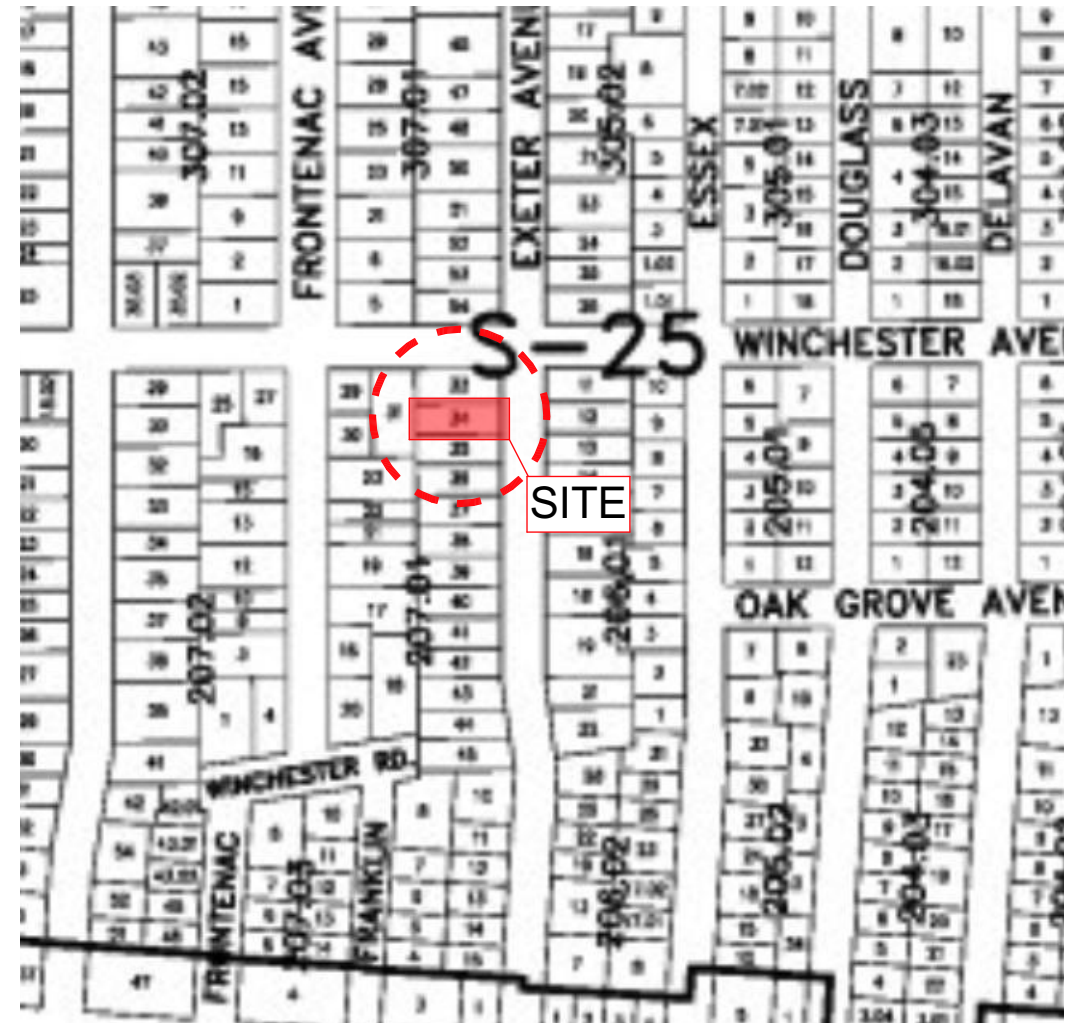


ZONING SCHEDULE: S-25				
Item	Req'd / Allowed	Existing	Proposed	
Lot Size (min)	2,500 sq ft	3450.65 sq ft	C	C
Lot Width (min)	40 ft	35 ft	ENC	ENC
Building Coverage (max)	37.75% = 1,302 sq ft	47.3%	C	1,300 sq ft = 37.68% C
Front Yard Landscaping	60% min	75%	C	207.6 sq ft/326.7 sq ft = 63.5% C
Total Landscape Coverage (min)	35% min = 1207.73 sq ft	1631 sq ft +/- = 52.7% +/-		1210.5 sq ft = 35.08% C
Front Yard	Building = 9.78 ft min. Porch = 9.28 ft min.	Building = 6.6 ft Porch N/A	NC	Building = 14.08 ft Porch = 9.33 ft C
Side Yard	37% of total lot width = 12.96' total 5 ft min	5 ft / 10 ft 15 ft Total	C	5 ft / 5 ft 10 ft Total NC
Rear Yard	20% of lot depth or 10 ft whichever is greater = 19.72	37 ft +/-	C	19.76 ft C
Building Height	Max. 30 ft. above BFE +4 or 8' ft. garage level 2.5 stories *	2 Stories	C	30 feet 2.5 Stories C
Parking	4 Bedrooms = 2.5 Spaces 5 Bedrooms = 3 Spaces 6 Bedrooms = 4 Spaces	1 Space	NC	5 Bedrooms, 3 Spaces C

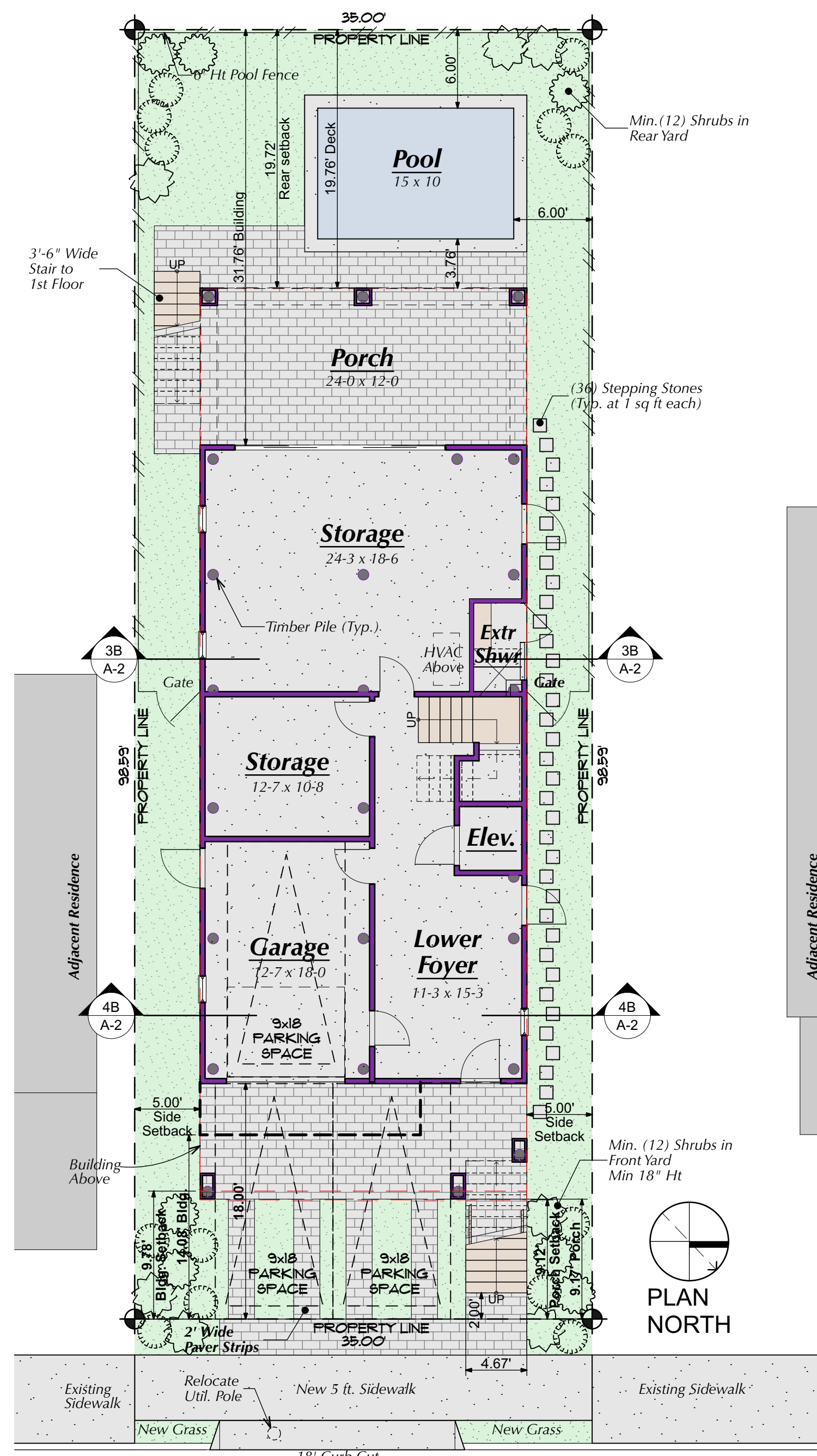
C = Conforming NC = Non-Conforming ENC = Existing Non-Conforming



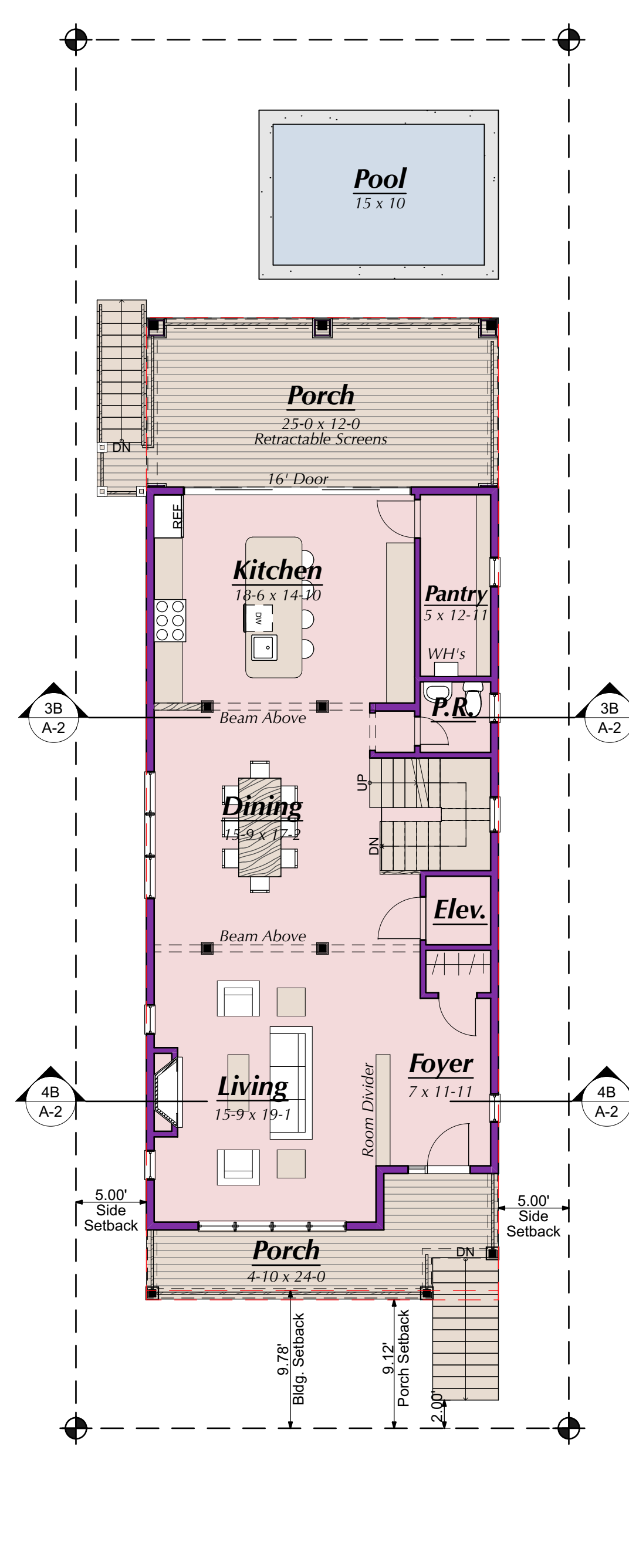
CITY OF MARGATE ZONING MAP



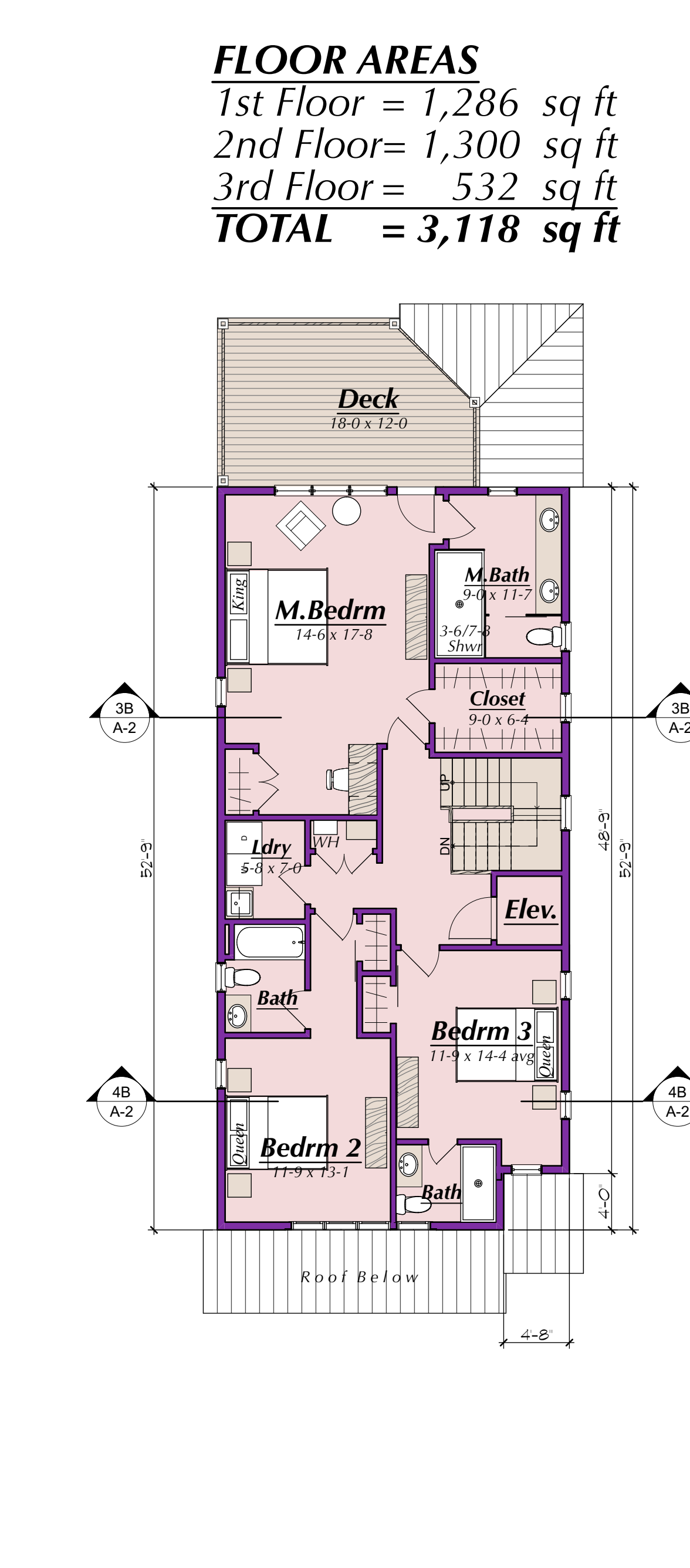
CITY OF MARGATE AERIAL MAP



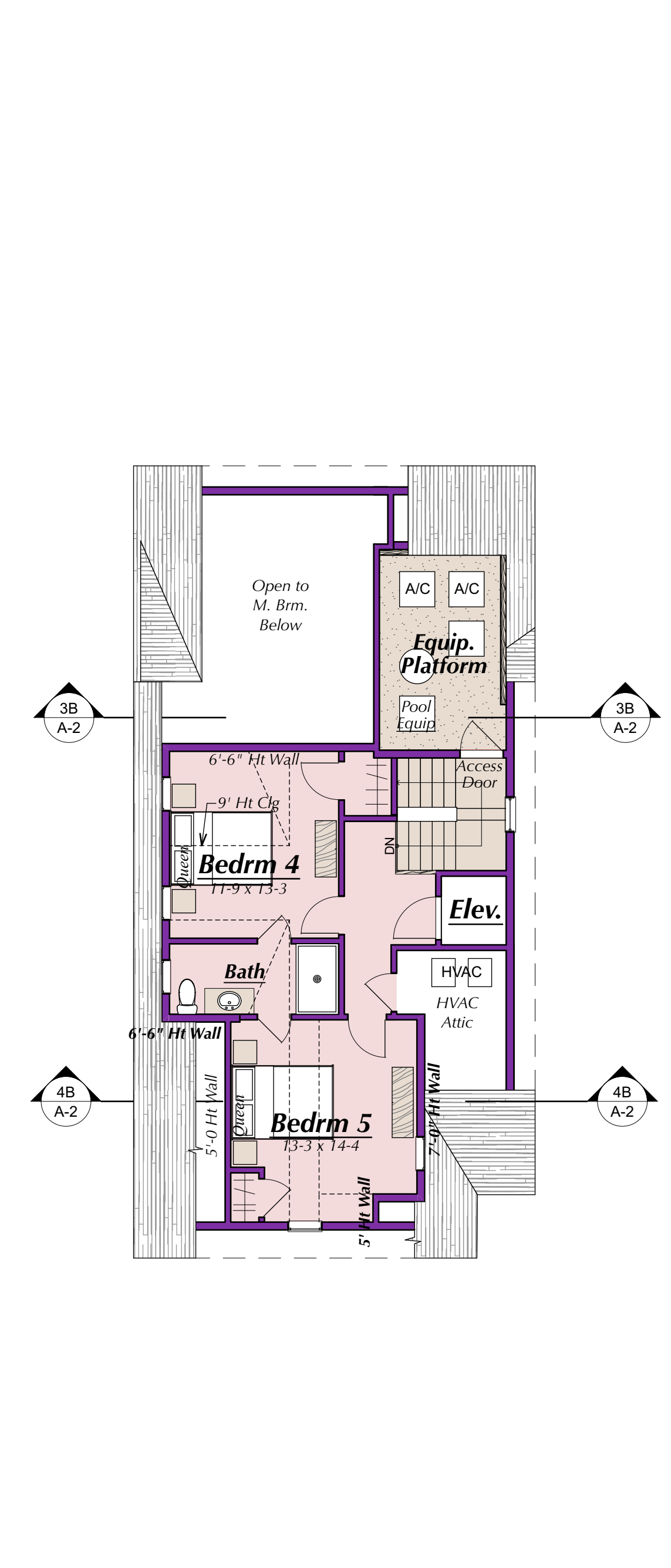
1A Ground Floor Plan
SCALE: 1/8" = 1'-0"



2A First Floor Plan
SCALE: 1/8" = 1'-0"



3A Second Floor Plan
SCALE: 1/8" = 1'-0"



4A Third Floor Plan
SCALE: 1/8" = 1'-0"

FLOOR AREAS
 1st Floor = 1,286 sq ft
 2nd Floor = 1,300 sq ft
 3rd Floor = 532 sq ft
TOTAL = 3,118 sq ft

SIGNATURES

Zoning Board Chairman _____ Date _____

Zoning Board Secretary _____ Date _____

Zoning Board Engineer _____ Date _____

FENWICK ARCHITECTS
 S.J. FENWICK ASSOCIATES ARCHITECTS & PLANNERS LLC
 646 Ocean Heights Avenue
 Linwood, NJ 08221
 P. 609-653-0222
 F. 609-653-1637
 www.fenwickarchitects.com

STEPHEN J. FENWICK, R.A., N.J.
 Cert. No. 21A10005800

PRELIMINARY DESIGN

Carpey Residence
 38 N. Exeter Ave
 Margate, NJ
 Lot 34 Block 207.01

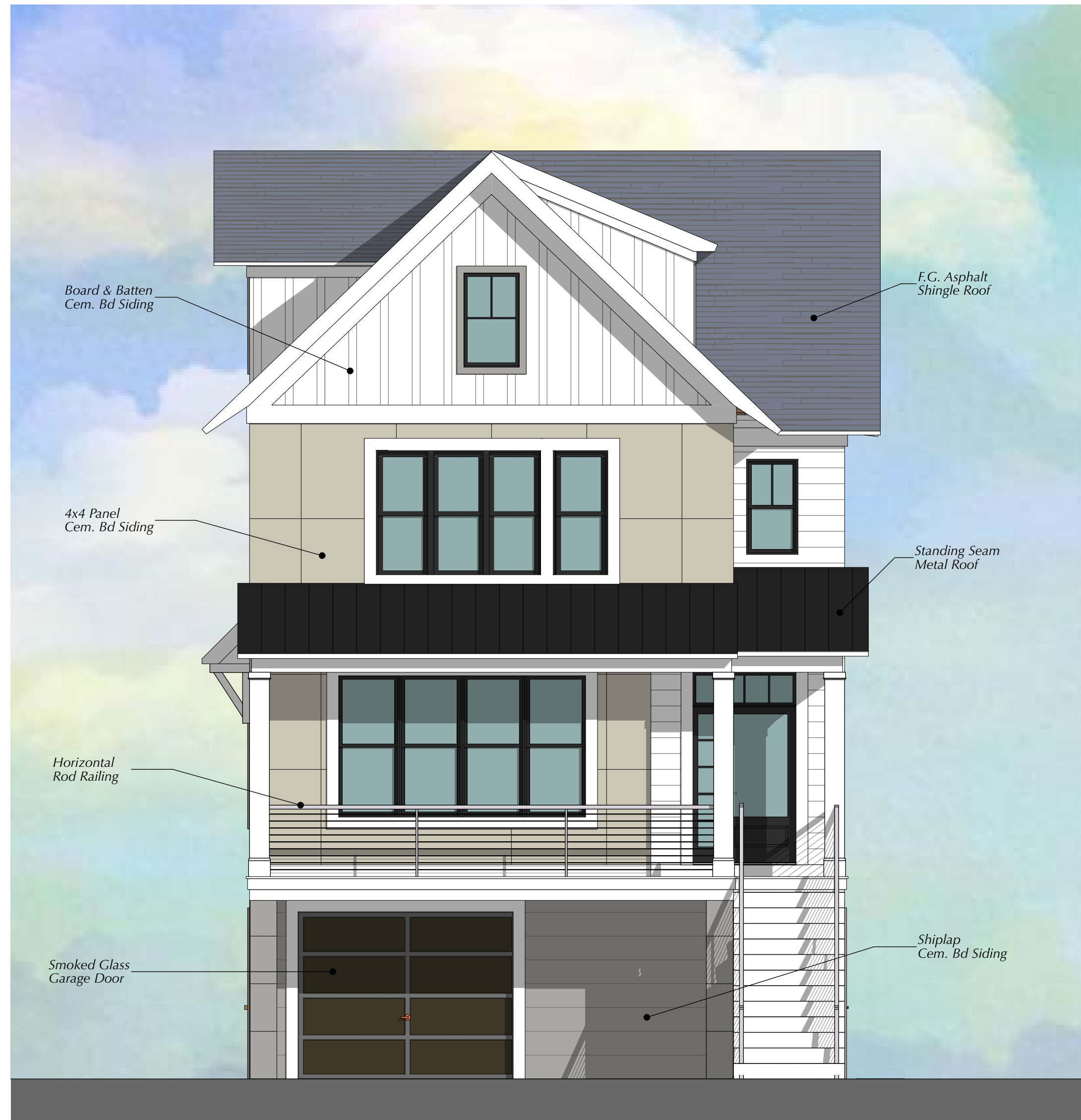
#	Date	REVISION

DATE: 03/05/21
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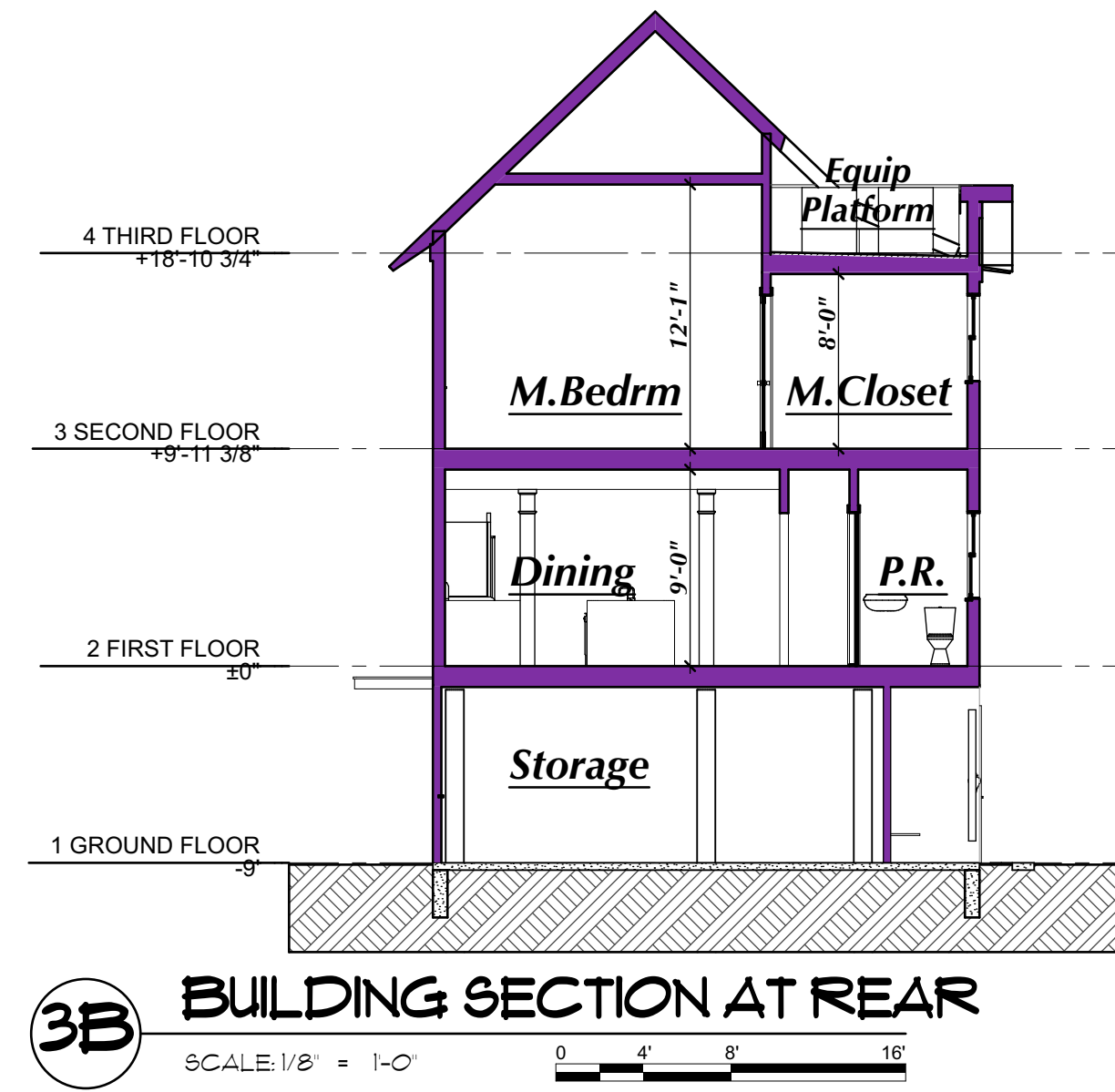
JOB NO. 20-053

Zoning Information & Floor Plans

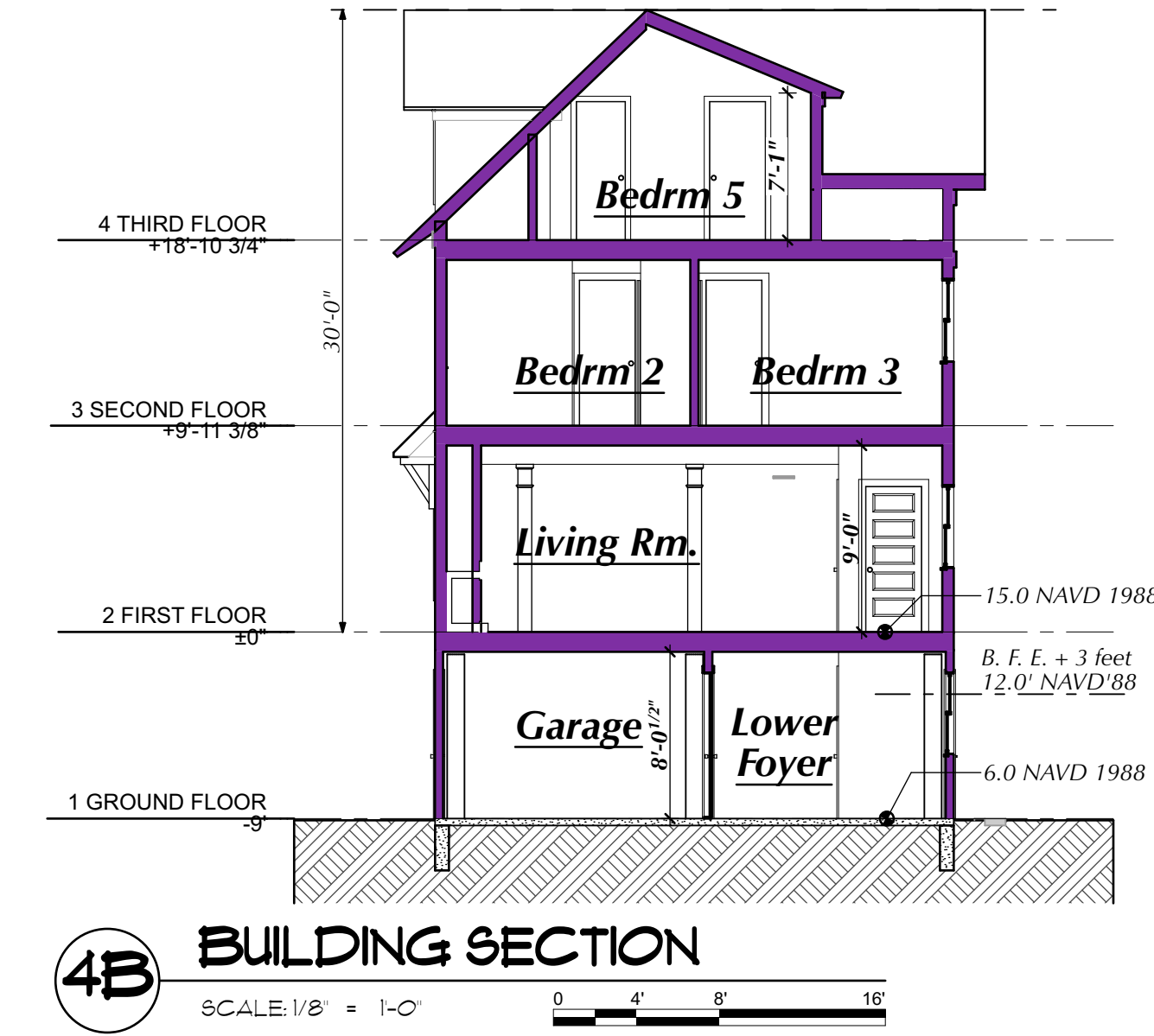
A-1
1 OF 2



1B FRONT ELEVATION
SCALE: 1/4" = 1'-0" 0 2' 4' 8'



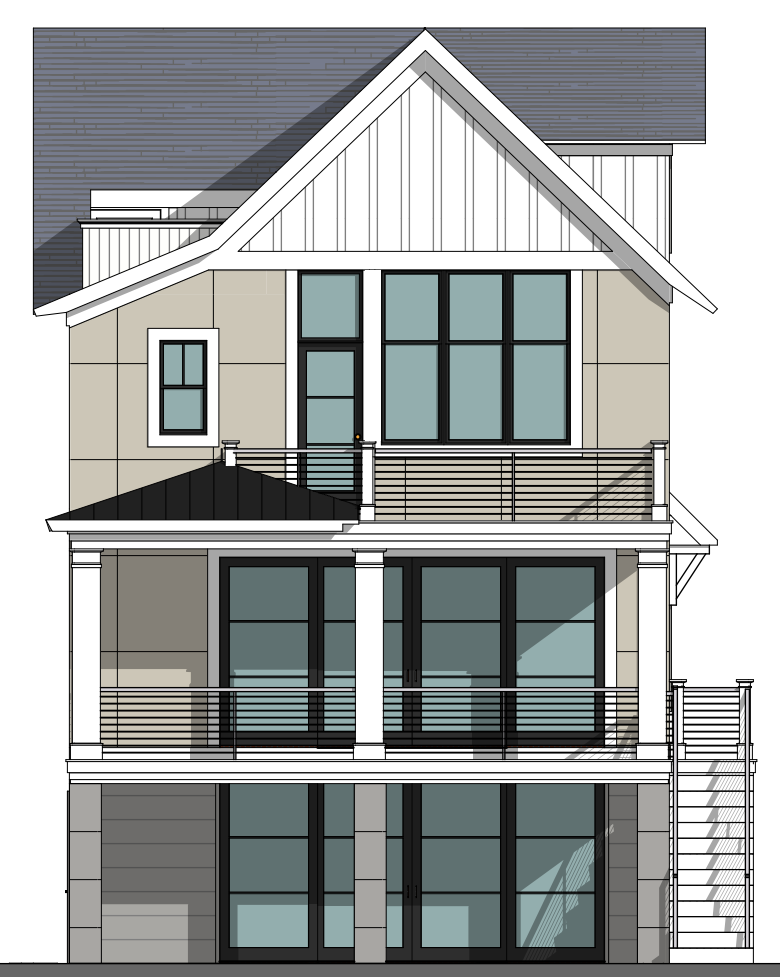
3B BUILDING SECTION AT REAR
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



4B BUILDING SECTION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



1A RIGHT ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



3A REAR ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



4A LEFT ELEVATION
SCALE: 1/8" = 1'-0" 0 4' 8' 16'

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PRELIMINARY DESIGN

Carpey Residence
38 N. Exeter Ave
Margate, NJ
Lot 34 Block 207.01

#	Date	REVISION
	03/05/21	DATE

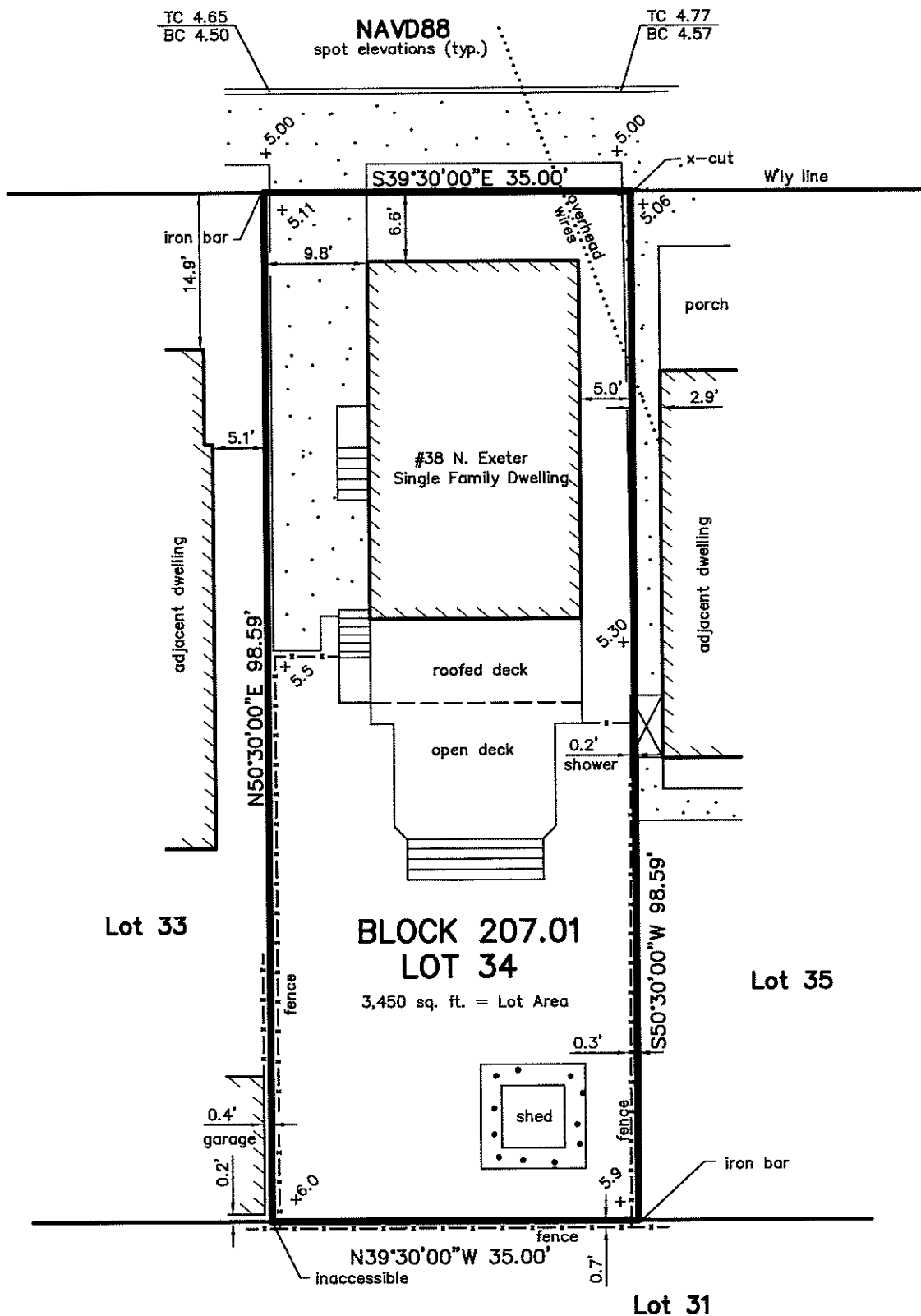
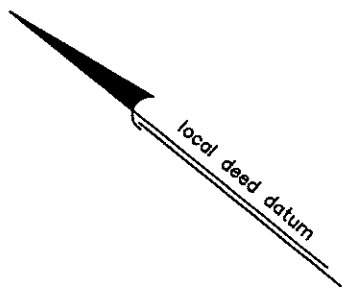
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JOB NO. 20-053

Elevations and Building Sections

EXETER AVENUE

(50' WIDE)



To: The Carpey's

02/24/21
Date

adjacent dwelling Lot 33
Revision

GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded. Underground improvements, easements, property line agreements or other conditions unknown to the surveyor are not shown. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavit, or for use by any other person or entity not specifically named, for any reasons other than as intended.

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 11-16-2020 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

SURVEY OF PREMISES

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.
#38 N. Exeter Avenue

BLOCK 207.01 LOT 34

**PAUL KOELLING
& ASSOCIATES, LLC**

PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (609) 927-0279

CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: November 17, 2020 by: KOELLING
Scale: 1" = 15'

Property is located in a F.E.M.A. FIRM
ZONE "AE"; Base Flood Elevation 9 ft. (NAVD88)


PAUL M. KOELLING
LAND SURVEYOR
PLS; N.J. LICENSE NO. 24GS04328800