

Thomas J. Sykes, A.I.A., P.P.
 Founding Principal
 William A. Salerno, A.I.A., P.P.
 Founding Principal
 Nory Hazaveh, A.I.A., P.P.
 Founding Principal
 Mark Petrella, A.I.A.
 Principal
 Kimberly McCarron, NCARB
 Principal
 John DeRichie, R.A., A.I.A., NCARB
 Principal

Mark Petrella

Mark Petrella - NJ License # 21A101260300
 www.sosharch.com

GREEN RESIDENCE
 116 S. KENYON AVENUE
 MARGATE CITY, NJ 08402
 Block 12 / Lot 16

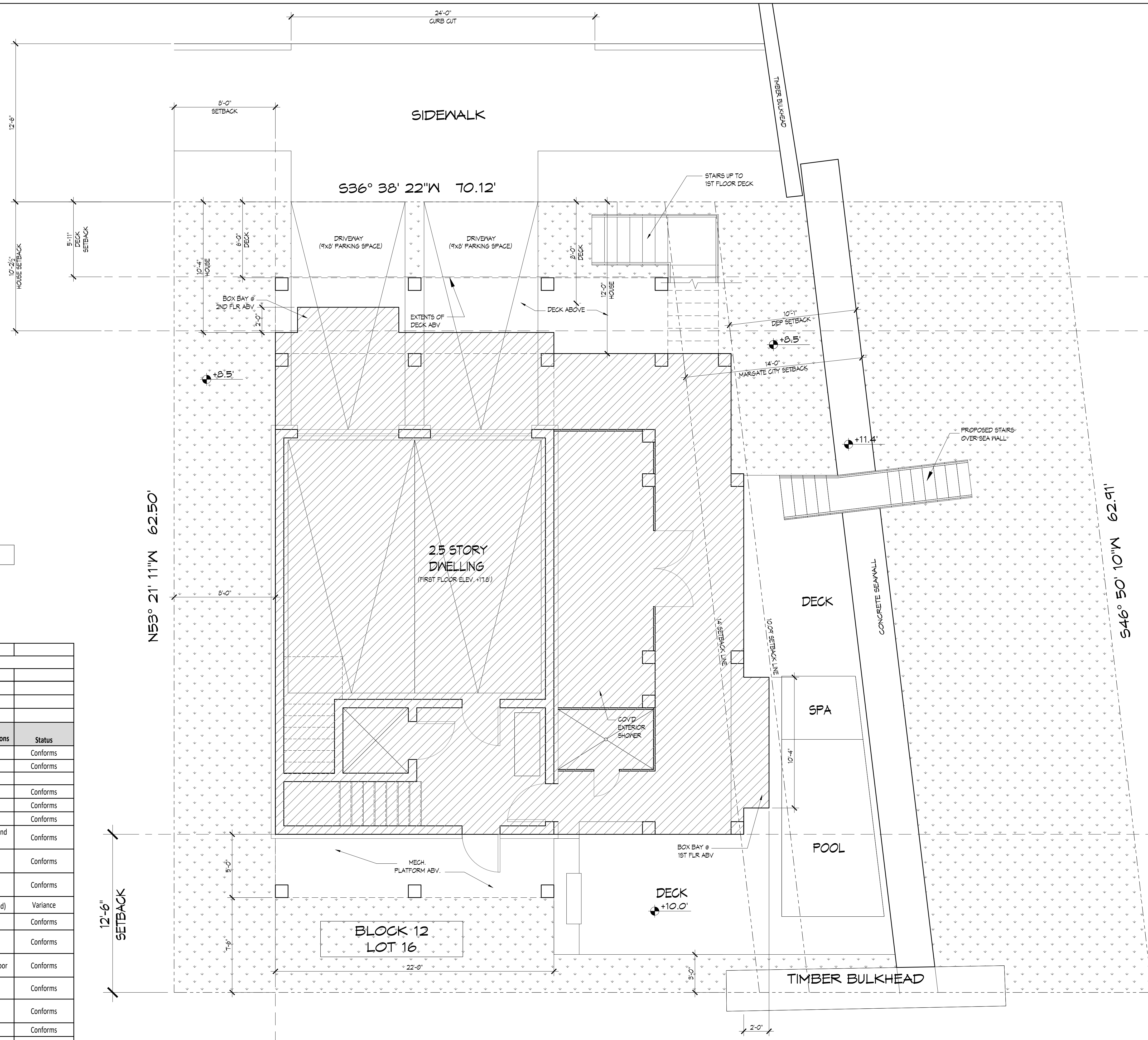
SUBMISSIONS

9/11/2020 ZONING SUBMISSION

NO. | DATE: | DESCRIPTION:

DRAWING TITLE:
BUILDING COVERAGE PLAN

DRAWN BY: RS | DRAWING NO.: Z-100
 REVIEWED BY: MP
 PROJECT NO.: 20053



HATCH INDICATES PROPOSED BUILDING COVERAGE:
 1,469.83 S.F. (1,472.5 PERMITTED)

HATCH INDICATES PROPOSED LANDSCAPE COVERAGE:
 1,965.13 S.F. (MIN. 1,612 S.F. REQUIRED)

LOT 17

LOT 8

ZONING SCHEDULE

Owner:	Mark Green				
Address:	116 S. Kenyon Avenue				
Location:	Margate City, New Jersey 08402 (Block 12 / Lot 16)				
	Permitted	or	Existing Conditions	Proposed Conditions	Status
Zone S-30	Single Family				Conforms
Use:	Residential				Conforms
Flood Zone	AE 11'				
LOT	Area	4,000 sf min.	4,605.8 sf	-	Conforms
	Width	40 ft min.	70.12'	-	Conforms
	Depth	N/A	62.5'	-	Conforms
	Bldg. Coverage	30% + 1.97% = 31.97% (1,472.5 sf)		1,469.83 sf (Second Floor)	Conforms
SETBACKS	Front Wall	Prevailing setback 1/2" min. (10'-2")		10'-4"	Conforms
	Front Porch	Prevailing setback min. (5'-11")		6'-0"	Conforms
	Side	37% of lot width (24' ft total - 22' max.) (8'-0" min.)		10.1' (14'-0" req'd)	Variance
	Rear	20% of Lot Depth (12'-6" min.)		12'-6"	Conforms
	Maximum height	2.5 stories (30 ft max above FF (with parking) or BFE+4)		30 ft above First Floor	Conforms
Minimum roof pitch	5 on 12 for roofs above first floor level		5:12 min.	Conforms	
Parking	5 Bedrooms (3.0 Spaces)			3.5 Spaces	Conforms
	Front Yard	min 60% (432.7 sf)		433.29 sf	Conforms
Landscaping	Total Landscaping	min 35% (1,612 sf)		1,965.13 sf	Conforms
	10'x20' space is required within garage. 9' by 18' space is required in front of garage.				

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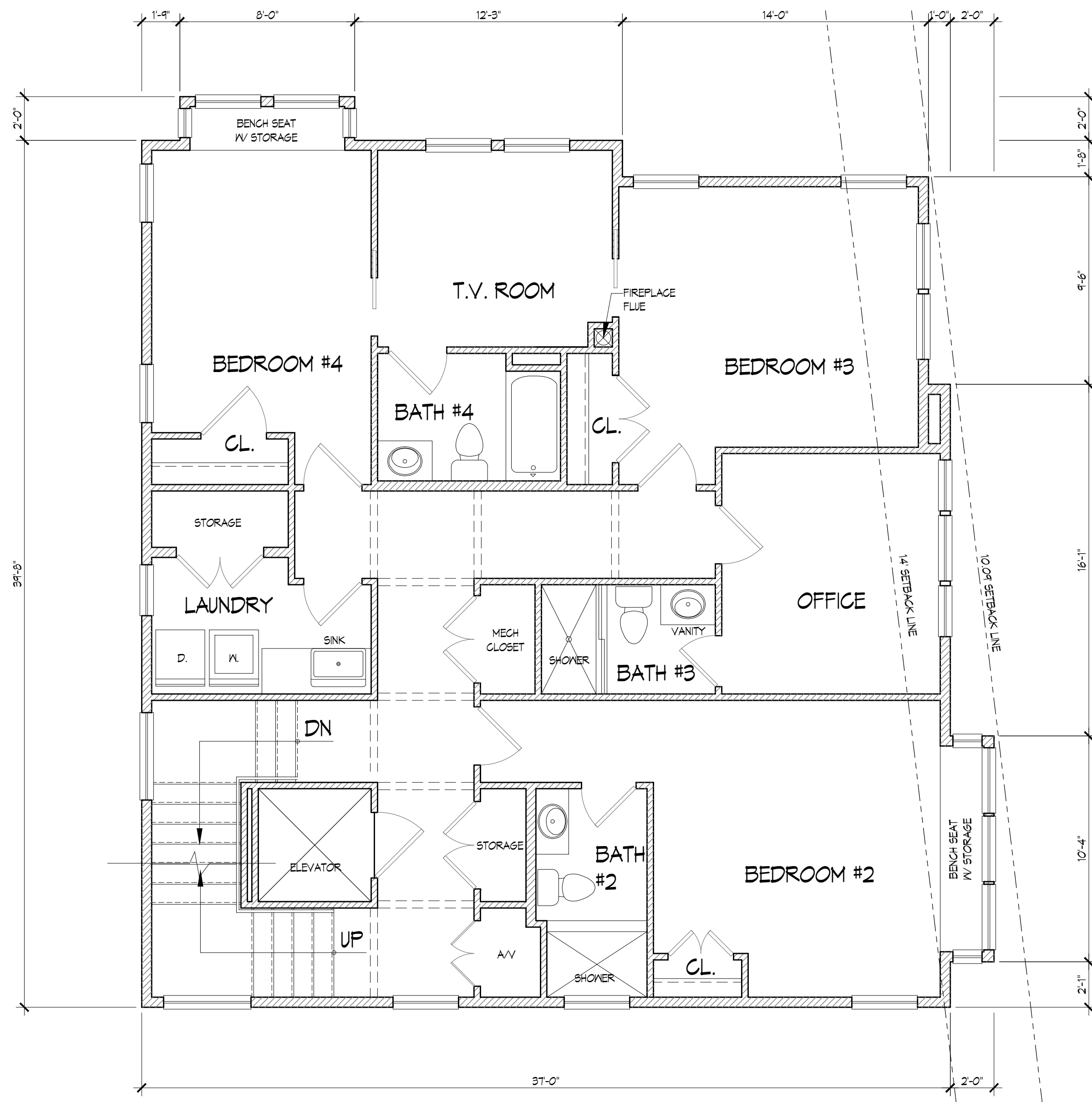
SUBMISSIONS

9/17/2020 ZONING SUBMISSION

NO. | DATE: | DESCRIPTION:

DRAWING TITLE:
**FIRST FLOOR &
 SECOND FLOOR PLANS**

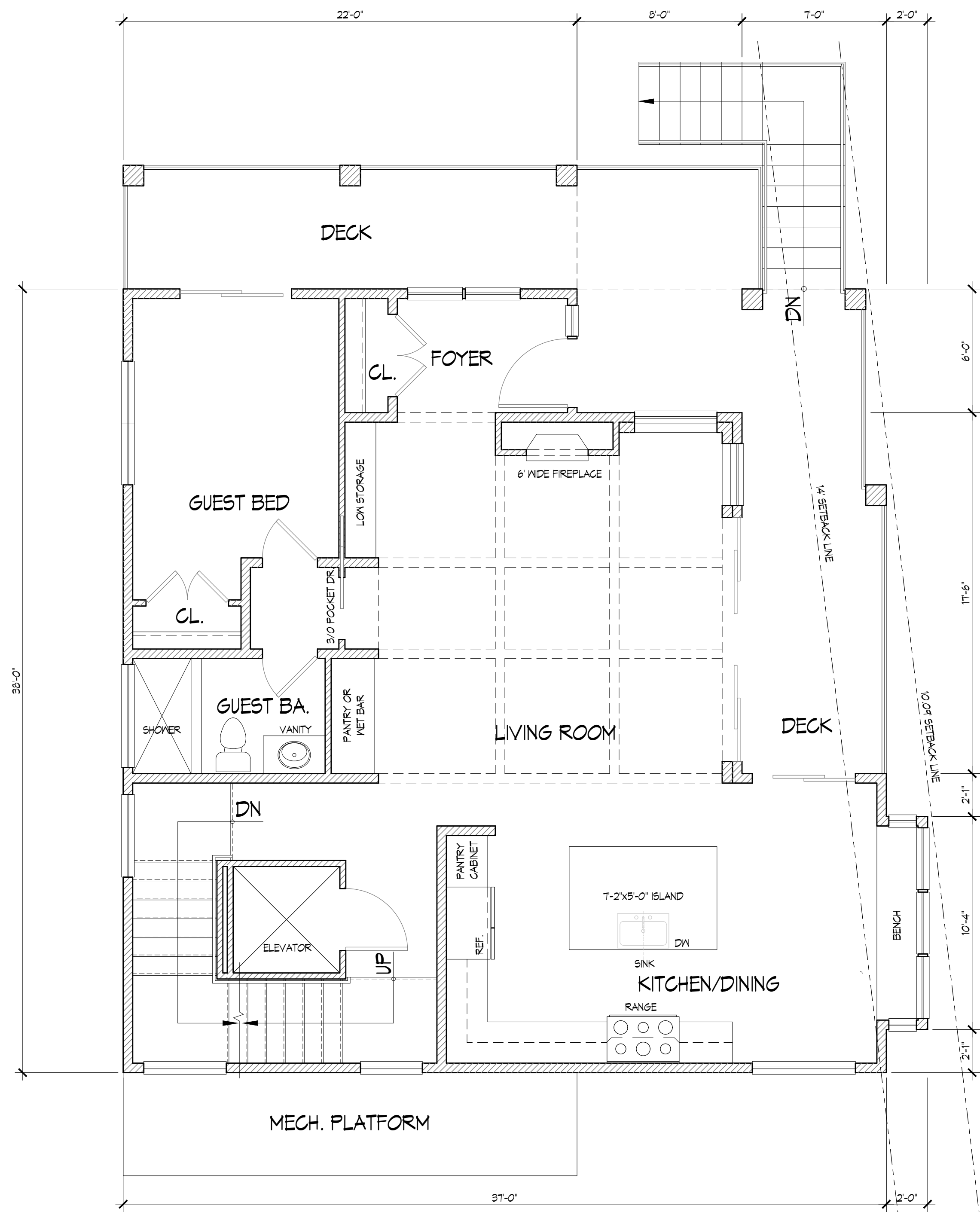
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SECOND FLOOR PLAN

SCALE
 1/4" = 1'-0"

2



FIRST FLOOR PLAN

SCALE
 1/4" = 1'-0"

1

