
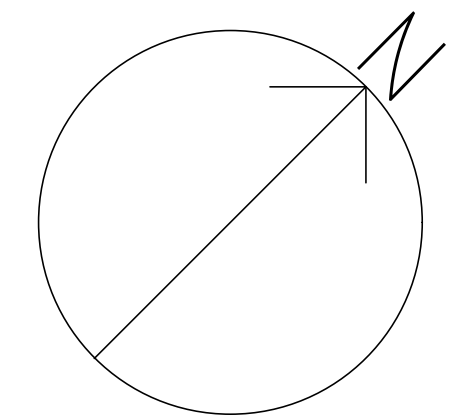
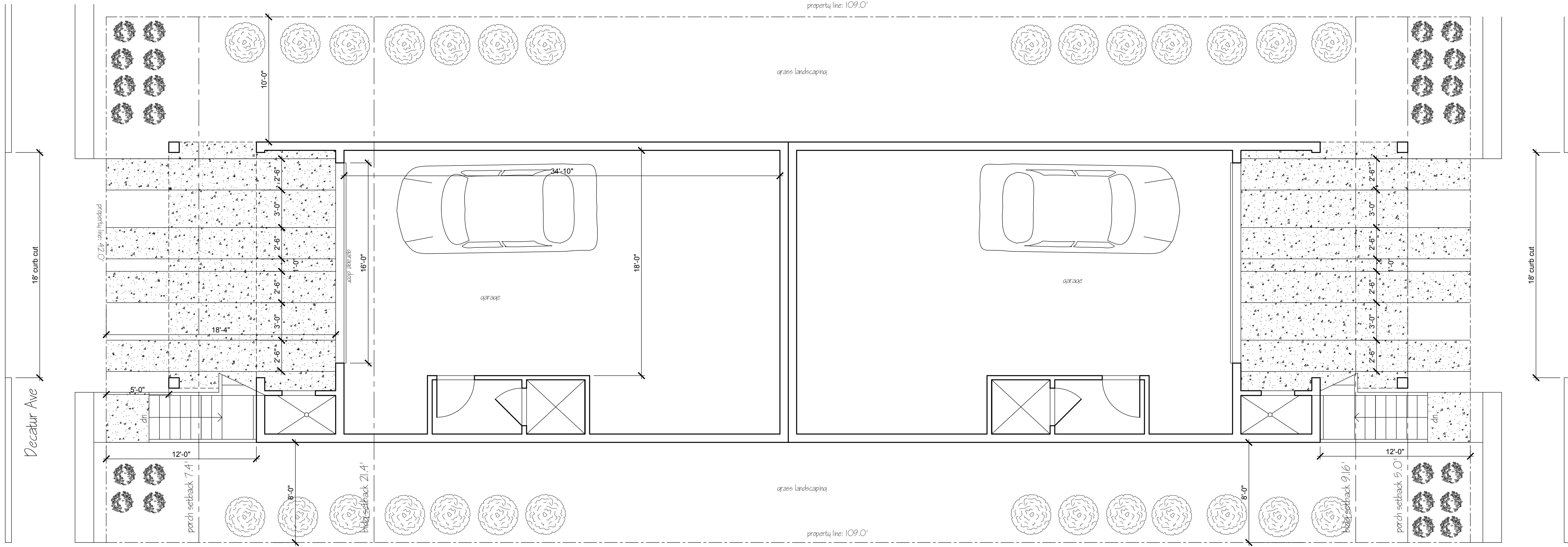


-  day lilies: 2 qals
-  arborvitae: 3 1/2 ft
-  pfitzer junipers: 18 - 24 inches (3 qal)
-  blue spruce holly: 18 - 24 inches
-  Bradbury Pears 3 1/2" caliper
2 trees

24 S. Benson Avenue	NF Zoning District	Block 125 Lot 34		
regulation	required	existing	proposed	action
min lot area	4,400 SF	4,578 SF	4,578 SF	
min lot width	40'	42'	42'	
building coverage	45% (2,060 SF)	-----	44.5% (2,040 SF)	
front yard setback: building Benson	5' or prevailing: 9.16'	-----	12.0'	
front yard setback: porch Benson	5' or prevailing: 4.68'	-----	5.0'	
front yard setback: building Decatur	5' or prevailing: 21.4'	-----	12.0'	variance
front yard setback: porch Decatur	5' or prevailing: 7.4'	-----	5.0'	variance
side yard setback	8'	-----	8' / 10'	
max building height	30' above 9' above grade	-----	30' above 9' above grade	
min roof pitch	5 on 12 min	-----	5 on 12	
parking	5 bedrooms 3 cars	-----	3 cars	
min front yard landscape: Decatur	60% (539.28 SF)	-----	48.5% (436.54 SF)	variance
min front yard landscape: Benson	60% (230.8 SF)	-----	56.4% (217 SF)	
min total lot landscape	55% (1602 SF)	-----	58.4% (1,760 SF)	
third floor deck Decatur	not permitted	-----		variance
third floor deck Benson	not permitted	-----		variance

Zoning Summary



1 Ground Floor Plan: 2040 SF
scale: 1/4" = 1'-0"



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24-26 Benson Avenue
Margate, New Jersey
Block 125 Lot 34

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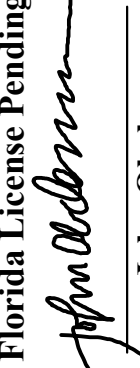
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 Architect

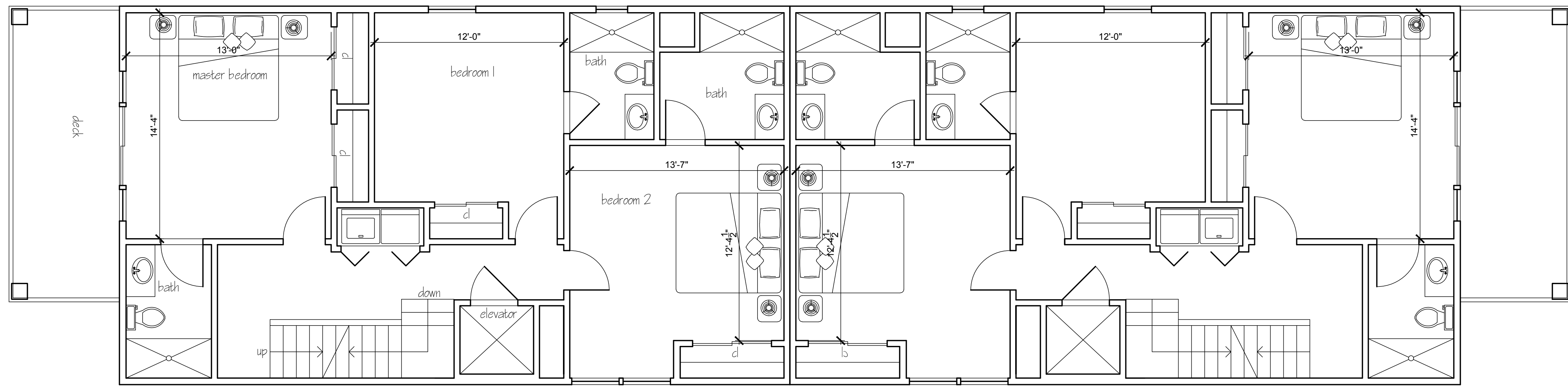
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 Block 125 Lot 34

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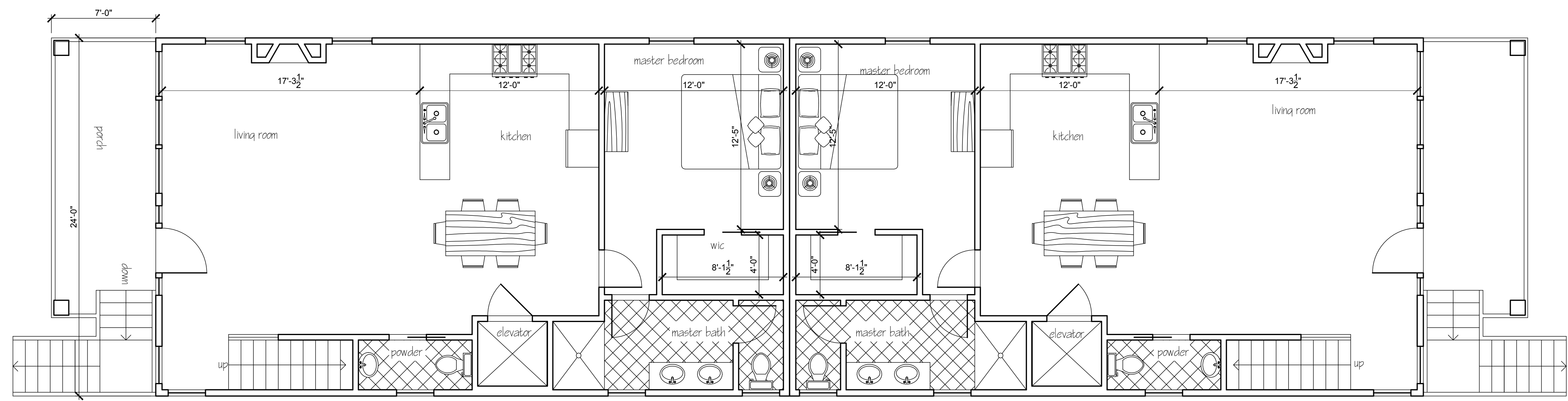
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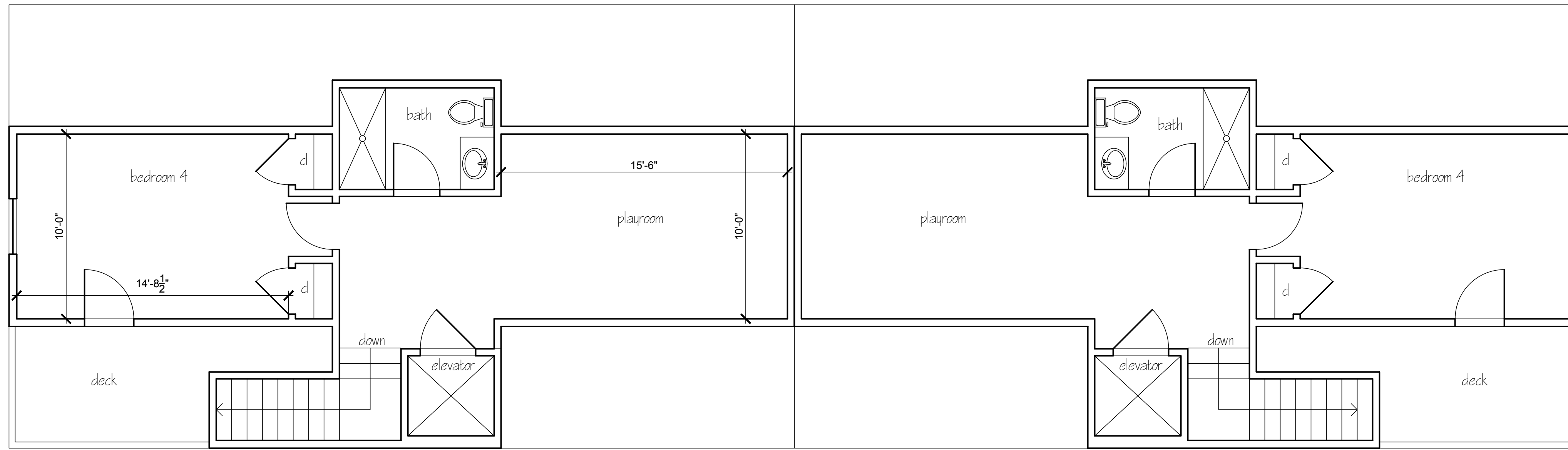
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1 Second Floor Plan: 2040 SF
 scale: 1/4" = 1'-0"



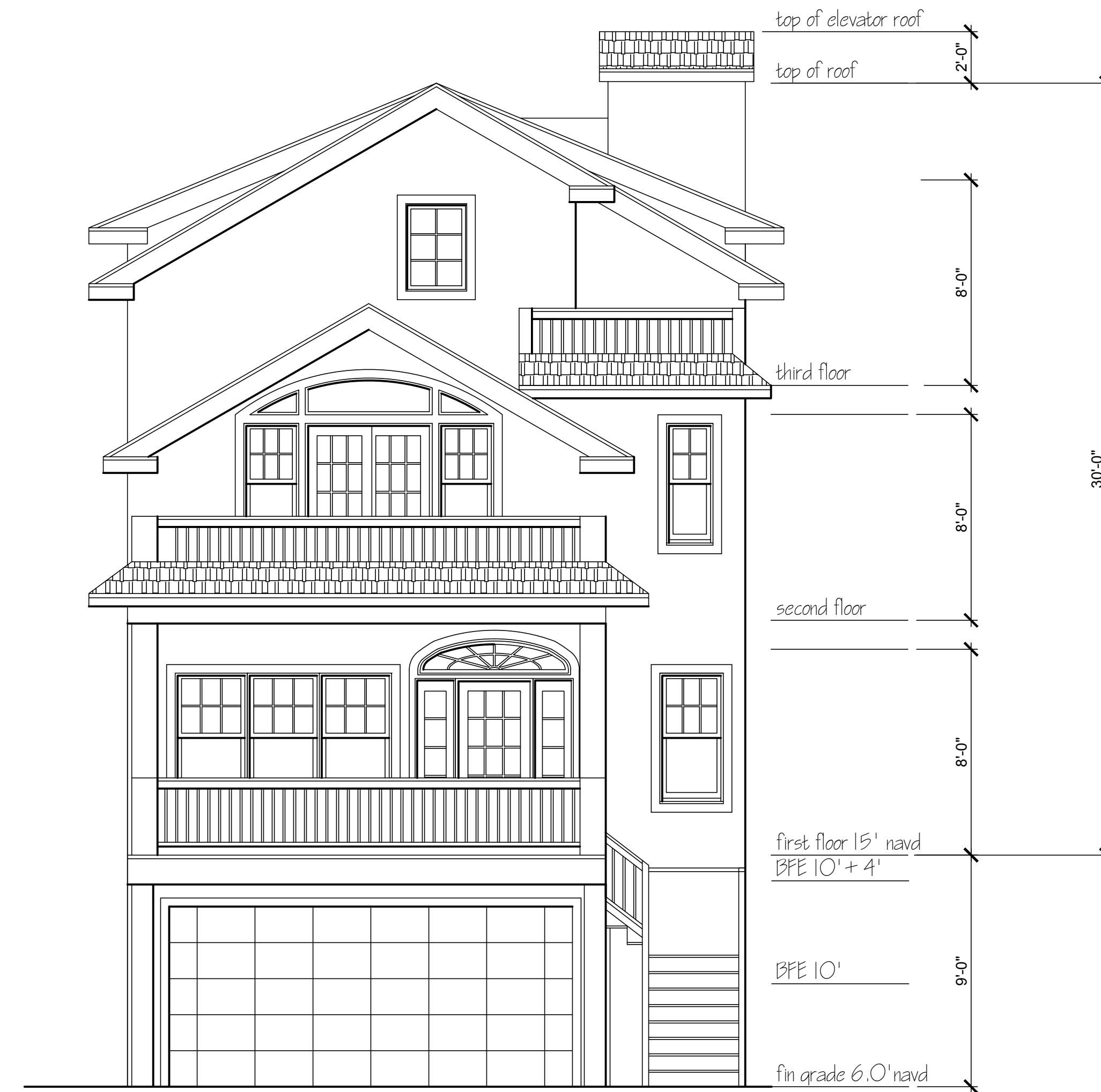
1 First Floor Plan: 2040 SF
 scale: 1/4" = 1'-0"



2 Third Floor Plan: 1020 SF
scale: 1/4" = 1'-0"



2 Benson Elevation
scale: 1/4" = 1'-0"



1 Decatur Elevation
scale: 1/4" = 1'-0"



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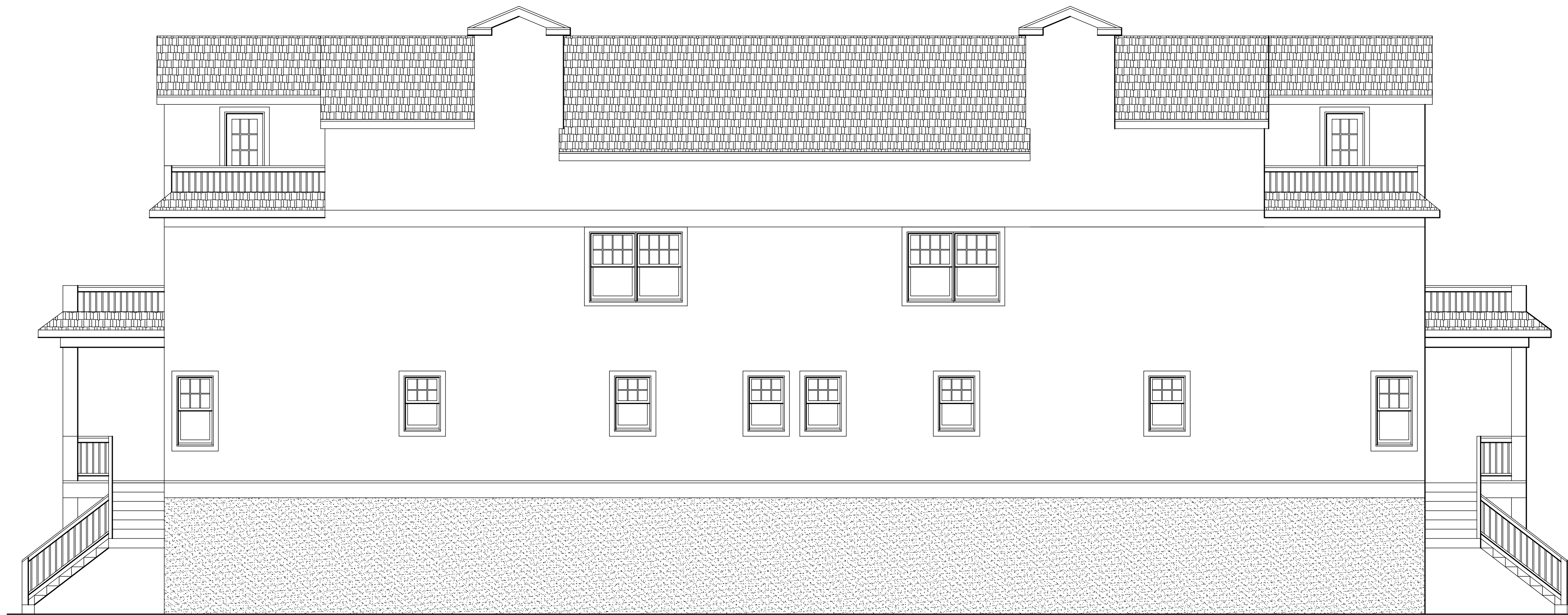
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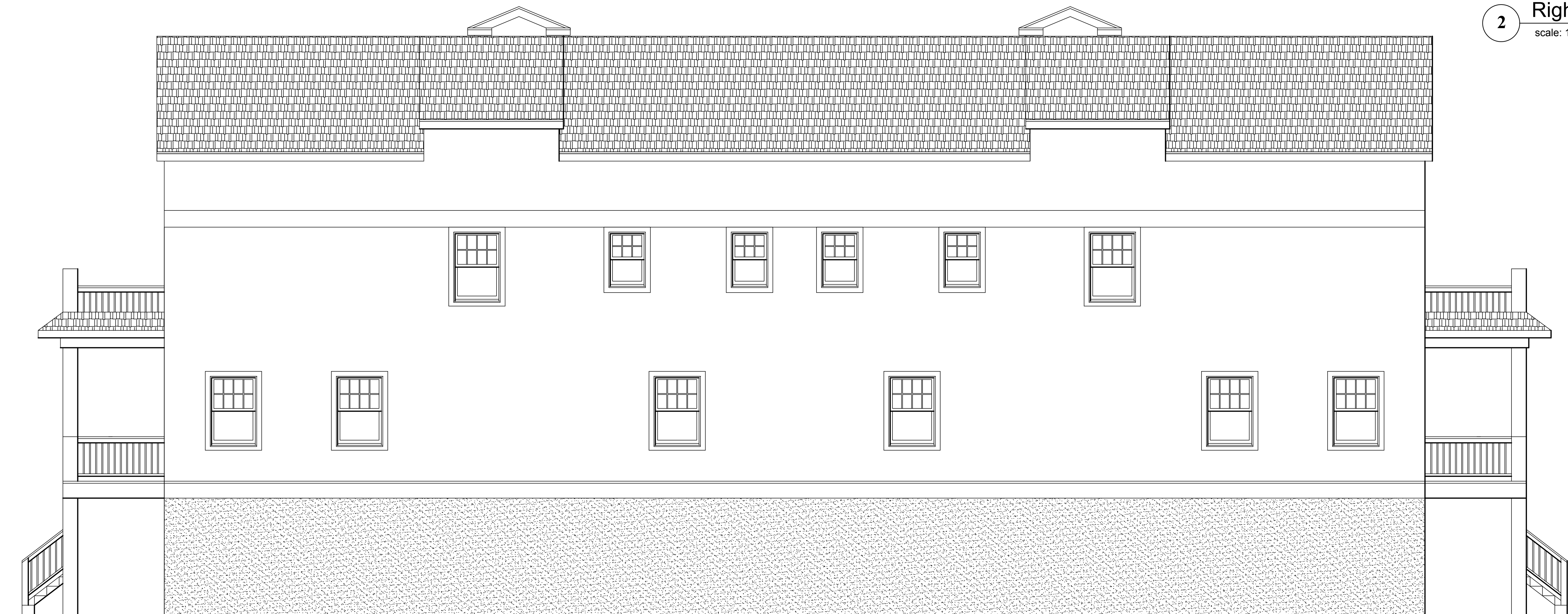
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2 Right Side Elevation
scale: 1/4" = 1'-0"



1 Left Side Elevation
scale: 1/4" = 1'-0"



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