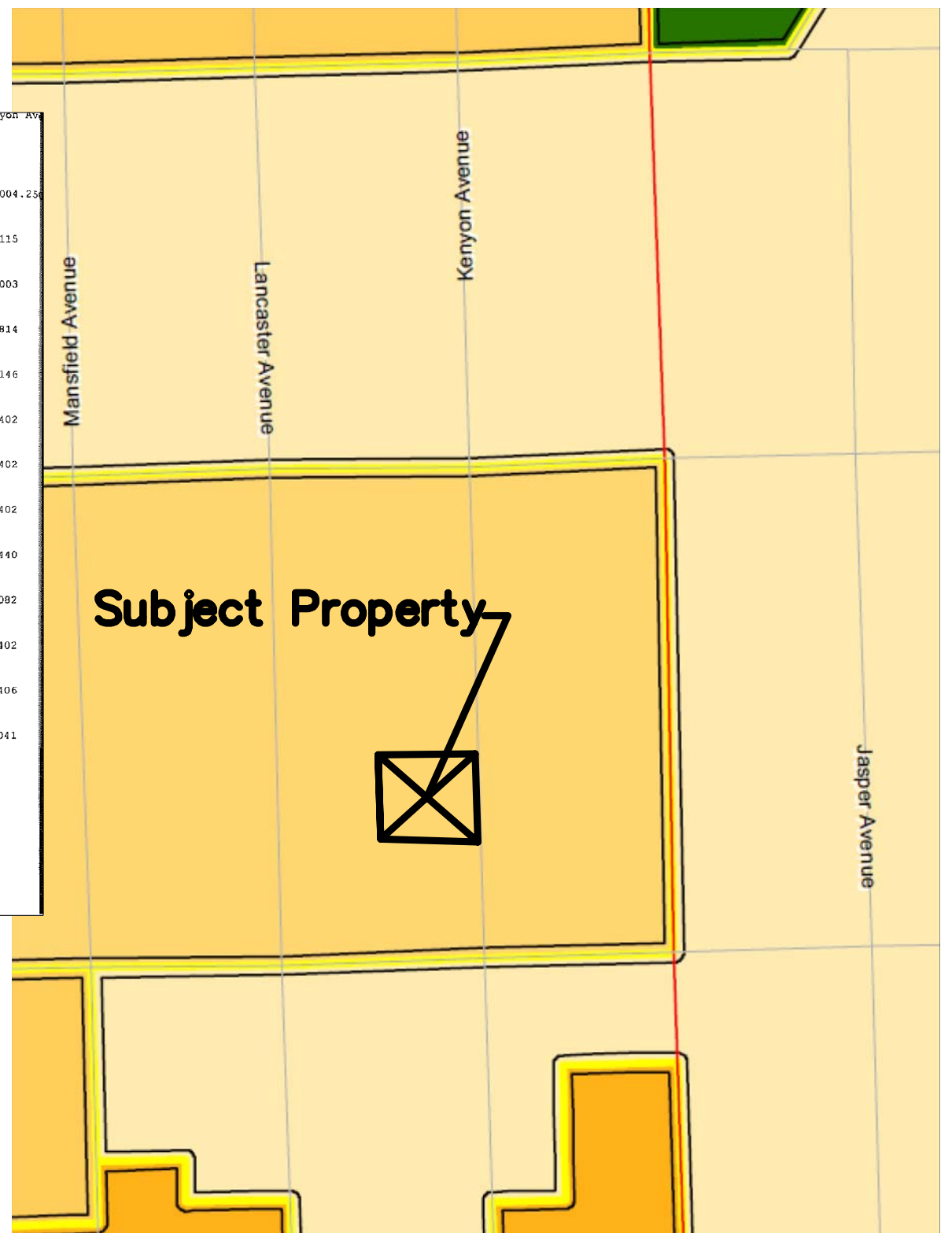


SURROUNDING OWNERS

Taken from City Tax Assessor's list dated 04-28-20

TAXING DISTRICT	PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS	APPLICANT	PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS	APPLICANT
313.02	117 N KENYON AVE	2	SPERL, DARY D & BESSIE, ELEAN M 717 BRADDOCK ROAD BALA CYNTHIA, PA 19004		313.02	105 N LANCASTER AVE	2	BOVICK, JEROLD J & JOSEF H 241 OPT RD BALA CYNTHIA, PA 19004-214
313.02	108 N JEROME AVE	2	SCORPIO III, WILLIAM J 1100 CONVENT RD PHILADELPHIA, PA 19141		313.02	107 N LANCASTER AVE	2	SCORPIO, QUANTA 2127 BRADDOCK ROAD PHILADELPHIA, PA 19115
313.02	110 N JEROME AVE	2	WELSH, WENDY A & STEPHEN B 2101 FINE ROAD WINDERMERE VILLAGE, PA 19024		313.02	106 N LANCASTER AVE	2	DOMINGUE, MICHAEL S 44 HANCOX DRIVE CHERRY HILL, NJ 08003
313.01	804 WINCHESTER AVE	2	JACHT, JAMES & CONNOR, AMBERA 471 USHARA AVE STATE COLLEGE, PA 16803		313.02	103 N LANCASTER AVE	2	FRIED, LOIS S 7121 GLENNWOOD RD METZGER, NJ 08041
313.02	850 WINCHESTER AVE	2	DE WINTERS, JAMES W & ROBERT M 1100 CONVENT RD PHILADELPHIA, PA 19141		313.02	101 N LANCASTER AVE	2	WAGNER, DAVID W & MELISSA D 422 S BRADDOCK STREET ELIOT PHILADELPHIA, PA 19106
313.02	23 N LANCASTER AVE	2	AMBERA, JONATHAN 44 GOWAN RD MANASSA, NJ 07648		313.02	116 N KENYON AVE	2	SCHNEIDER, HENRY W & JENNA 111 N KENYON AVE WINDGATE, NJ 08092
313.02	28 N KENYON AVE	2	JACOBI, STEPHEN G 2222 BRADDOCK AVE WINDGATE, NJ 08092		313.02	114 N KENYON AVE	2	SEITZMAN, ESTHER, HUTA P 114 N KENYON AVE WINDGATE, NJ 08092
313.02	26 N KENYON AVE	2	CHENKINS, JUDITH 21 N KENYON AVE WINDGATE, NJ 08092		313.02	112 N KENYON AVE	2	WINDGATE, CHARLES & LORI 112 N KENYON AVE WINDGATE, NJ 08092
313.02	103 N KENYON AVE	2	POWELL, ROBERT H & STEPHANIE 17 BRADDOCK DRIVE SEWEL, NJ 08080		313.02	110 N KENYON AVE	2	WINDGATE, BRUCE & LAURA 1030 BRADDOCK AVE WINDGATE, NJ 08092
313.02	8601 WINCHESTER AVE	2	GLATFERS, MICHAEL A & MONICA 2401 BRADDOCK AVE WINDGATE, NJ 08092		313.02	109 N KENYON AVE	2	CHENKINS, JUDITH 21 N KENYON AVE WINDGATE, NJ 08092
313.02	102 N JEROME AVE	2	RODOLPH, MARY ANN PO BOX 104 SEWEL, NJ 08080		313.02	106 N KENYON AVE	2	SEITZMAN, ESTHER, HUTA P 114 N KENYON AVE WINDGATE, NJ 08092
313.02	104 N JEROME AVE	2	HEARLEY, IRMA T & PAUL F 4 THORNWOOD COURT ROSELAND, PA 15074		313.02	107 N JEROME AVE	2	CHENKINS, JUDITH 21 N KENYON AVE WINDGATE, NJ 08092
313.02	106 N KENYON AVE	2	WILSON, WALTER J & MARGARET 150 WINDGATE AVE WINDGATE, NJ 08092		313.02	8501 WINCHESTER AVE	2	SEITZMAN, ESTHER, HUTA P 114 N KENYON AVE WINDGATE, NJ 08092
313.02	107 N KENYON AVE	2	TAYLOR, LARRY T & MARLENE D 7100 WYOMING BLVD PHILADELPHIA, PA 19103		313.02	105 N LANCASTER AVE	2	DE WINTERS, JAMES W & ROBERT M 1100 CONVENT RD PHILADELPHIA, PA 19141
313.02	109 N KENYON AVE	2	CHENKINS, JUDITH 21 N KENYON AVE WINDGATE, NJ 08092		313.02	111 N LANCASTER AVE	2	DE WINTERS, JAMES W & ROBERT M 1100 CONVENT RD PHILADELPHIA, PA 19141
313.02	111 N KENYON AVE	2	FRANK, RAYMOND, EMMER A PO BOX 104 SEWEL, NJ 08080		313.02	113 N LANCASTER AVE	2	DE WINTERS, JAMES W & ROBERT M 1100 CONVENT RD PHILADELPHIA, PA 19141
313.02	113 N KENYON AVE	2	STETSON, ELLIOTT H 113 N KENYON AVE					

ZONING MAP



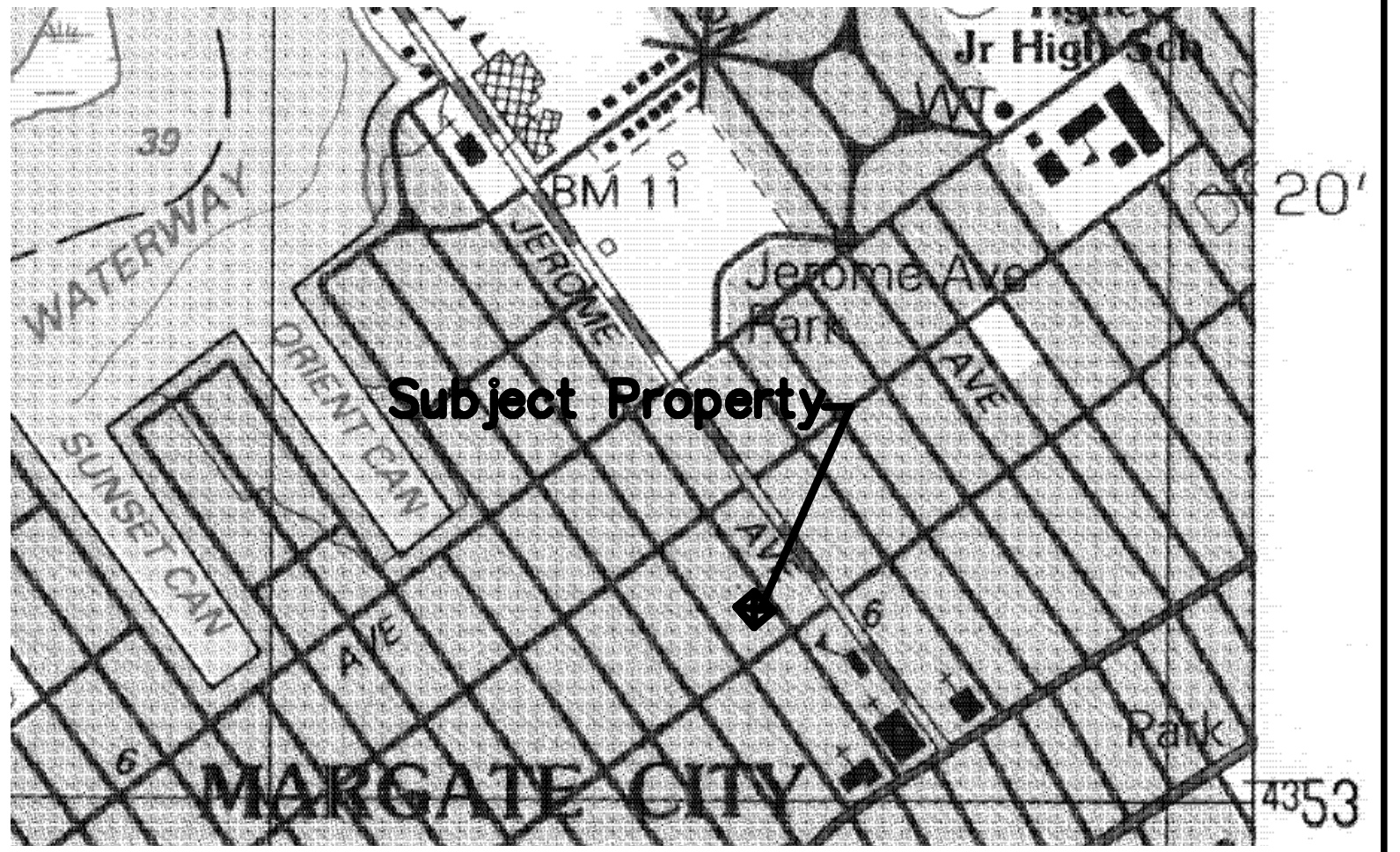
AREA PLAN



KEY MAP

SCALE: approx. 1" = 1000'

Taken from Ocean City Quadrangle Sheet



GENERAL INFORMATION

- Owner:** Eleanor Silverstein Estate;
- Applicant:** Eric Silverstein, (609) 705-3626;
- Premises in Question:** Block 313.02 Lot 21 known as #106 N. Kenyon Avenue; Shown on Tax Map Sheet #7;
- Zone:** "S-30" Single Family Residential Zone, Surrounding properties are in the same zone;
- Area:** Total area of tract to be subdivided = 7,191 square feet;
- Purpose of Subdivision:** To create two (2) lots from one (1) existing lot. Proposed Lot A shall have the existing building to remain. Proposed Lot B is for new construction;
- Survey:** Subdivision Plan is based on survey performed by Paul Koelling & Associates, LLC on April 10, 2020 in accordance with N.J.A.C. 13:40-5.1;
- Easements and Deed Restrictions:** No easements other than normal blanket utility easements exist and none additional are proposed; No Deed Restrictions are known to exist;
- Utilities:** Municipal Sewerage, public water supply, gas service and normal overhead utilities exist; New construction shall utilize existing utility connections where appropriate, otherwise new utility connections are to be determined by Architect or Design Engineer at time of building permit application;
- FIRM Zone:** The subject property is located F.E.M.A. Flood Hazard Resources Map Zone "AE" (Base Flood Elevation 8 ft. NAVD88)
- Natural Features:** Site is currently landscaped with building foundation plantings and grass area; Landscaping in connection with new construction shall be in accordance with Margate Land Development Regulations §175-26; Natural Features within 200' from subject property are shown on AREA PLAN (no treed areas exist in the area);
- Variations:** Variations are requested from the Zoning Ordinance of the City of Margate in connection with this MINOR SUBDIVISION as indicated on the ZONING SCHEDULE for Cumulative side yard setback on Lot A, and, Vegetative ground for Lot A.

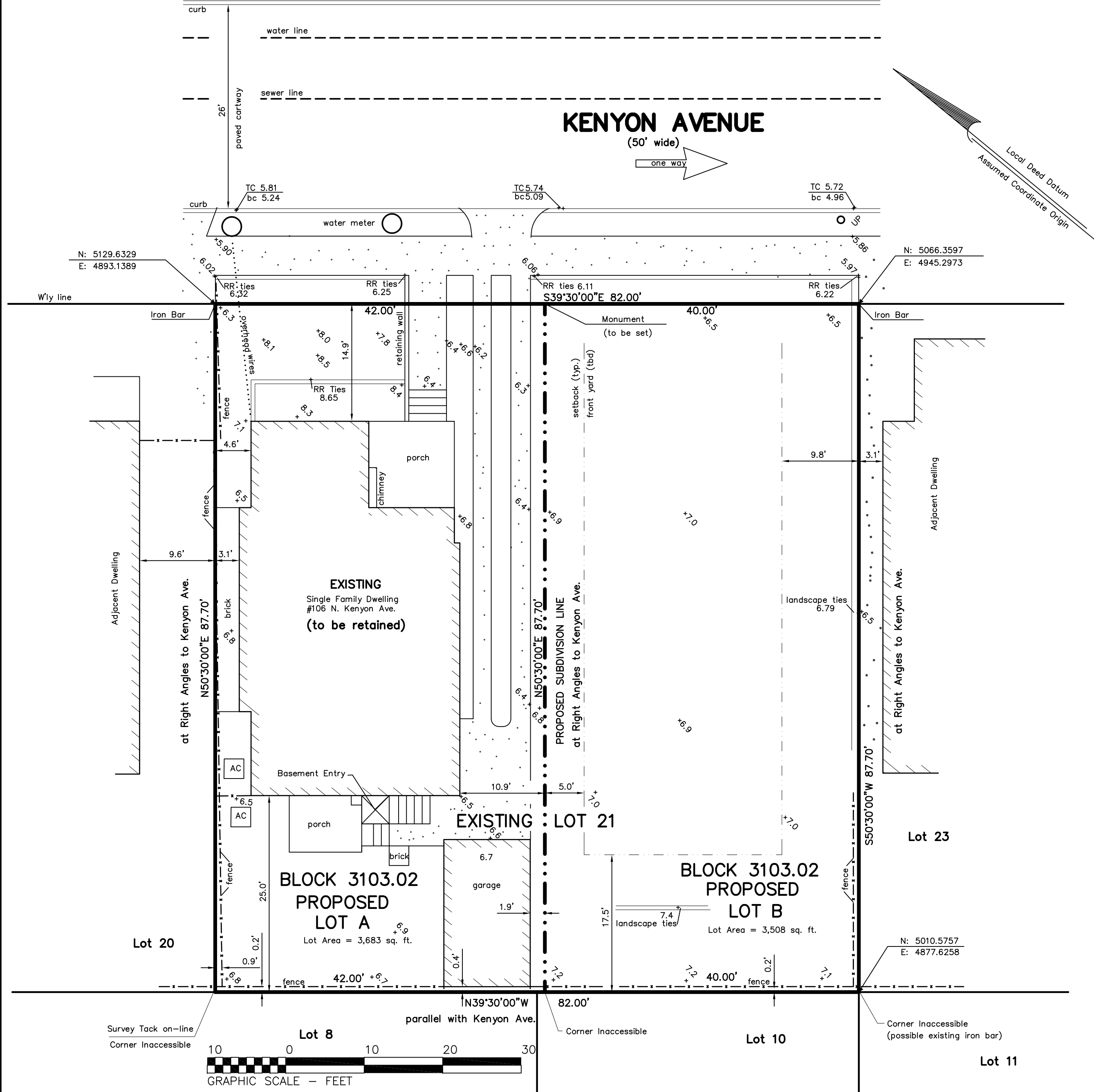
LOT	ADDRESS	SETBACKS (feet)		NOTE
		DWELLING	FRONT PORCH	
17	#114 N. Kenyon Ave.	24.8	21.5	
18	#112 N. Kenyon Ave.	16.8	11.0	
19	#110 N. Kenyon Ave.	20.2	12.4	
20	#108 N. Kenyon Ave.	15.0	9.3	
21	Subject Property	14.9	14.9	
23	#102 N. Kenyon Ave.	4.3	N/A	
24	#8501 Winchester Ave.	14.7	N/A	dwelling fronts Winchester Avenue

ZONING SCHEDULE

"S-30" Single-Family Residential Zone					
ZONING ELEMENT	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED LOT #	PROPOSED CONDITIONS	STATUS
Use	Single-Family Residential (SFR)	Single-Family Residential (SFR)	Lot A Lot B	SFR SFR	Conforms Conforms
Lot Area	3,000 Sq.Ft.	7,191 Sq.Ft.	Lot A Lot B	3,683 Sq.Ft. 3,508 Sq.Ft.	Conforms Conforms
Lot Width & Frontage	40'	82.00'	Lot A Lot B	42.00' 40.00'	Conforms Conforms
Building Coverage	(30% Plus sliding scale) (30% + ((5,000-3,683)/0.00005)) = 36.5% (30% + ((5,000-3,508)/0.00005)) = 37.4%	16.4%	Lot A Lot B	32.0% 37.4% max. (1,312 sq.ft.)	Conforms Conforms
Setback - Front Yard	prevailing setback within 200' in block -or- 5 foot minimum	14.9'	Lot A Lot B	14.9' prevailing setback -or- 5'	Conforms Conforms
Setback - Rear Yard	20% of Lot Depth (87.70') = 17.5 feet	25.0'	Lot A Lot B	25.0' 17.5' min.	Conforms Conforms
Setback - Side Yard (Westerly)	5 foot minimum	3.1'	Lot A Lot B	3.1' 5 foot min.	ENC* Conforms
Setback - Cumulative Side Yard	37% of Lot Width, 5' minimum 42.0' * .37 = 15.5' 40.0' * .37 = 14.8'	53.9'	Lot A Lot B	14.0' 14.8' min.	VR** Conforms
Front Yard Landscaping	60% min.	88.3%	Lot A Lot B	77.1% 60% min.	Conforms Conforms
Vegetative Ground	35% min.	88.3%	Lot A Lot B	18.1% (196 sq. ft. over) 35% min.	VR** Conforms
Distance between adjacent principal buildings (Westerly Side)	10' minimum	12.7'	Lot A Lot B	12.7' 15.9' min.	Conforms Conforms
Distance between adjacent principal buildings (Easterly Side)	10' minimum	53.9'	Lot A Lot B	10' min. 10' min.	Conforms Conforms

*ENC = Existing Non-Conformity
**VR = Variance Requested
***- Parking shall conform with Residential Site Improvement Standards at time of building permit

NOTE: THE ABOVE ZONING CONTROLS ARE REQUIRED TO BE SHOWN PURSUANT TO THE NEW JERSEY "MAP FILING LAW" AND ARE THE CONTROLS IN EFFECT AS OF THE DATE OF THE RECORDING OF THIS PLAN AND SUBJECT TO CHANGE BY VARIANCE AND MUNICIPAL ORDINANCE AMENDMENT AND MASTER PLAN REVISION, AND ARE NOT TO BE CONSTRUED AS COVENANTS OR RESTRICTIONS RUNNING WITH THE LAND



CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE CITY OF MARGATE PLANNING/ZONING BOARD ON: _____

ATTEST:

Chairperson _____ Date _____

Secretary _____ Date _____

City Surveyor _____ Date _____

CERTIFICATION OF MUNICIPAL APPROVAL OF ABUTTING MUNICIPAL RIGHTS-OF-WAY:

Municipal Clerk _____ Date _____

CERTIFICATION OF TAXES PAID:

Tax Collector _____ Date _____

Municipal Engineer _____ Date _____

I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF TITLE TO THE LAND DELINEATED ON THE PLAT AND CONSENT TO THE FILING THEREOF:

Owner _____ Date _____

ATLANTIC COUNTY CLERK'S OFFICE MAP FILING DATA

ATLANTIC COUNTY DEPARTMENT OF REGIONAL PLANNING AND DEVELOPMENT REVIEW STAMP

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & DEVELOPMENT

SUBDIVISION REVIEW

SITE PLAN REVIEW

DATE RECEIVED	FINDINGS COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED	FILE NO.
	YES <input type="checkbox"/> NO <input type="checkbox"/>	

COUNTY PLANNING BOARD	FINDINGS	DATE OF ACTION	SIGNATURE
	<input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> UNFAVORABLE <input type="checkbox"/> RECOMMENDATIONS		

06-09-2020 1 surrounding owners
Date _____ Revision _____

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 04-15-20 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR will be SET upon Subdivision approvals.

MINOR SUBDIVISION
of #106 N. Kenyon Avenue

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.
BLOCK 313.02 LOT 21

PAUL KOELLING & ASSOCIATES, LLC
Professional Land Surveying
2161 Shore Road
Linwood, NJ 08221
phone (609) 927-0279 fax (609) 927-0188
CERTIFICATE OF AUTHORIZATION #24GA28256300

date: April 17, 2020 by: KOELLING
SCALE: 1" = 10' and as noted

PLS; N.J. LICENSE NO. 24GS04328800