

MUNICIPALITY:	MARGATE CITY, ATLANTIC COUNTY
TAX MAP:	SHEET 1, BLOCK 215.02, LOTS 25.01, 25.02, 25.03 - LOTS CONSOLIDATED
ZONING DISTRICT:	R-50 RESIDENTIAL
FLOOD ZONE:	ZONE 'AE', BFE: 5.0' NAVD88
VOLUME OF STRUCTURE:	378 CU. FT.

ZONING REGULATIONS	REQUIRED / ALLOWED	PROPOSED	VARIANCE REQUESTED
USE GROUP	R-5	R-5	NO
CONSTRUCTION CLASSIFICATION	VA	VA	NO
MIN. LOT AREA	6,000 SF.	11,015 SF.	NO
MIN. LOT WIDTH	50'	15.3'	NO
LOT FRONTAGE	N/A	30.00'	NO
LOT DEPTH	N/A	15.4'	NO
MAX. PRINCIPAL BUILDING COV.G.	30% (5103 SF.)	3359 SF. (9.17%)	NO
TOTAL BUILDING COV.G. INCLUDING THE PROPOSED ACCESSORY BUILDING		3,716 SF. (22.2%)	NO - SEE NOTE #1
MINIMUM LANDSCAPING COVERAGE	35% (5384 SF.)	1,151 SF. (45.6%)	NO
MIN. FRONT YARD LANDSCAPING COV.G.	60% (2101 SF.)	2322 SF. (83.4%)	NO
FRONT YARD AREA	= 3502 SF.		
ACCESSORY STRUCTURES	REQUIRED / ALLOWED	PROPOSED	VARIANCE REQUESTED
ONLY 2 ACCESSORY BUILDINGS ARE PERMITTED PER LOT		1	NO
SINGLE FAMILY RESIDENTIAL, ONLY ONE MAY BE A STORAGE SHED			NO
DETACHED GARAGE - IF THE GROUND FLOOR OF THE STRUCTURE IS UTILIZED FOR PARKING, THE DETACHED GARAGE MUST COUNT AS BUILDING COVERAGE	N/A	N/A	NO
ACCESSORY BUILDING (SF) *1	80 SF.	411 SF.	YES - SEE NOTE #1
FRONT - VENTNOR AVE (FT.)	14.84'	14.84'	NO
FRONT - KENYON AVE (FT.)	15.25' PER BLOCK AVERAGE	15.40'	NO
SIDE / REAR YARD (FT.)	12' TO OVERHANG	47.33' TO O.H.	YES - SEE NOTE #2
HEIGHT (FT.)	9'	14'	NO
ACCESSORY BUILDING (SF) *2	80 SF.	N/A	NO
SIDE / REAR YARD (FT.)	12' TO OVERHANG	N/A	NO
HEIGHT (FT.)	9'	N/A	NO
POOL / HOT TUB / SPA FRONT - VENTNOR AVE. (FT.)	EXISTING PRINCIPAL BLDG. SETBACK IS 5.19'	15.81' TO FRONT	NO
POOL / HOT TUB / SPA FRONT - KENYON AVE. (FT.)	15.25' PER BLOCK AVERAGE	36.13' TO FRONT	NO
POOL / HOT TUB / SPA SIDE (FT.)	6' TO WATERS' EDGE	53.61' TO SIDE	NO
POOL / HOT TUB / SPA REAR (FT.)	6' TO WATERS' EDGE	N/A	NO
POOL TO ADJ. VERTICAL STRUCT. (FT.)	3' TO WATERS' EDGE	2.00'	NO
POOL FENCE (KENYON AVE.)	MATCH PRINCIPAL SETBACK (15.25'), MIN. 10'	5.0'	YES - SEE NOTE #3
POOL FENCE (VENTNOR AVE.)	MATCH PRINCIPAL SETBACK (5.19'), MIN. 10'	5.0'	YES - SEE NOTE #3
POOL FENCE HEIGHT (FT.)	MIN. 5', MAX. 6'	5.0'	NO
POOL EQUIPMENT MUST BE HOUSED IN A NOISE-REDUCING STRUCTURE			
EXEMPT FROM SETBACKS ONLY IF MOUNTED WITHIN A DETACHED GARAGE			
FRONT - VENTNOR AVE (FT.)	EXISTING PRINCIPAL BLDG. SETBACK IS 5.19'	14.84'	NO
FRONT - KENYON AVE (FT.)	15.25' PER BLOCK AVERAGE	15.40'	NO
POOL EQUIPMENT REAR (FT.)	5'	N/A	NO
POOL EQUIPMENT SIDE (FT.)	10'	10.11'	NO
POOL EQUIPMENT ELEVATION	MIN. # FREEBOARD (ELEV. 12.0' NAVD88)	(ELEV. 12.0' NAVD88)	NO

NOTE #1:
A VARIANCE IS REQUESTED FROM THE MAXIMUM FLOOR AREA REQUIREMENT IN § 175-33 ACCESSORY STRUCTURES AND USES. B. (6) NO ACCESSORY BUILDING IN A RESIDENTIAL DISTRICT SHALL HAVE A FLOOR AREA GREATER THAN 80 SQUARE FEET.
- COMBINED COVERAGE IS STILL 1321 SF. (1.8%) LESS THAN THE MAXIMUM ALLOWED PRINCIPAL BUILDING COVERAGE
- A 2-CAR GARAGE IS ALLOWED TO BE 450 SF IN AREA, THE PROPOSED IS 411 SF.

NOTE #2:
A VARIANCE IS REQUESTED FROM THE MAXIMUM HEIGHT REQUIREMENT IN § 175-33 ACCESSORY STRUCTURES AND USES. B. (2) EXCEPT AS SPECIFICALLY PERMITTED ELSEWHERE IN THIS ARTICLE, NO ACCESSORY BUILDING OR STRUCTURE (EXCEPT FOR DETACHED GARAGES) SHALL EXCEED NINE FEET IN HEIGHT ABOVE ADJACENT FINISHED GRADE.
- A 2-CAR GARAGE IS ALLOWED TO BE 14' IN HEIGHT, THE PROPOSED IS 12'-8"
- THE 14' HEIGHT WILL ALSO ALLOW THE POOL EQUIPMENT TO BE ENCLOSED WITHIN THE BUILDING INSTEAD OF ON A PLATFORM

NOTE #3:
A VARIANCE IS REQUESTED FROM THE FENCE REQUIREMENTS IN § 175-33 § 175-33D(5)(c) 4 (k) AND § 175-26E(5) REQUIRING THAT FENCING NOT BE LOCATED IN THE FRONT YARD, NOT CLOSER THAN THE REQUIRED FRONT SETBACK LINE OR 10 FEET, WHICHEVER IS GREATER
- THE FENCE IS PROPOSED DUE TO THE UNIQUE CONFIGURATION OF THE LOT, AND IN KEEPING WITH THE CONTEXT OF THE SITE
- THE FENCE WILL COMPLY WITH § 175-26E(4) WHICH STATES THAT "NO FENCE OR WALL SHALL BE PLACED WITHIN 15 FEET OF A STREET CORNER" AND WITH § 175-26E(8), NOT INTERFERING WITH RIGHT TRIANGLES AT THE INTERSECTION

KENYON AVE	INFORMATION SHOWN IS TAKEN FROM A MEMORANDUM PROVIDED BY ARTHUR W. PONZIO JR, PROFESSIONAL LAND SURVEYOR, DATED 12-16-2019		
LOT	BUILDING	PORCH	
25.01	15.25'	10.33'	

DETACHED GARAGE	REQUIRED / ALLOWED
ONE-CAR SF.	250 SF.
TWO-CAR SF.	450 SF.
HEIGHT	14'
EAVE HEIGHT	9'
ROOF PITCH	5:12
SIDE/REAR FRONT	1' TO O.H.
TO ADJACENT STRUCTURE	26' FROM REAR LOT LINE
	3'

NOTE: ALL CONDITIONS AND REPRESENTATIONS ON THIS DRAWING ARE APPROXIMATE REPRODUCTIONS OF ACTUAL CONDITIONS. ALL INFORMATION SHOWN IS TO BE FIELD VERIFIED.

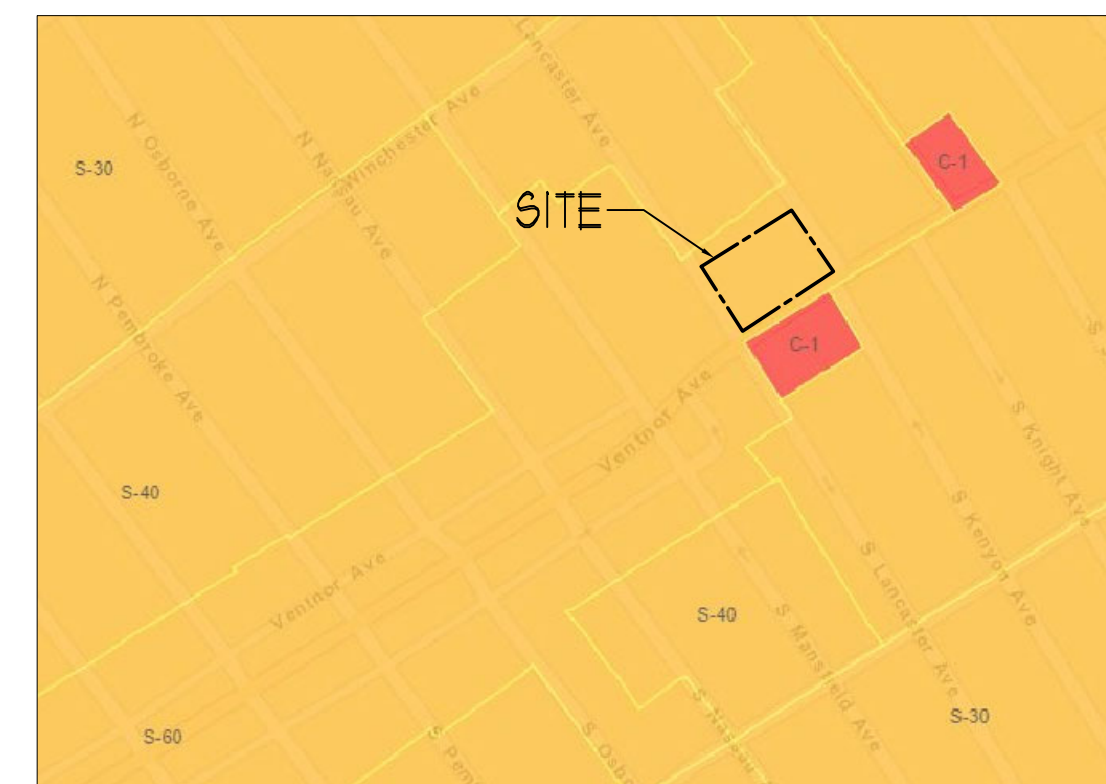
BOARD CHAIRPERSON:	DATE:
BOARD ADMINISTRATOR:	DATE:
CITY ENGINEER:	DATE:
ZONING OFFICER:	DATE:
CONSTRUCTION OFFICIAL:	DATE:
CITY CLERK:	DATE:



2 AERIAL VIEW
NO SCALE



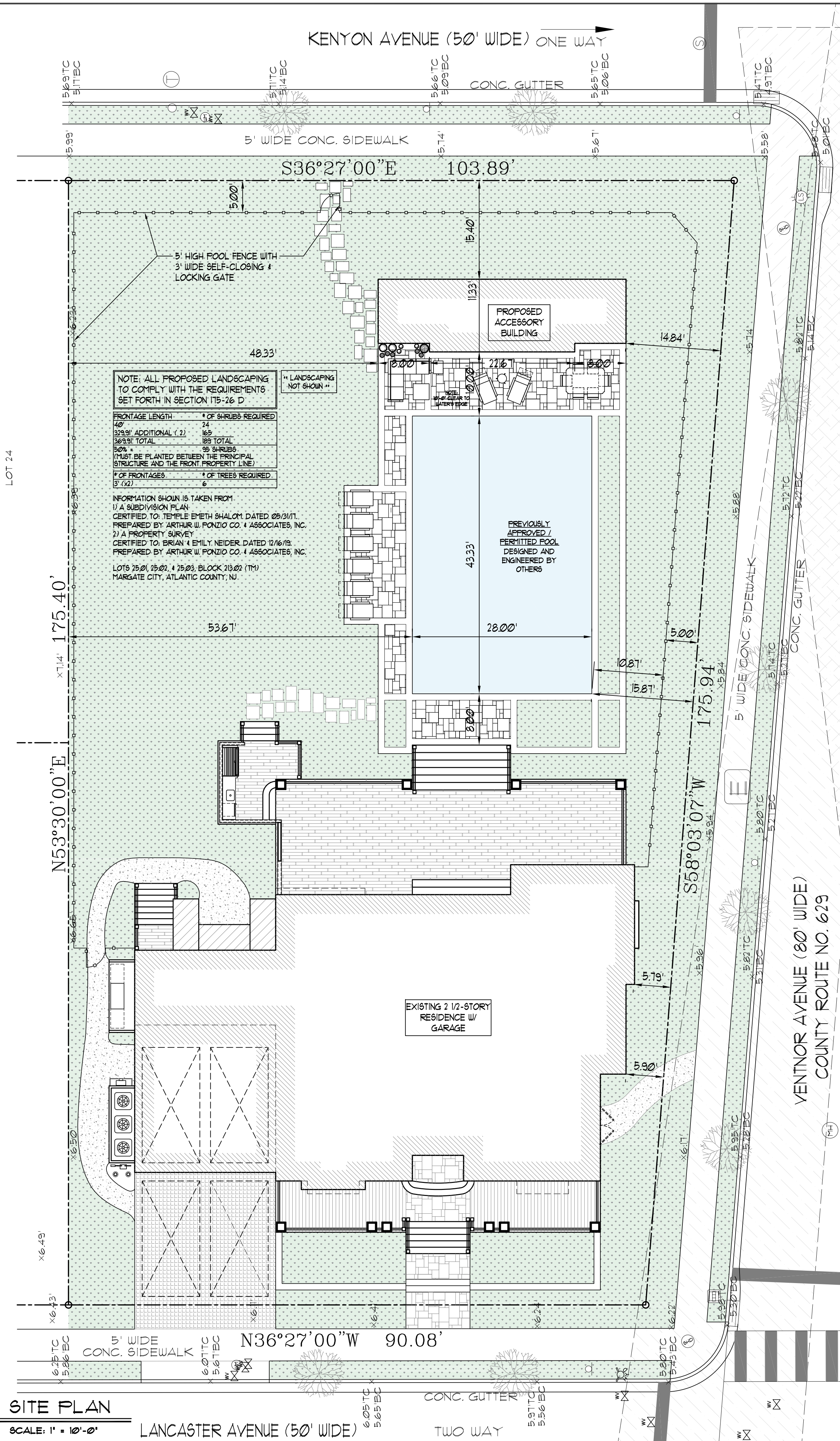
3 FLOOD MAP
NO SCALE



4 ZONING MAP
NO SCALE



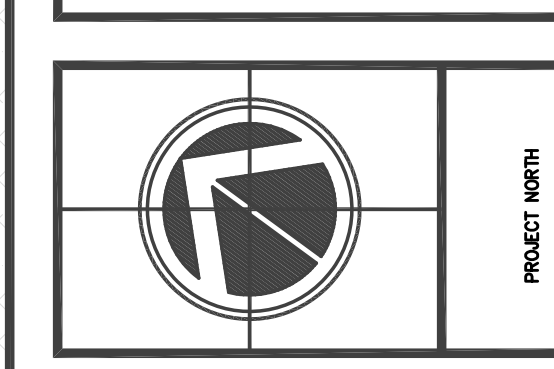
5 U.S.G.S. MAP
NO SCALE



OSK DESIGN PARTNERS, PA
ARCHITECTS & LAND PLANNERS
9616 SECOND AVENUE, SUITE 200,
STONE HARBOR, NEW JERSEY 08247
PHONE: (856) 854-0580 FAX: (856) 854-0993 WEB: www.oskdp.com

FOUNDER: JOHN J. OLIVERI (1956-1999) FURNER, STEVEN J. BORGONO, AA
PRINCIPAL: DANIEL A. SUDASSY, AA, NCARB
PRINCIPAL: PAUL A. KRIS, AA, NCARB
ASSOCIATE: ALLISON REBE BURKARD, AA, NCARB
ASSOCIATE: JAMES G. ELLIOTT, AA, NCARB, LEED AP
PARTNER: BRAD WAMPLER, AA, NCARB, LEED AP

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PROJECT
NEIDER RESIDENCE
1 NORTH LANCASTER AVENUE
MARGATE, NEW JERSEY

DWG. TITLE
SITE PLAN, BUILDING DATA, AND DETAILS

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS AND STARTING CONSTRUCTION.

PAUL A. KRIS
N.J. LICENSE # 11517

NO.	DESCRIPTION	DATE
1	FENCE REV. - TKL	5-12-2021

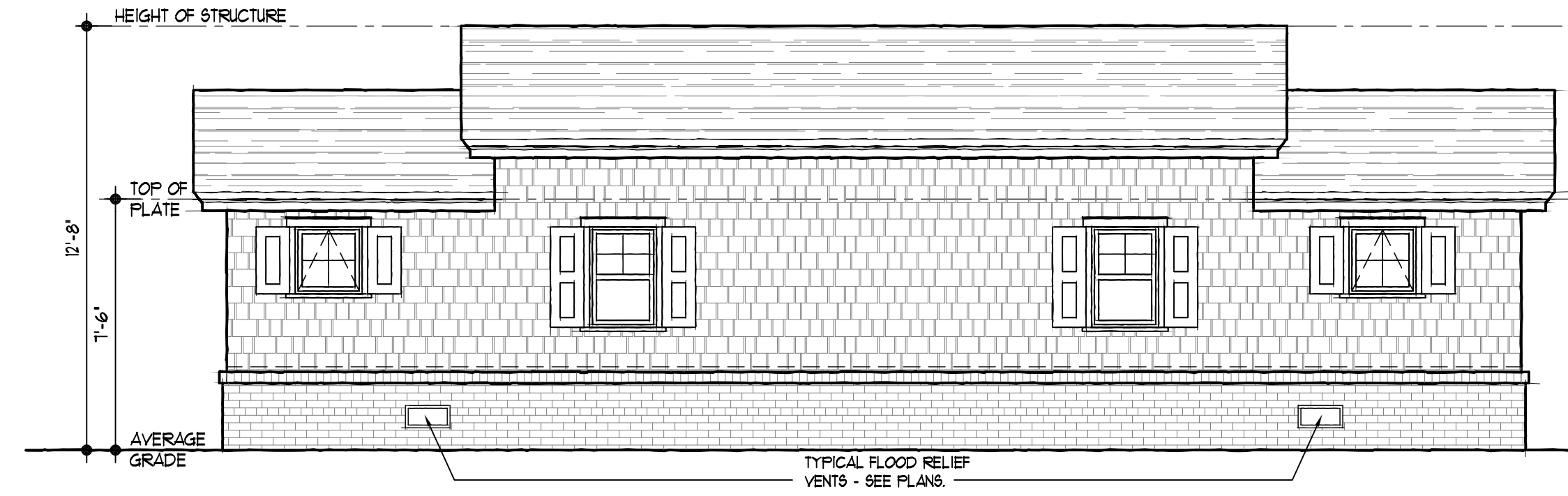
REVISION SCHEDULE

DRAWN BY: MAH/TKL
CHECKED BY: PAK
DATE: 03-31-2021
SCALE: AS NOTED

JOB NO. 2018.01



FILE PATH: C:\Users\A.Burke\OneDrive\Documents\Office Work\Projects\2021\2021-01-24 PM - PLUTED 5/12/21 - SITE PLAN - SAVED 5/12/2021 2:14 PM SAVED 5/12/2021 2:14 PM



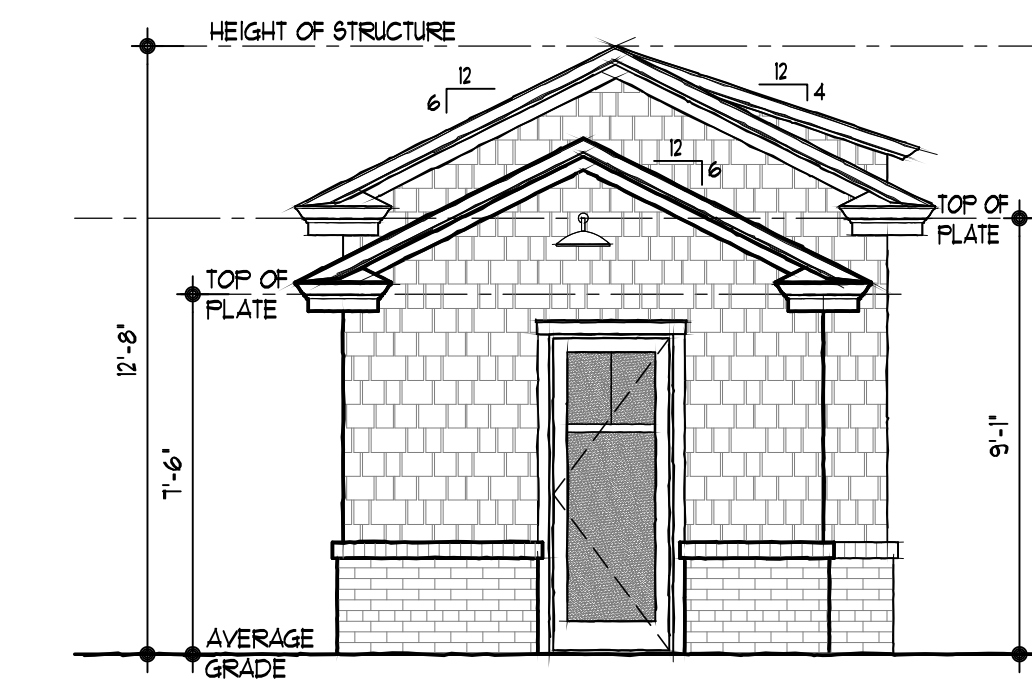
1 ACCESSORY BUILDING EAST ELEVATION

SCALE: 1/4" = 1'-0"



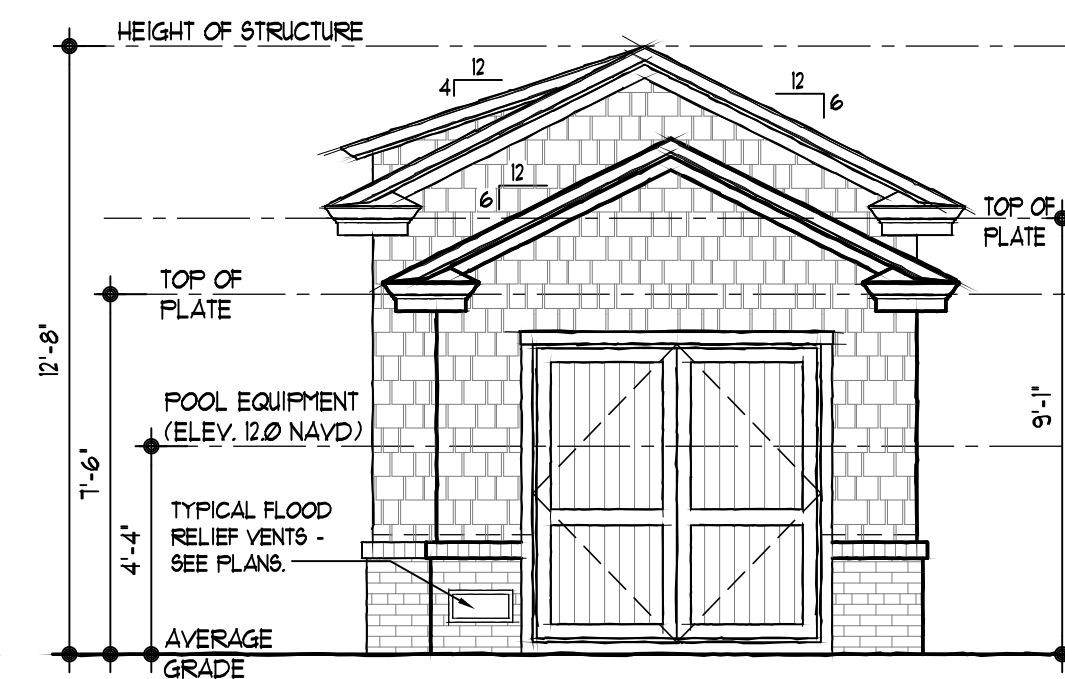
2 ACCESSORY BUILDING WEST ELEVATION

SCALE: 1/4" = 1'-0"



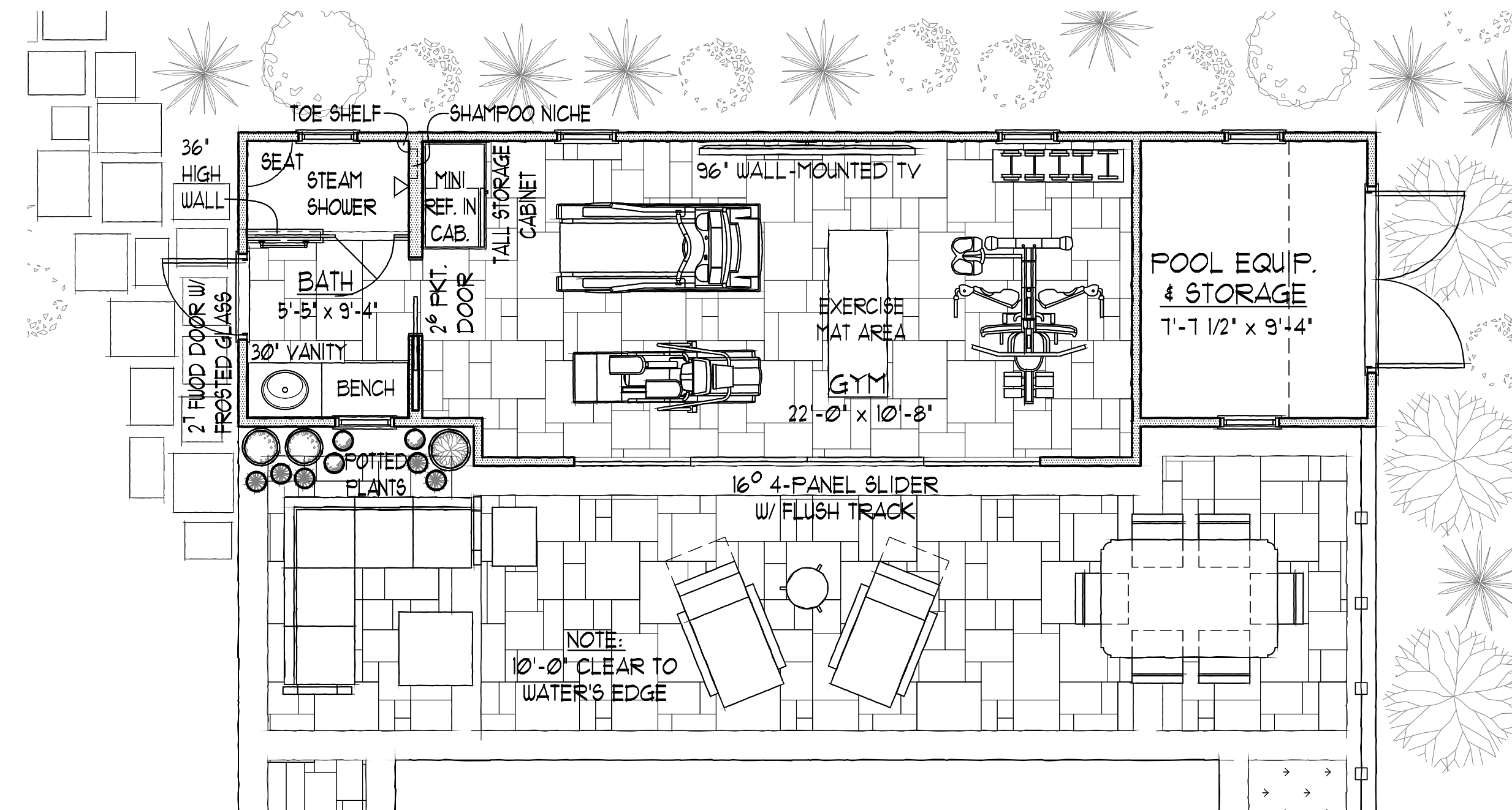
3 ACCESSORY BUILDING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



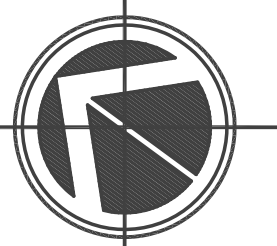
4 ACCESSORY BUILDING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



5 ACCESSORY BUILDING OPTION - FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROJECT NORTH

PROJECT
NEIDER RESIDENCE
 1 NORTH LANCASTER AVENUE
 MARGATE, NEW JERSEY

DWG. TITLE
ACCESSORY FLOOR PLAN & BUILDING ELEVATIONS

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS AND STARTING CONSTRUCTION.

PAUL A. KRIS
 N.J. LICENSE # 11517

NO.	DESCRIPTION	DATE

DRAWN BY: MAH/TKL
CHECKED BY: PAK
DATE: 03-31-2021
SCALE: AS NOTED

JOB NO. 2018.01

VS-2