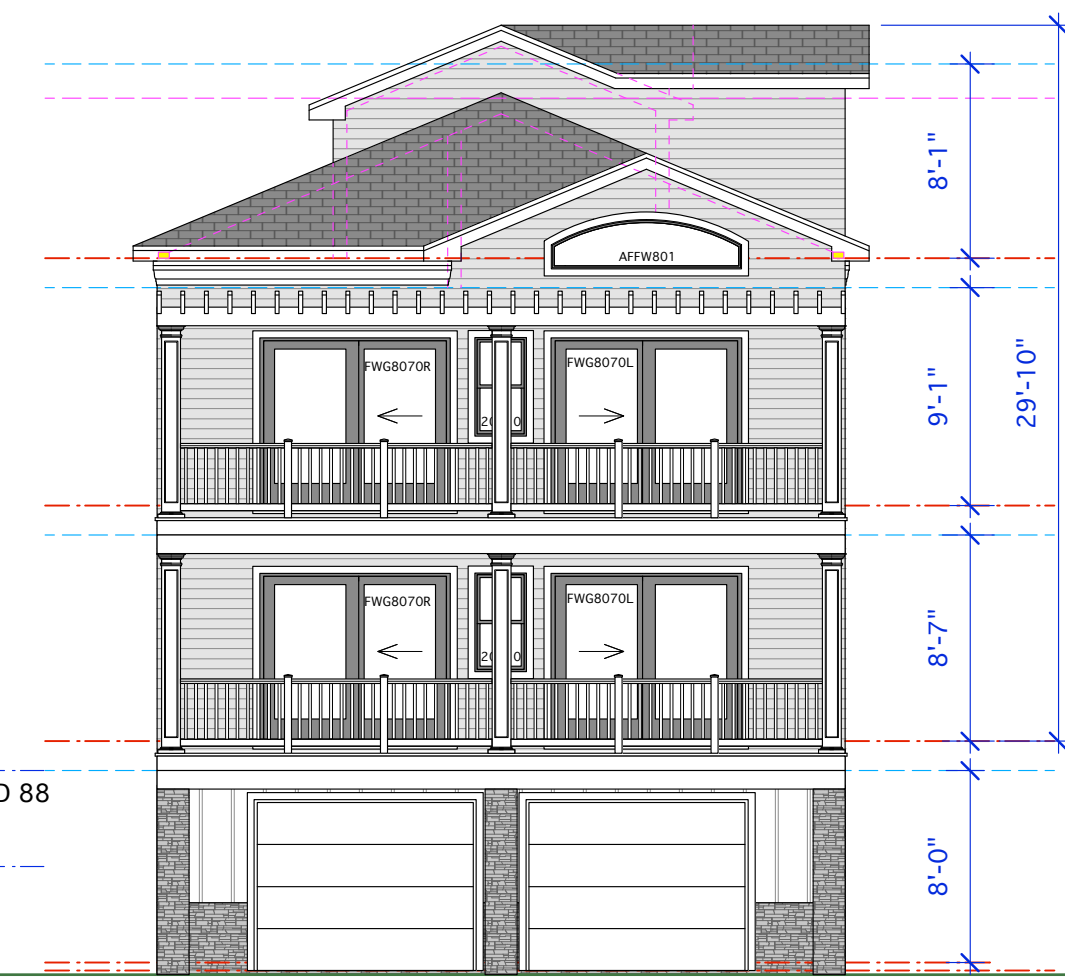
FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN SCALE: 1/8" = 1'-0"



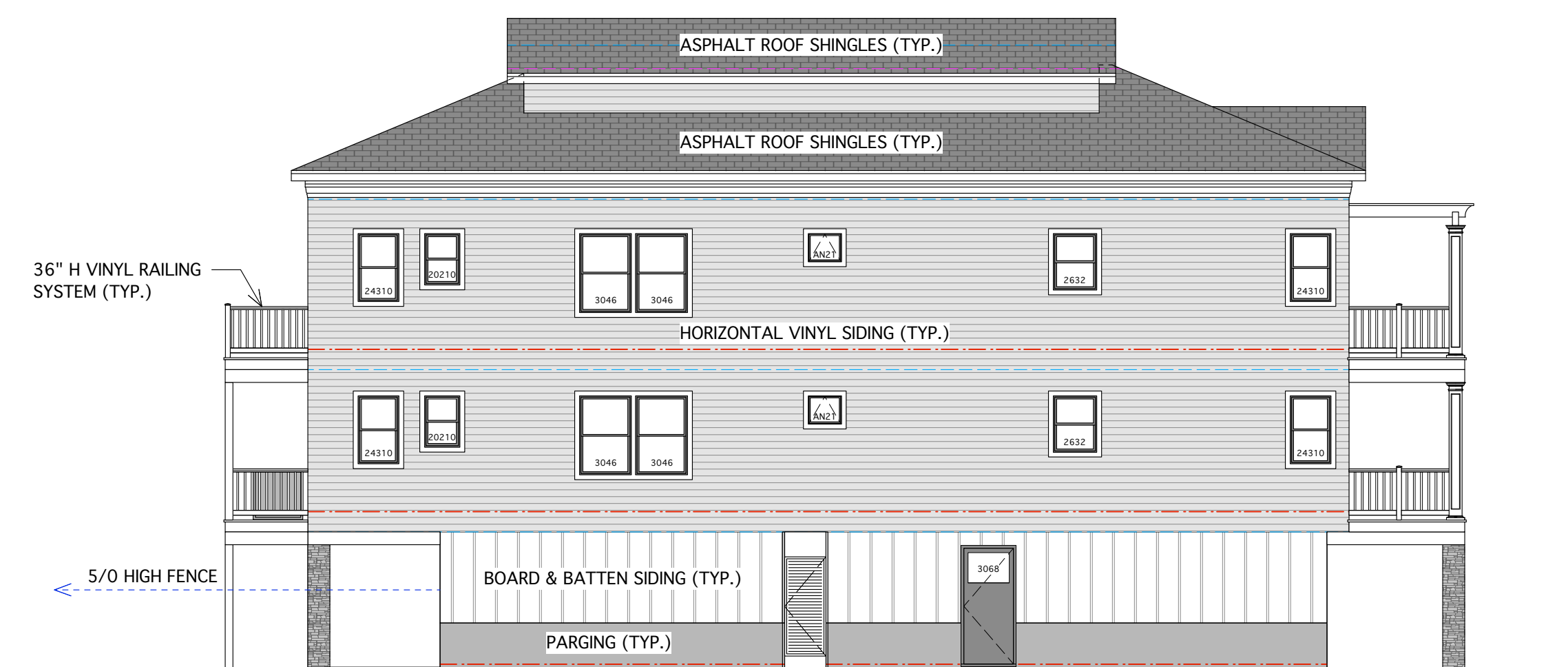
FRONT ELEVATION SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"

BOARD CHAIRPERSON _____
 BOARD ADMINISTRATOR _____
 ZONING OFFICER _____
 BOARD ENGINEER _____
 CITY CLERK _____
 CONSTRUCTION OFFICIAL _____

PETER C. WEISS
 ARCHITECT

Peter C. Weiss, RA, LLC • 101 N. Washington Avenue, Suite 8, Margate, NJ 08402 • (609) 822-9616

PROPOSED DUPLEX

214 NORTH JEFFERSON AVENUE BLOCK 429 LOT 63
 MARGATE, NEW JERSEY

Project No. 2062 Revisions _____
 Date: 4/29/21
 Scale: As Shown
 Drawn By: PCW
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Sheet No.
A-1

4/29/21
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