



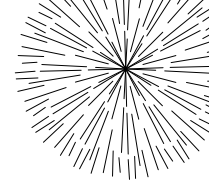
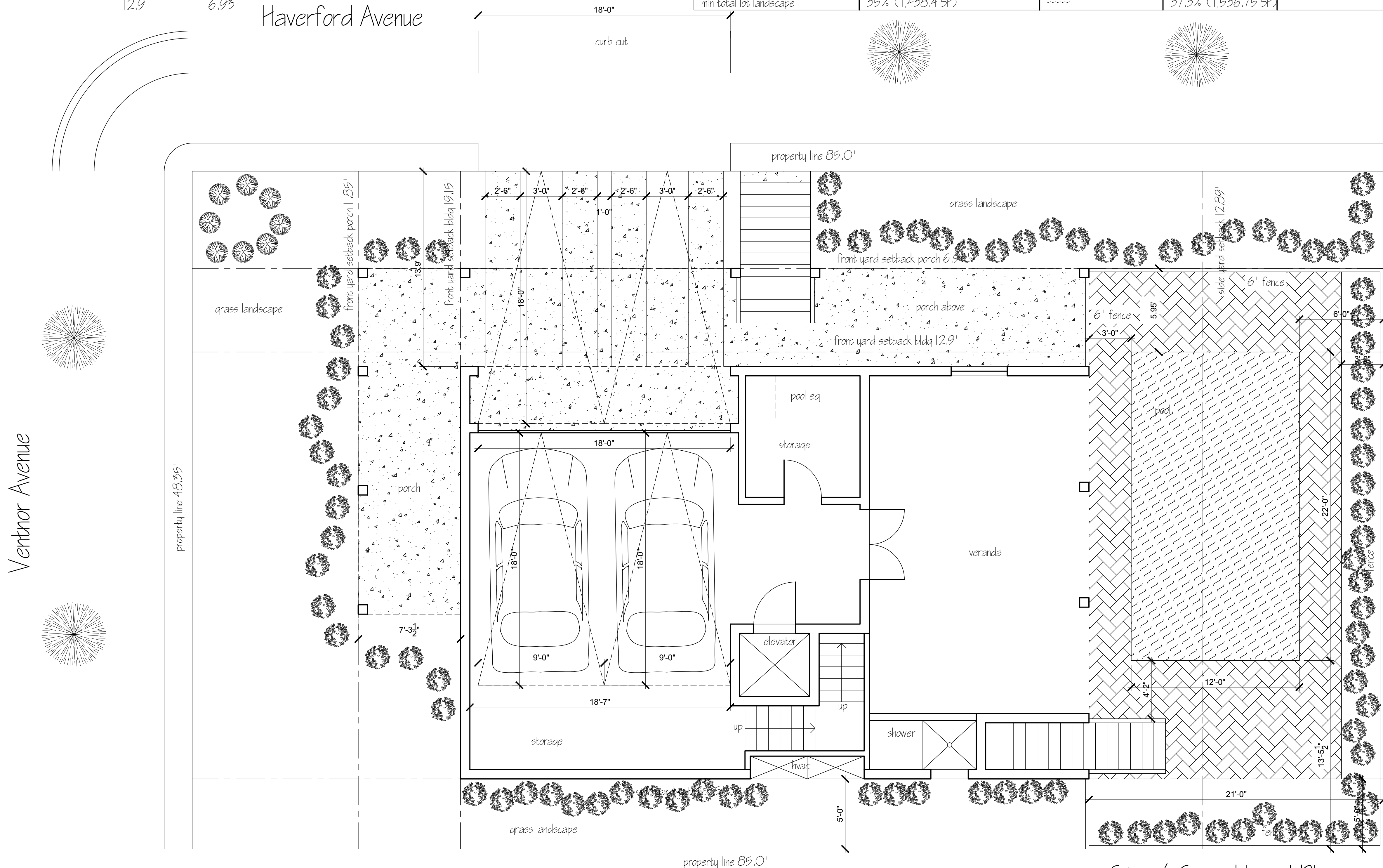


lot	address	dwelling	porch
12	8112 Ventnor Ave	19.0	12.7
13	8110 Ventnor Ave	19.3	11.0
14	property in question	n/a	n/a
		19.15	11.85
15	4 S Haverford Ave	11.7	7.6
16	6 S Haverford Ave	12.0	6.2
17	8 S Haverford Ave	5.3	5.3
18	10 S Haverford Ave	15.0	7.0
19	12 S Haverford Ave	16.2	7.7
		12.9	6.93

Note: Survey information including prevailing front yard measurements provided by:
Paul M. Koelling & Associates, LLC
Surveying, Planning
Dated 01/13/2016

8106 Ventnor Avenue	5-25 Zoning District	Block 213.01 Lot 2		
regulation	required	existing	proposed	action
min lot area	2,500 SF	4,109.75 SF	4,109.75 SF	
min lot width	40'	48.35'	48.35'	
building coverage	34.4% (1,413 SF)	-----	32.0% (1,319 SF)	
front yard setback bldg: Ventnor	5' or prevailing: 19.15'	-----	19.15'	
front yard setback porch: Ventnor	5' or prevailing: 11.85'	-----	11.85'	
front yard setback bldg: Haverford	5' or prevailing: 12.9'	-----	13.9'	
front yard setback porch: Haverford	5' or prevailing: 6.93'	-----	6.93'	
side yard setback	37% lot width, 5' min, 5' / 12.89'	-----	5' / 21'	
third floor deck	not permitted			Variance
pool fence in front yard setback	not permitted			Variance
max building height	30' above 9' above grade	-----	30' above 9' above grade	
min roof pitch	5 on 12 min	-----	5 / 12 7 / 12	
parking	6 bedrooms 4 cars	-----	4 cars	
min front yard landscape	60% (1,065 SF)	-----	61.8% (1096 SF)	
min total lot landscape	35% (1,438.4 SF)	-----	37.3% (1,536.75 SF)	

-  day lilies: 2 qts
-  arbutus: 3 1/2 ft
-  pfitzer junipers: 18 - 24 inches (3 qts) 6 Total
-  blue apt holly: 18 - 24 inches 18 Total
-  Cleveland Select Pears 3 1/2" caliper 2 Total
2 trees



1 Site / Ground Level Plan
Scale: 1/4" = 1'-0"



OBELENUS ARCHITECTURE LLC
 102 South Eighth Street
 Vineland, New Jersey 08360
 609 501 4044
 obelenusarchllc@comcast.net


8106 Ventnor LLC
 8106 Ventnor Avenue
 aka 2 S. Haverford Avenue
 Margate, New Jersey
 Block 109.02 Lot 14

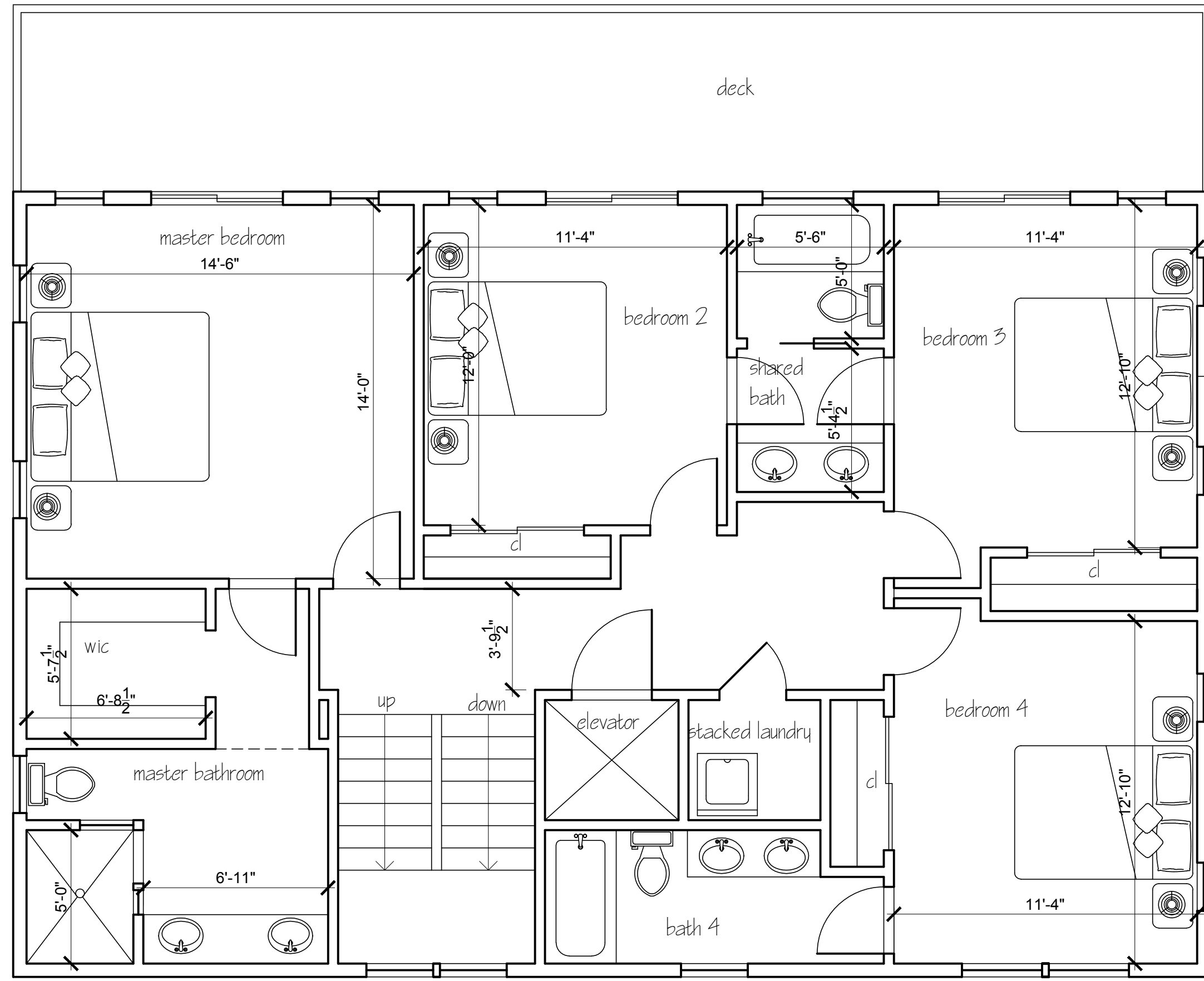
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DATE:	COMMENT:

SHEET NUMBER:
A1

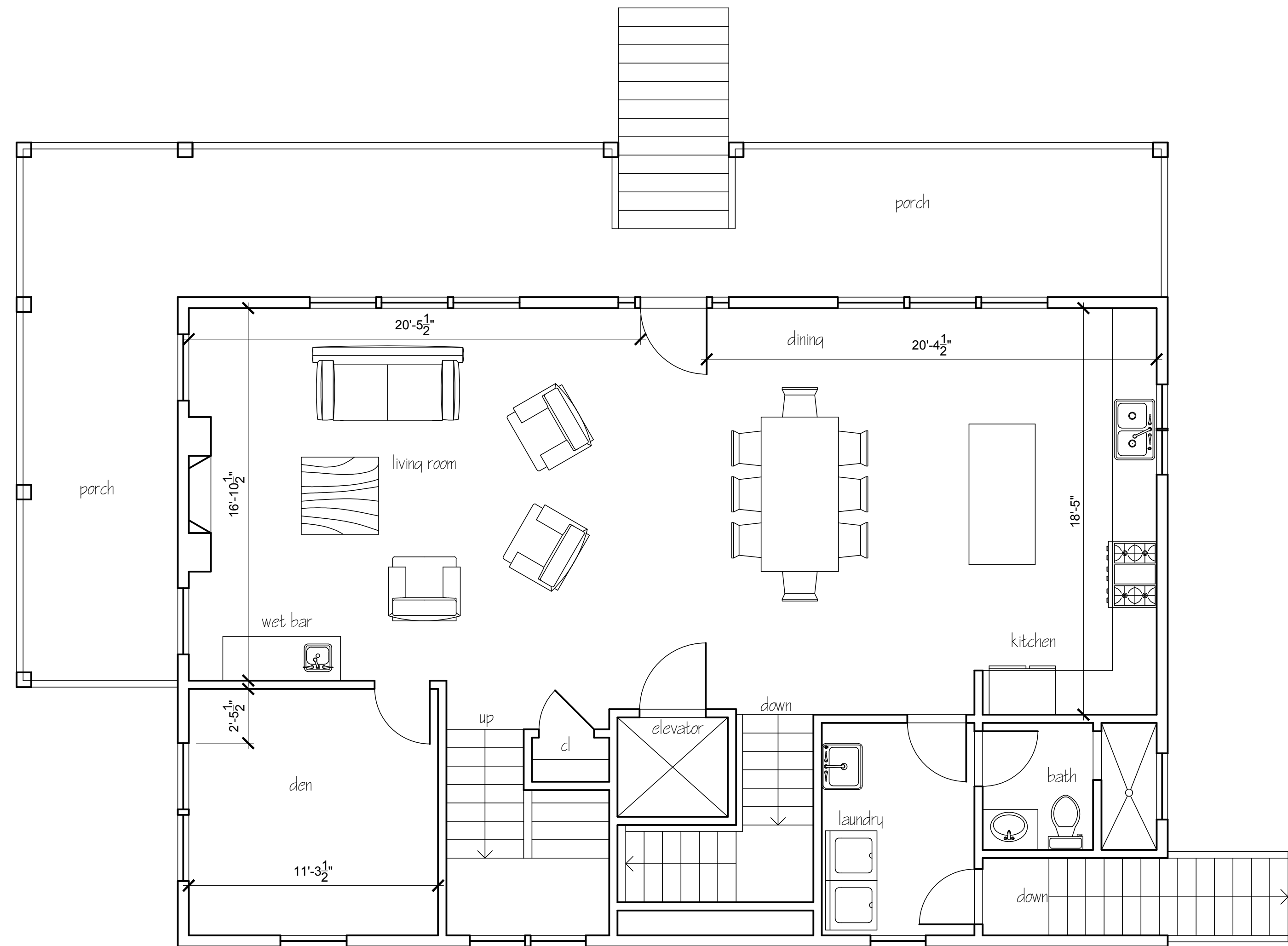
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 CHECKED BY:
 BLOCK: LOT:
 SCALE:
 DATE: 18 March 2021
 PROJECT NUMBER:

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 John Obelenus
 Architect



② Second Floor Plan A: 1,319 SF
Scale: 1/4" = 1'-0"



① First Floor Plan: 1,319 SF
Scale: 1/4" = 1'-0"



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Architect

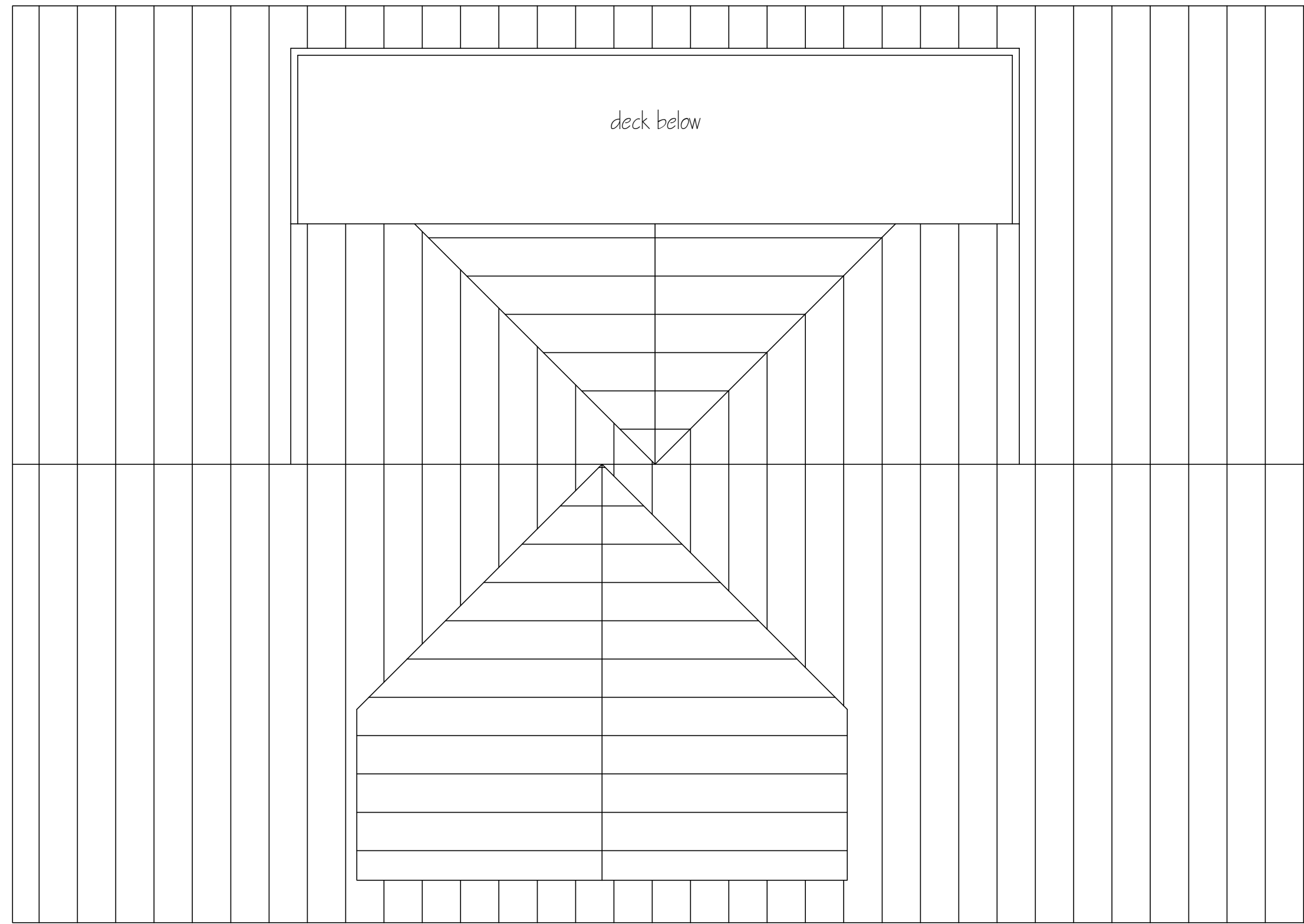
8106 Ventnor LLC
8106 Ventnor Avenue
aka 2 S. Haverford Avenue
Margate, New Jersey
Block 109.02 Lot 14

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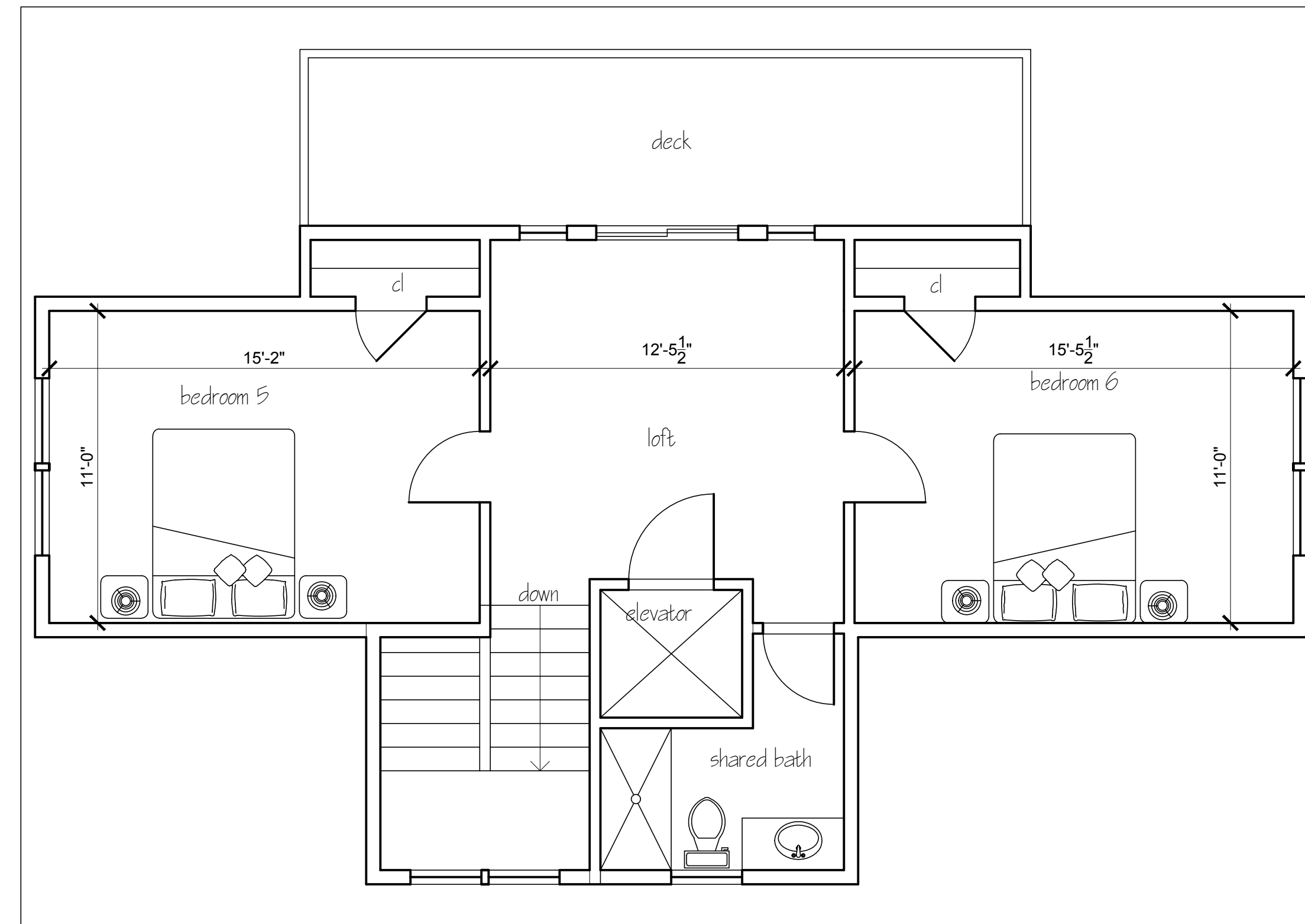
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A2

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SCALE:
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② Roof Plan
 Scale: 1/4" = 1'-0"




① Third Floor Plan: 645 SF
 Scale: 1/4" = 1'-0"



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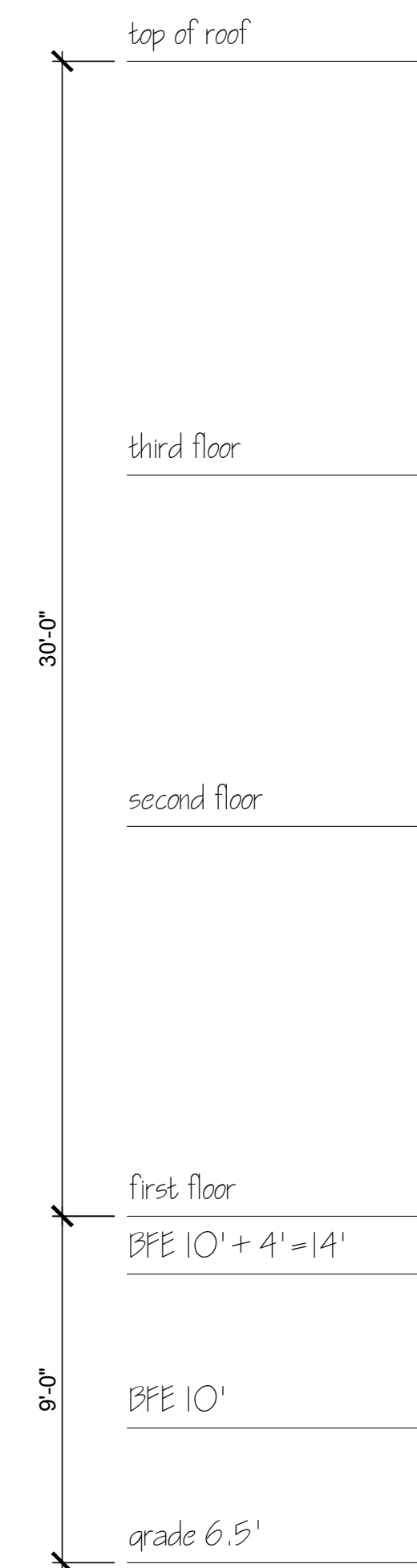
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A3

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 SCALE:
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② Front Elevation: Haverford
Scale: $\frac{1}{4}'' = 1'-0''$



① Front Elevation: Ventnor
Scale: $\frac{1}{4}'' = 1'-0''$



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Architect

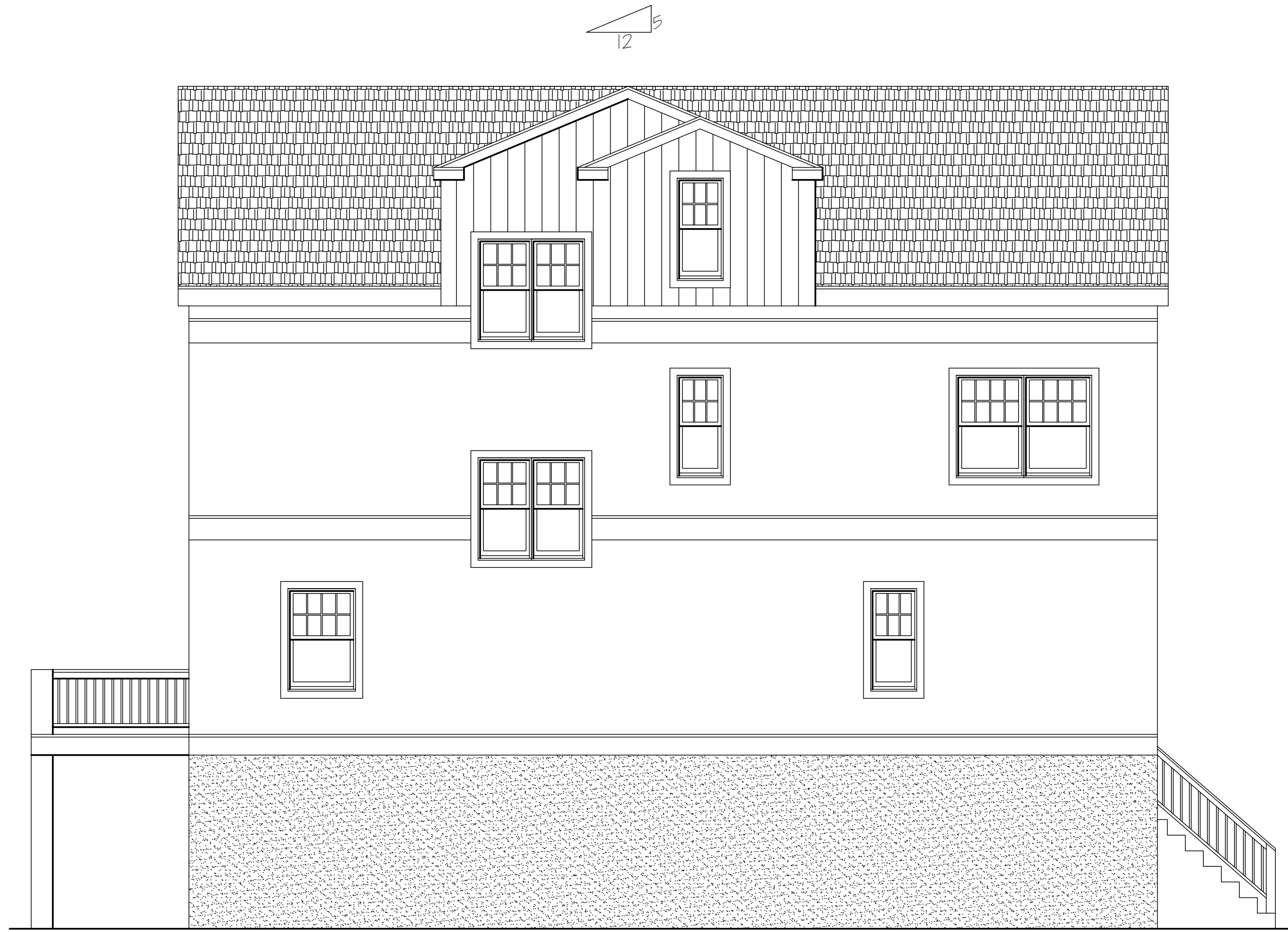
8106 Ventnor LLC
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aka 2 S. Haverford Avenue
Margate, New Jersey
Block 109.02 Lot 14

REVISIONS	
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BLOCK: LOT:
SCALE:
DATE: 18 March 2021
PROJECT NUMBER:



② Side Elevation
 Scale: $\frac{1}{4}'' = 1'-0''$

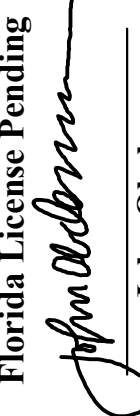


① Rear Elevation
 Scale: $\frac{1}{4}'' = 1'-0''$



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 Architect

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8106 Ventnor LLC
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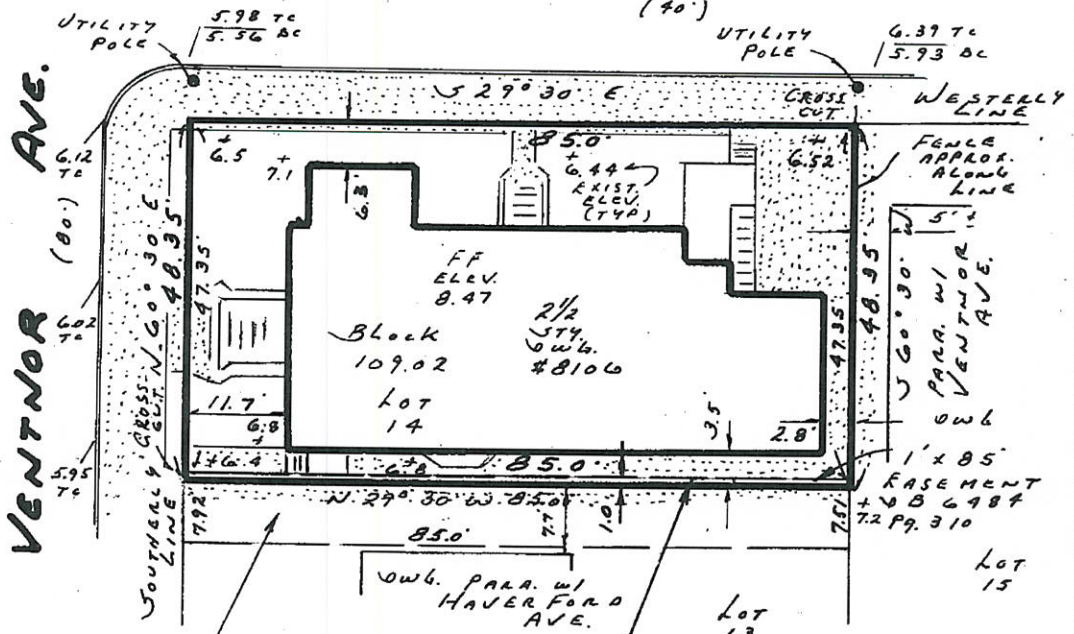
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DATE:	COMMENT:

SHEET NUMBER:

A5

DRAWN BY:
 CHECKED BY:
 BLOCK: LOT:
 SCALE:
 DATE: 18 March 2021
 PROJECT NUMBER:

HAVERFORD AVE.



Together with an easement for the benefit of Grantees, their heirs, executors, administrators and assigns, for the limited purpose of allowing air and light only, which easement shall never be built upon by Grantor. Said easement shall not be construed to give Grantee the right to ingress and egress, except by foot passage. It specifically restricts Grantee from the use of vehicles on or over said easement. Grantee shall not place any obstructions on the land covered by said easement and shall not interfere in any way with the Grantor's right of ingress and egress by motor vehicle or otherwise of said portion. Grantee shall have the reasonable use of said portion to make necessary and reasonable repairs to its building.

Excepting thereout and therefore a perpetual easement for ingress and egress for motor vehicles, which easement is to be reserved to the Grantor, his heirs and assigns forever, and run with the land.

Being lot 14 and part of lot 13 on map of Margate, N.J. by W.I. Risley, dated May 1924

ELEVATIONS ARE BASED ON NAVD 88 DATUM

Jeffrey Kaliner
Trident Land Transfer Company LLC

GENERAL NOTES:

This plan is shown only for showing compliance with deed restrictions and zoning regulations. It is not to be used for any other purpose. Grantor shall not have any responsibility or liability if the official chain of title shows that an error has been made.

This property is subject to any demands of record, other recorded or unrecorded, mortgages, judgments, liens, claims, taxes, assessments or other encumbrances which may affect the same. Grantor reserves the right to satisfy the survey should any such information become available.

Grantor's attorney and engineer and certify that this survey was prepared in accordance with the exact requirements of 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.

This certificate of survey shall be a part of the deed. Grantor reserves the right to satisfy the survey should any such information become available.

This survey has been prepared only for the use of the named parties. Grantor shall not have any responsibility or liability should this survey be used for purposes not intended, or for use by any other person or entity not specifically named, or for use in any other manner.

In consideration of the stated amounts and proceeds contained in the agreement between the above named parties and the undertaker, the proceeds of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 1/13/16 by me or under my immediate supervision in accordance with N.J.A.C. 17:28-6.1, and to the best of my professional knowledge, information and belief.

a) correctly represents the conditions found at and on 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.

This plan is made to provide information to the title insurer so that it may issue title to the lands shown herein and for the mortgage holder named herein. This document is given solely to the above named parties for their information only and is not transferable, except as provided herein.

Property is located in a FEMA FIRM ZONE "A-B"
FEMA Pro-FIRM Zone "AE"
Base Flood Elevation 10 ft (NAVD88)
Surveyed in accordance with title commitment # 15NJ04181

PAUL M. KOELLING
LAND SURVEYOR
PLS; N.J. LICENSE NO. 246S04328800

SURVEY OF PREMISES

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.

BLOCK 109.02 LOT 14

PAUL KOELLING & ASSOCIATES, LLC
SURVEYING - PLANNING
2181 SHORE ROAD
LINWOOD, NJ 08221
phone (800) 827-0276 fax (808) 827-0188
CERTIFICATE OF AUTHORIZATION #24GA28256300
Date: Jan. 13, 2016 Sokalski
Scale: 1" = 15' Project No. 9260

PAUL KOELLING & ASSOCIATES, LLC

2161 Shore Road

Linwood, NJ 08221

phone 927-0279 fax 927-0188

Certificate of Authorization #24GA28256300

January 14, 2016

NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ

Block 109.02 Lot 14

8106 Ventnor Ave.

SETBACKS (feet)

<u>LOT</u>	<u>ADDRESS</u>	<u>DWELLING</u>	<u>FRONT PORCH</u>	<u>NOTE</u>
12	8112 Ventnor Ave.	19.0	12.7	
13	8110 Ventnor Ave.	19.3	11.0	
14	Property in Question	N/A	N/A	
15	4 S. Haverford Ave.	11.7	7.6	
16	6 S. Haverford Ave.	12.0	6.2	
17	8 S. Haverford Ave.	5.3	5.3	2nd Story Deck
18	10 S. Haverford Ave.	15.0	7.0	
19	12 S. Haverford Ave.	16.2	7.7	

Note: Prevailing Setback to be calculated by Design Professional based on City of Margate Code as applicable to setback requirements of proposed improvements.


Paul M. Koelling, Land Surveyor
N.J. License #24GS04328800

PAUL KOELLING & ASSOCIATES, LLC

Professional Land Surveying

Certificate of Authorization #24GA28256300

2161 Shore Road, Linwood, New Jersey 08221

Phone: (609) 927-0279 Fax: (609) 927-0188

January 13, 2016

Description of a certain tract or parcel of land situate in the City of Margate, County of Atlantic, State of New Jersey, being designated as Lot 14 in Block 109.02 on the current official tax map and being more particularly described as follows:

Beginning at the intersection of the Westerly line of Haverford Ave. (40' wide) with the Southerly line of Ventnor Ave. (80' wide) and from thence running;

1. South 29 degrees 30 minutes East along the Westerly line of Haverford Ave. a distance of 85.0 feet to a point in the division line between lots 15 and 14 block 109.02; thence
2. South 60 degrees 30 minutes West along last mentioned division line and parallel with Ventnor Ave. a distance of 48.35 feet to a point in the division line between lots 13 and 14 block 109.02; thence
3. North 29 degrees 30 minutes West along last mentioned division line and parallel with Haverford Ave. a distance of 85.0 feet to a point in the Southerly line of Ventnor Ave.; thence
4. North 60 degrees 30 minutes East along the Southerly line of Ventnor Ave. a distance of 48.35 feet to a point in the Westerly line of Haverford Ave. and the point and place of Beginning.

EXCEPTING THEREOUT AND THEREFROM a perpetual easement for ingress and egress for motor vehicles, which easement is to be reserved to the Grantor, his heirs and assigns forever, and run with the land, said easement so granted is bounded and described as follows;

Beginning at a point in the Southerly line of Ventnor Ave. (80' wide) South 60 degrees 30 minutes West 47.35 feet from the Westerly line of Haverford Ave. (40' wide) and from thence running;

1. South 29 degrees 30 minutes East parallel with Haverford Ave. a distance of 85.0 feet to a point; thence
2. South 60 degrees 30 minutes West parallel with Ventnor Ave. a distance of 1.0 feet to a point; thence
3. North 29 degrees 30 minutes West parallel with Haverford Ave. a distance of 85.0 feet to a point in the Southerly line of Ventnor Ave.; thence
4. North 60 degrees 30 minutes East along the Southerly line of Ventnor Ave. a distance of 1.0 feet to the point and place of Beginning.

Together with an easement for the benefit of Grantees, their heirs, executors, administrators and assigns, for the limited purpose of allowing air and light only, which easement shall never be built upon by Grantor. Said easement shall not be construed to give Grantee the right to ingress and egress, except by foot passage. It specifically restricts Grantee from the use of vehicles on or over said easement. Grantee shall not place any obstructions on the land covered by said easement and shall not interfere in any way with the Grantor's right of ingress and egress by motor vehicle or otherwise of said portion. Grantee shall have the reasonable use of said portion to make necessary and reasonable repairs to its building. Said easement so granted is bounded and described as follows:

PAUL KOELLING & ASSOCIATES, LLC

Professional Land Surveying

Certificate of Authorization #24GA28256300

2161 Shore Road, Linwood, New Jersey 08221

Phone: (609) 927-0279 Fax: (609) 927-0188

January 13, 2016

Beginning at a point in the Southerly line of Ventnor Ave. (80' wide) 48.35 feet Westwardly from the Westerly line of Haverford Ave. (40' wide) and from thence running;

1. Southwardly along a line parallel with Haverford Ave. a distance of 85.0 feet to a point; thence
2. Westwardly along a line parallel with Ventnor Ave. a distance of 7.51 feet to a point; thence
3. Northwardly a distance of 85.0 feet to a point in the Southerly line of Ventnor Ave.; thence
4. North 60 degrees 30 minutes East along the Southerly line of Ventnor Ave. a distance of 7.92 feet to the point and place of Beginning.

Being an easement described in deed book 2745 page 156.

Being lot 14 and part of lot 13 on map of Margate, N.J. by W.I. Risley, dated May 1924

Prepared by:



Paul M. Koelling, PLS NJ Lic. #43288