

MADISON AVENUE



ZONING CONFORMANCE SCHEDULE: MF			
100 N MADISON AVENUE - MARGATE, NJ			
BLOCK 330 LOT 42			
FEMA ZONE AE (B.F.E. = 10.0 NAVD 1988)			
	REQUIRED	PROPOSED	VARIANCE
USE	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	NO
MIN LOT AREA	4,400 SQ FT	5,000 SQ FT	NO
MIN LOT WIDTH	40 FT	50 FT	NO
MIN LOT DEPTH	N/A	N/A	NO
FRONT YARD BUILDING (WINCHESTER)	21.6 FT AVG	22.0 FT	NO
FRONT YARD PORCH (WINCHESTER)	15.45 FT AVG	22.0 FT	NO
FRONT YARD BUILDING (MADISON)	24.65 FT AVG	15.33 FT	YES
FRONT YARD PORCH (MADISON)	17.45 FT AVG	8.33 FT	YES
MIN SIDE YARD	8.0 FT	8.0 FT	NO
SIDE YARD ON DRIVEWAY SIDE	12.0 FT	25.33 FT	NO
REAR YARD	N/A	N/A	NO
BUILDING COVERAGE	45% or 2,250 sq ft	1,106 sq ft = 22%	NO
LANDSCAPE COVERAGE	35%	2,280 sq ft = 45.6%	NO
FRONT YARD LANDSCAPE (WINCHESTER)	60%	100%	NO
FRONT YARD LANDSCAPE (MADISON)	60% or 56.75% w/ STAIR DUCT	54.2%	YES
BUILDING HEIGHT	30 FT ABV FF OVER PARKING	29'-11"	NO
OFF STREET PARKING	5 BEDROOMS = 3 SPACES	5 BEDROOMS = 3 SPACES	NO
PARKING SPACE SIZE	9x18'	9x18'	NO
AC UNITS	5 FT	8 FT	NO
EXTERIOR SHOWER SETBACK	3 FT	4 FT	NO
DRIVEWAY CURB CUTS	(1) 10 FT WIDE or (1) 18 FT WIDE	(1) 18 FT WIDE	NO
STORIES	2.5	NO	NO
FLOORS	2.5	NO	NO
MIN ROOF PITCH	5:12	5:12	NO

**Lollio architect**  
 Robert J. Lollio, RA  
 289 White Horse Pike  
 Alco, NJ 08004  
 E: bob@lollioarchitects.com  
 www.lollioarchitects.com  
 P: 856-322-6476

*Robert J. Lollio*  
 Robert J. Lollio, RA  
 NJ Lic No. 21A101935300

**SCHEMATIC DESIGN**

**MATTELMAN RESIDENCE**  
 100 N. Madison  
 City of Margate  
 Block 330 Lot 42  
 Atlantic County, NJ

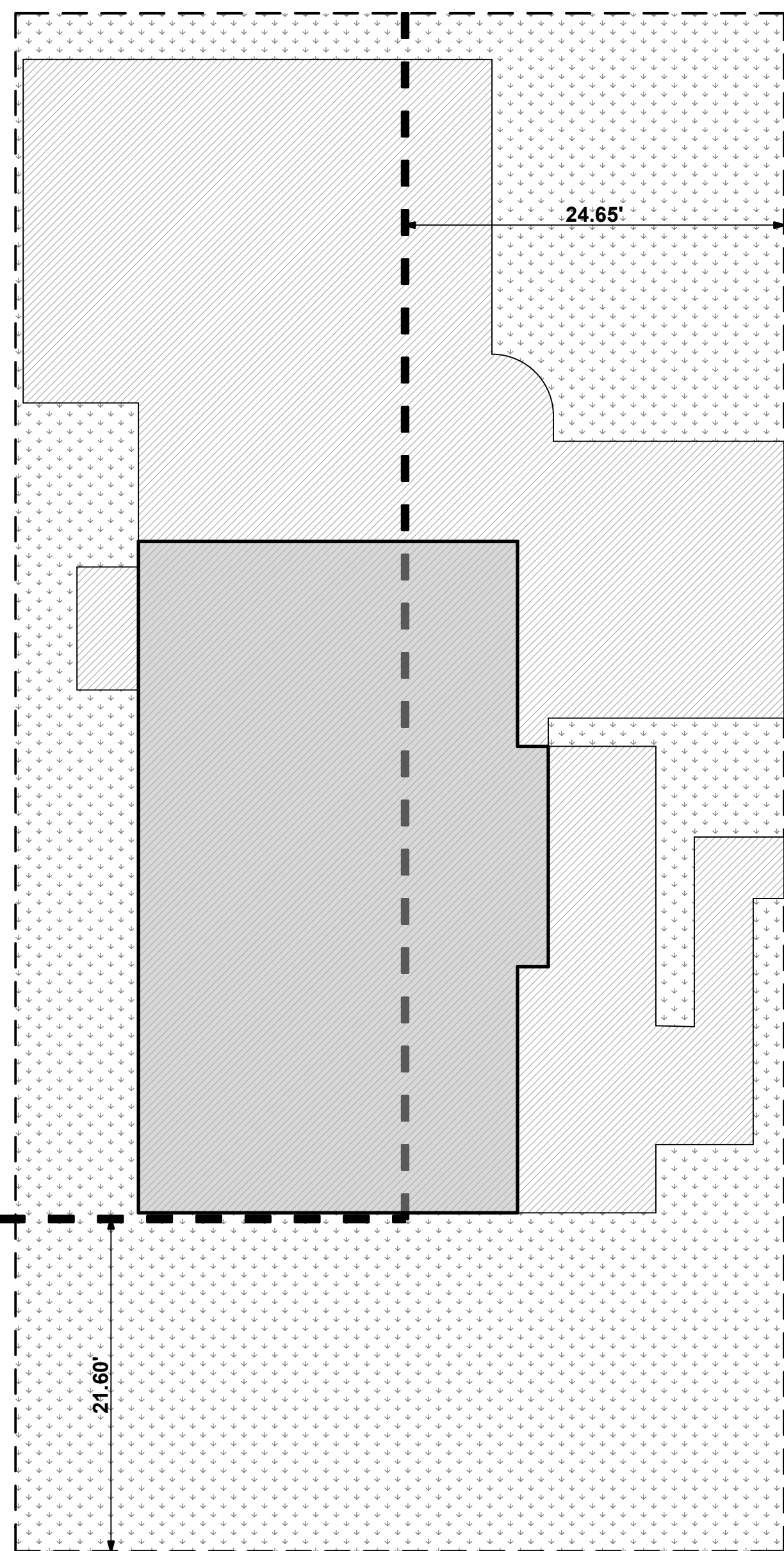
#	Date	REVISION
	9/8/20	

DATE : 9/8/20

JOB NO. 20-038

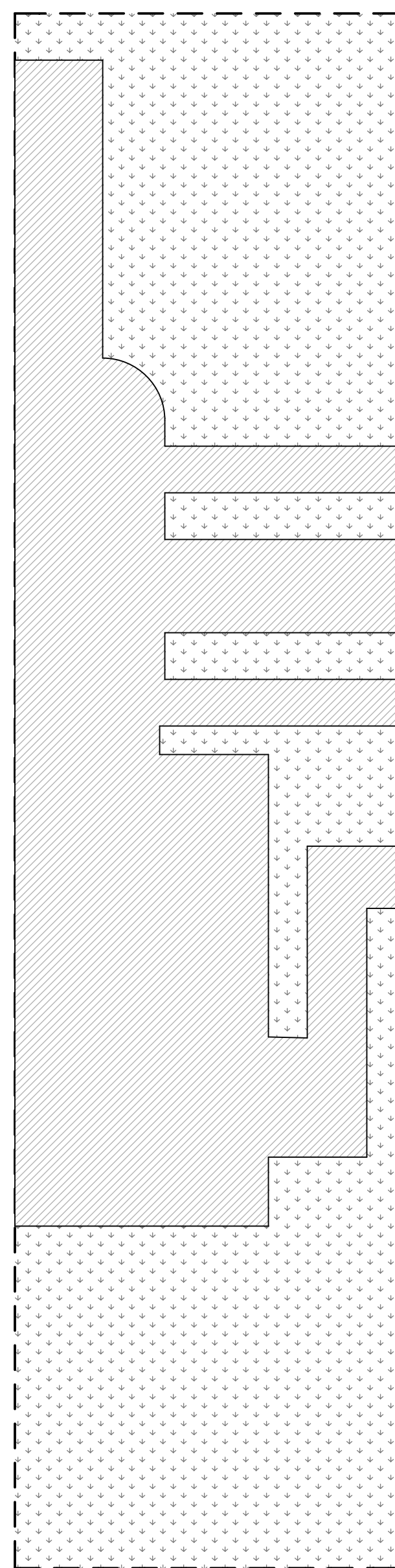
Plot Plan & Zoning Info

**SHEET C-101**



LANDSCAPE COVERAGE

COVERAGE LEGEND	
	= BUILDING COVERAGE
	= LANDSCAPE COVERAGE
	= LOT AREA



FRONT YARD LANDSCAPE COVERAGE

COVERAGE CALCULATIONS	
LOT AREA = 2,465 sf	
2,465 sf(60%) = 1,479 sf ALLOWED	
MINUS STAIR = 80 sf	
1,399 sf = 56.75% w/ STAIR DEDUCT	

Local Grid Datum

**DEED DESCRIPTION**

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 42 in Block 330 on the current official tax map and being more particularly described as follows:

**BEGINNING** at the intersection of the Northwestery line of Winchester Avenue (50 feet wide) and the Southwestery line of Madison Avenue (50 feet wide), and thence running:

- South 52 degrees 30 minutes 00 seconds West along the Northwestery line of Winchester Avenue, a distance of 50.00 feet to the division line between lots 34.03 & 42 in block 330; thence
- North 37 degrees 30 minutes 00 seconds West along the last mentioned division line and parallel with Madison Avenue, a distance of 100.00 feet to the division line between lots 42 & 402 in block 330; thence
- North 52 degrees 30 minutes 00 seconds East along the last mentioned division line and parallel with Winchester Avenue, a distance of 50.00 feet to the aforementioned Southwestery line of Madison Avenue; thence
- South 37 degrees 30 minutes 00 seconds East along said line of Madison Avenue, a distance of 100.00 feet to the point and Place of **BEGINNING**.

**Block 330 Lot 42**  
Lot Area = 5,000 s.f.  
Spot Elevations (typ.) NAVD88  
Other improvements may exist on-site that are not shown

**PAUL KOELLING & ASSOCIATES, LLC**  
2161 Shore Road  
Linwood, NJ 08221  
phone 927-0279 fax 927-0188  
Certificate of Authorization #24GA28256300

August 11, 2020

**NEIGHBORHOOD SETBACK REPORT - MARGATE, NJ**  
Block 330 Lot 42 #100 North Madison Avenue

LOT	ADDRESS	SETBACKS (feet)		NOTE
		DWELLING	FRONT PORCH	
32	#9613-9615 Winchester Ave.	14.9	10.4	Dwelling fronts Winchester Ave.
34.01	#9611 Winchester Ave.	21.6	15.5	2nd Deck
34.02	#9609 Winchester Ave.	21.6	15.4	2nd Deck
34.03	#9607 Winchester Ave.	21.6	15.7	2nd Deck
42	#100 North Madison Ave.	12.2 / 11.9	N/A / 4.2	Winchester / Madison   Subject Property fronts Madison
402	#106 North Madison Ave.	19.2	7.7	
408	#110 North Madison Ave.	24.6	17.3	
412	#112 North Madison Ave.	24.7	17.6	2nd Deck
416	#116-118 North Madison Ave.	24.9	18.2	2nd dwelling overhang

**GENERAL NOTES:**

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purpose. 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 encumbrances, 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 control. Surveyor reserves the right to modify this survey should such 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 officials, or for use by any other person or entity not specifically named, for any reasons other than as intended.

Robert Mattleman and Ellen Mattleman  
Trident Land Transfer Company (NJ) LLC  
Surveyed in accordance with Old Republic National Title Insurance Company Title Commitment No. 20NJO3805

**SURVEY OF PREMISES**

SITUATE IN  
CITY OF MARGATE  
COUNTY OF ATLANTIC, N.J.  
#100 North Madison Avenue  
**BLOCK 330 LOT 42**

**PAUL KOELLING & ASSOCIATES, LLC**  
PROFESSIONAL LAND SURVEYING  
2161 SHORE ROAD  
LINWOOD, NJ 08221  
phone (609) 927-0279  
CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: August 11, 2020 by: KOMIS  
Scale: 1" = 15'

1A COVERAGE DIAGRAMS  
SCALE: 1/8" = 1'-0"

2A SURVEY  
NOT TO SCALE

4A NEIGHBORHOOD SETBACK SURVEY  
SCALE: 1:1.11

*Robert J. Lollio*  
Robert J. Lollio, RA  
NJ Lic No. 21A101935300

**SCHEMATIC DESIGN**

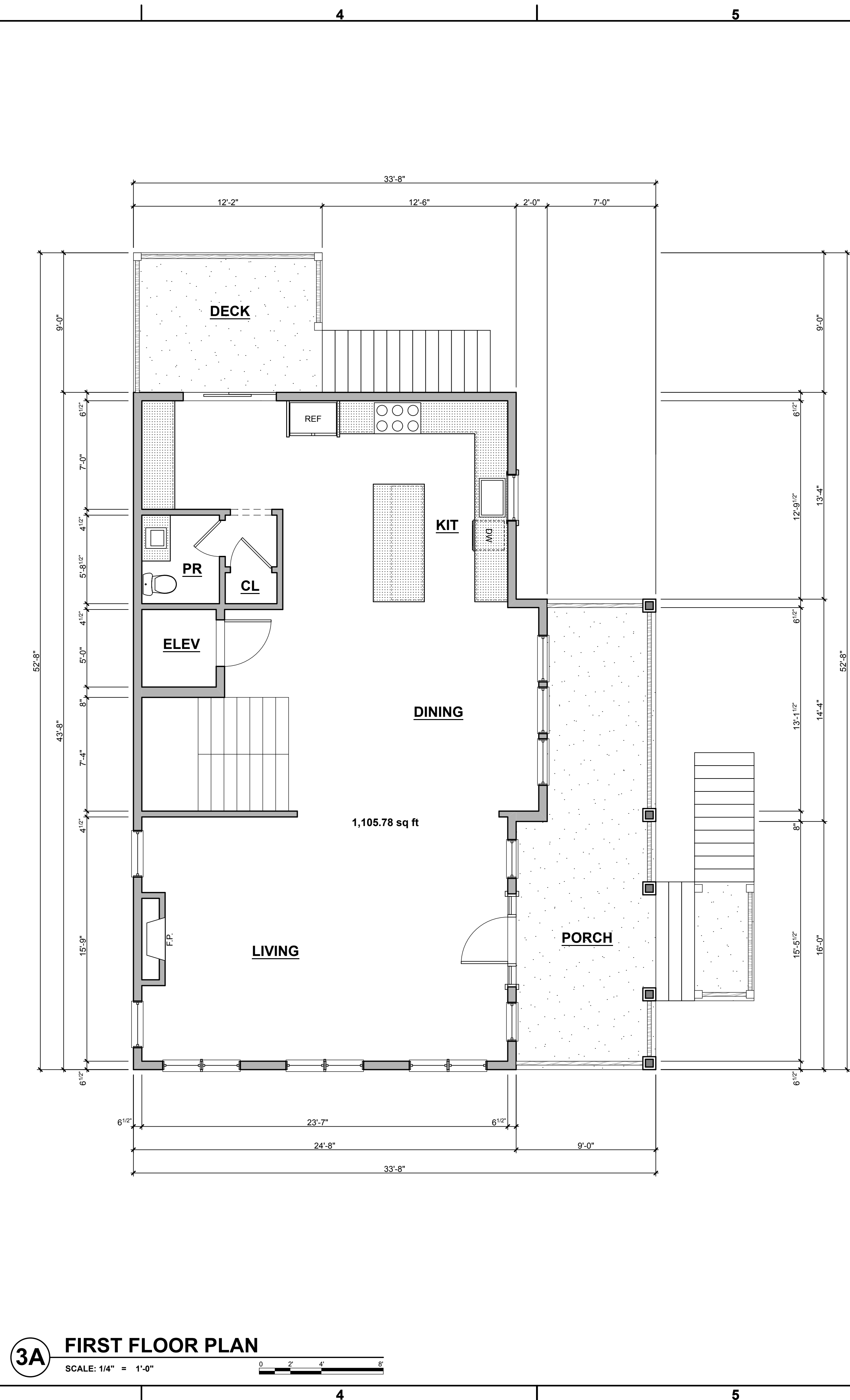
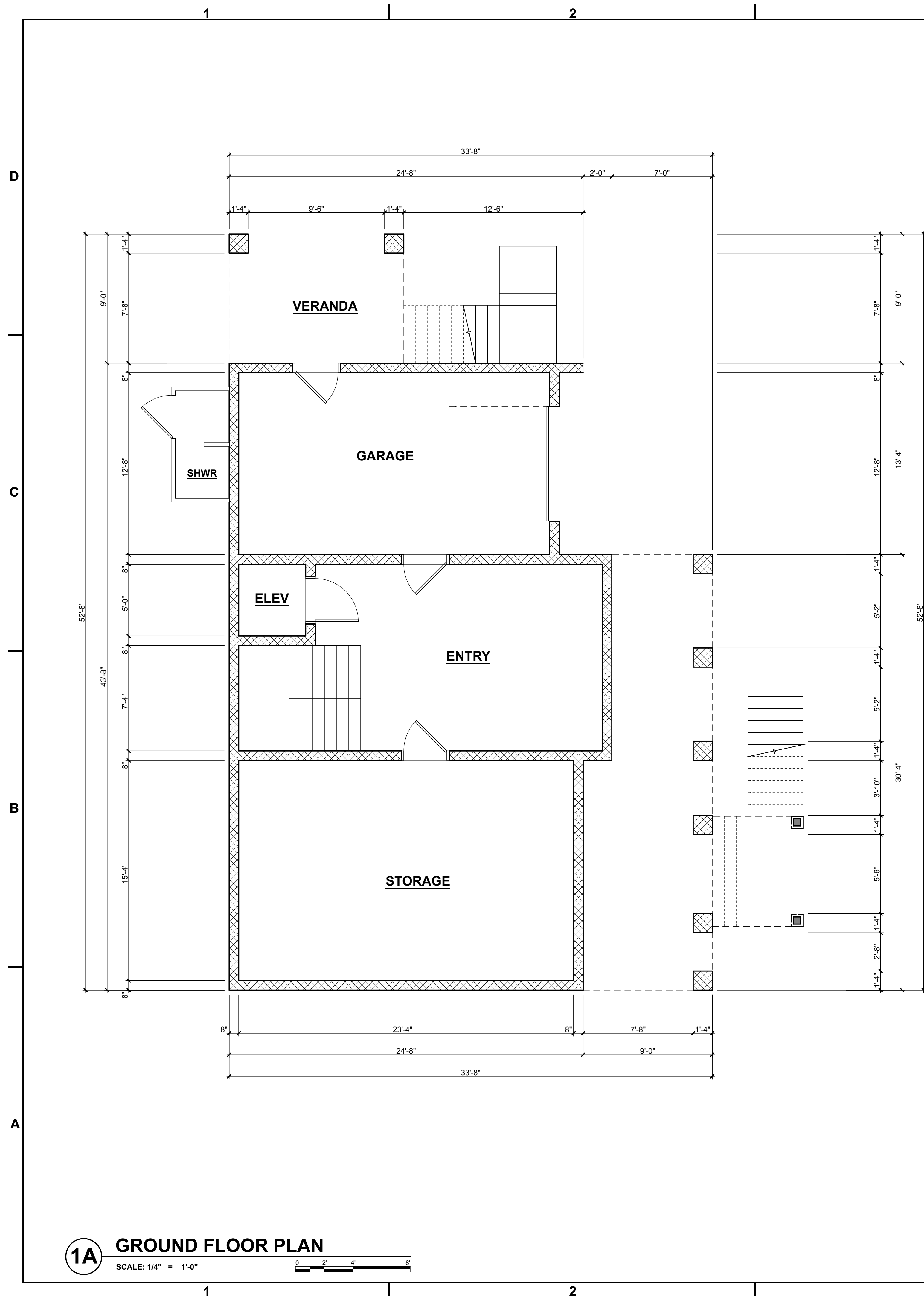
**MATTELMAN RESIDENCE**  
100 N. Madison  
City of Margate  
Block 330 Lot 42  
Atlantic County, NJ

#	Date	REVISION
	9/8/20	

DATE : 9/8/20

JOB NO. 20-038

Site Information

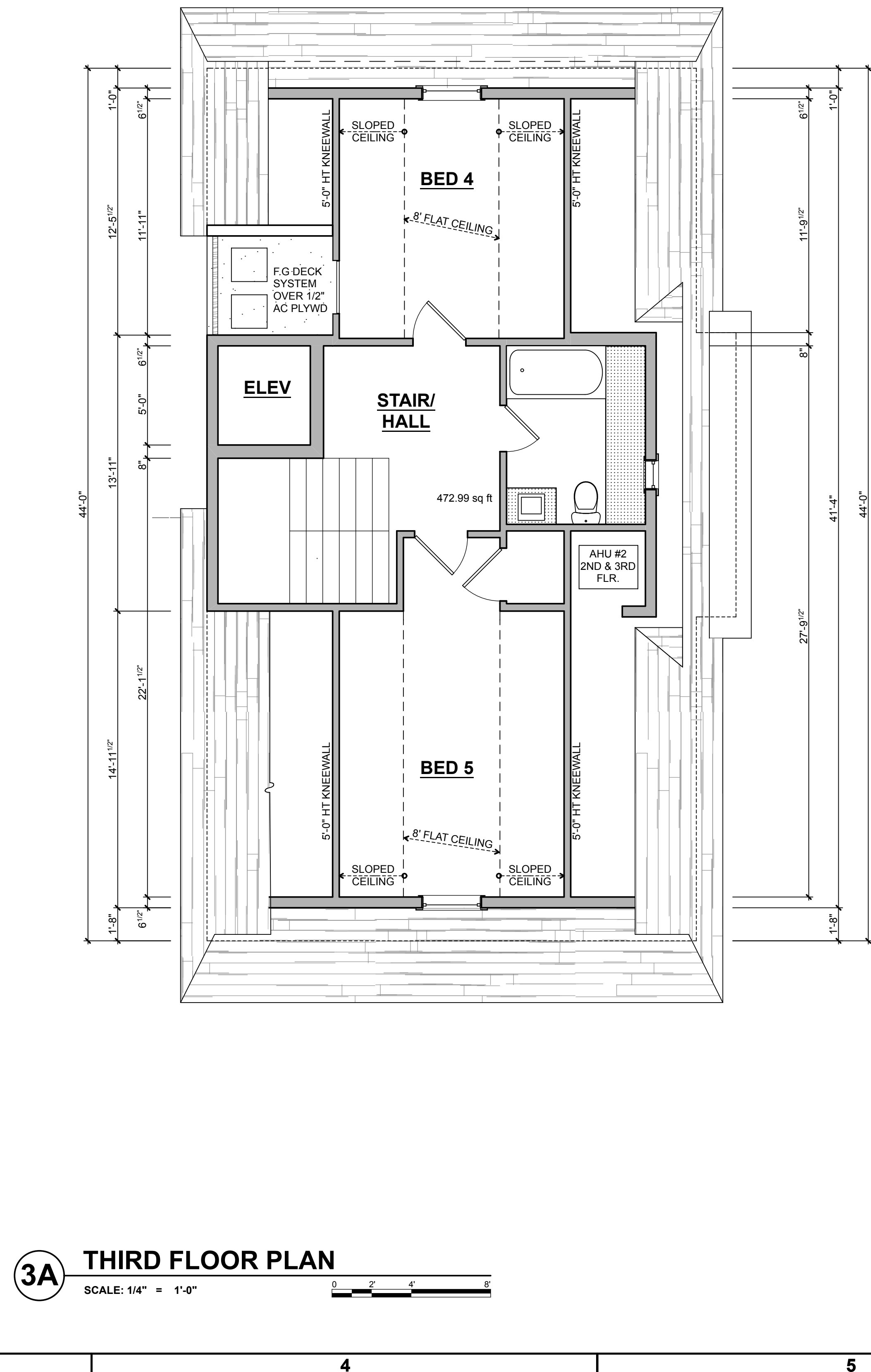
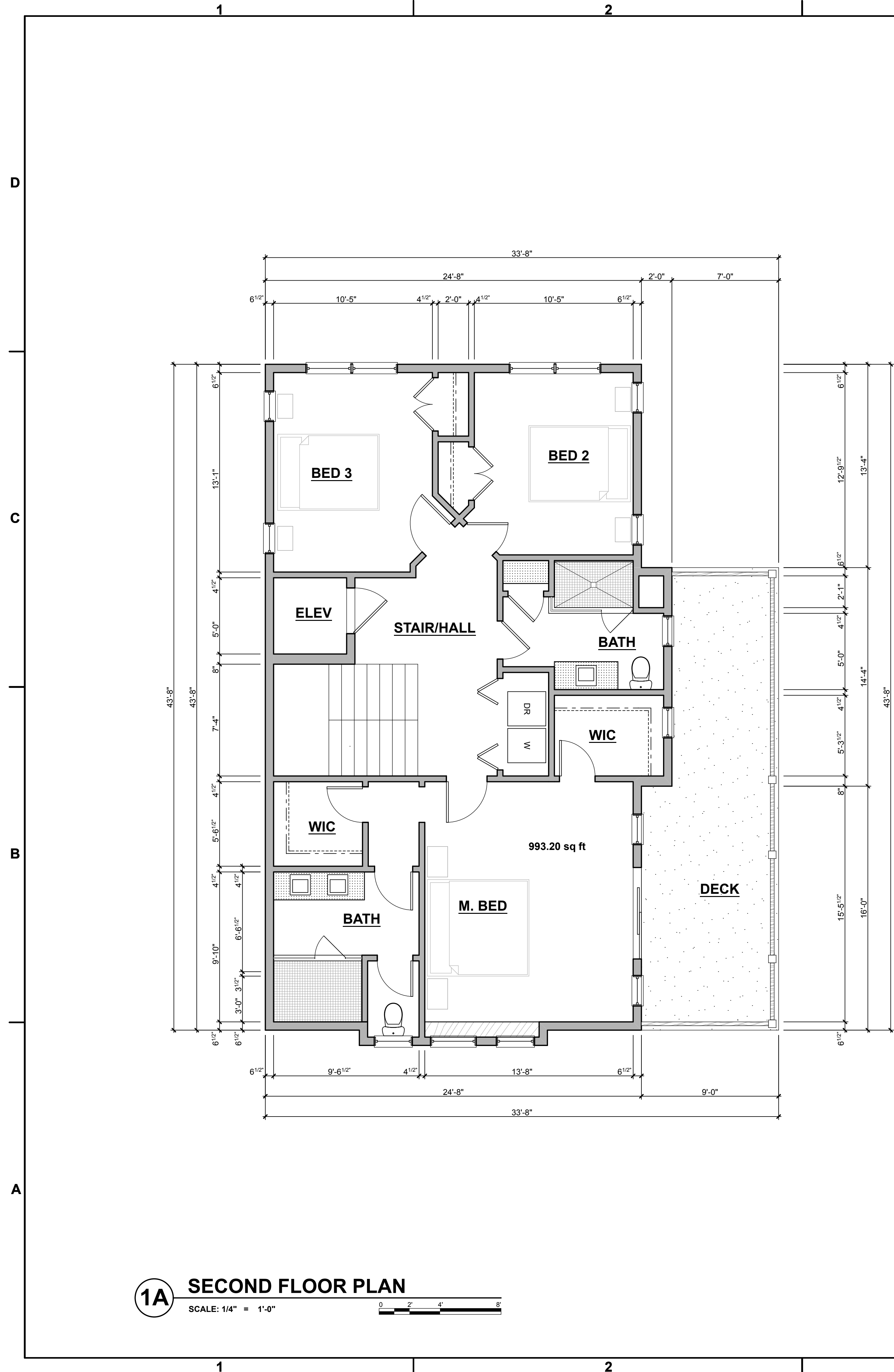


#	Date	REVISION

DATE : 9/8/20

JOB NO. 20-038

Floor Plans



**MATTELMAN RESIDENCE**  
100 N. Madison  
City of Margate  
Block 330 Lot 42  
Atlantic County, NJ

# Date REVISION  
**DATE : 9/8/20**

**JOB NO. 20-038**  
Floor Plans

**SHEET A-102**

**SCHEMATIC DESIGN**

*Robert J. Lolio*  
Robert J. Lolio, RA  
NJ Lic No. 21A101935300

**[Lolio] architect**  
Robert J. Lolio, RA  
289 White Horse Pike  
Alco, NJ 08004  
E: bob@lolioarchitects.com  
www.lolioarchitects.com  
P: 856-322-6476



**1C WINCHESTER AVENUE ELEVATION**

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



**1A MADISON AVENUE ELEVATION**

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

#	Date	REVISION

DATE : 9/8/20

JOB NO. 20-038

Elevations



**1C** NORTH SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

**1A** WEST SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

**[Lolio]** architect  
Robert J. Lolio, RA  
289 White Horse Pike  
Aico, NJ 08004  
E: bob@lolioarchitects.com  
www.lolioarchitects.com  
P: 856-322-6476

*Robert J. Lolio*  
Robert J. Lolio, RA  
NJ Lic No. 21A101935300

**SCHEMATIC DESIGN**

**MATTLEMAN RESIDENCE**  
100 N. Madison  
City of Margate  
Block 330 Lot 42  
Atlantic County, NJ

#	Date	REVISION

DATE : 9/8/20

JOB NO. 20-038

Elevations

**SHEET A-202**