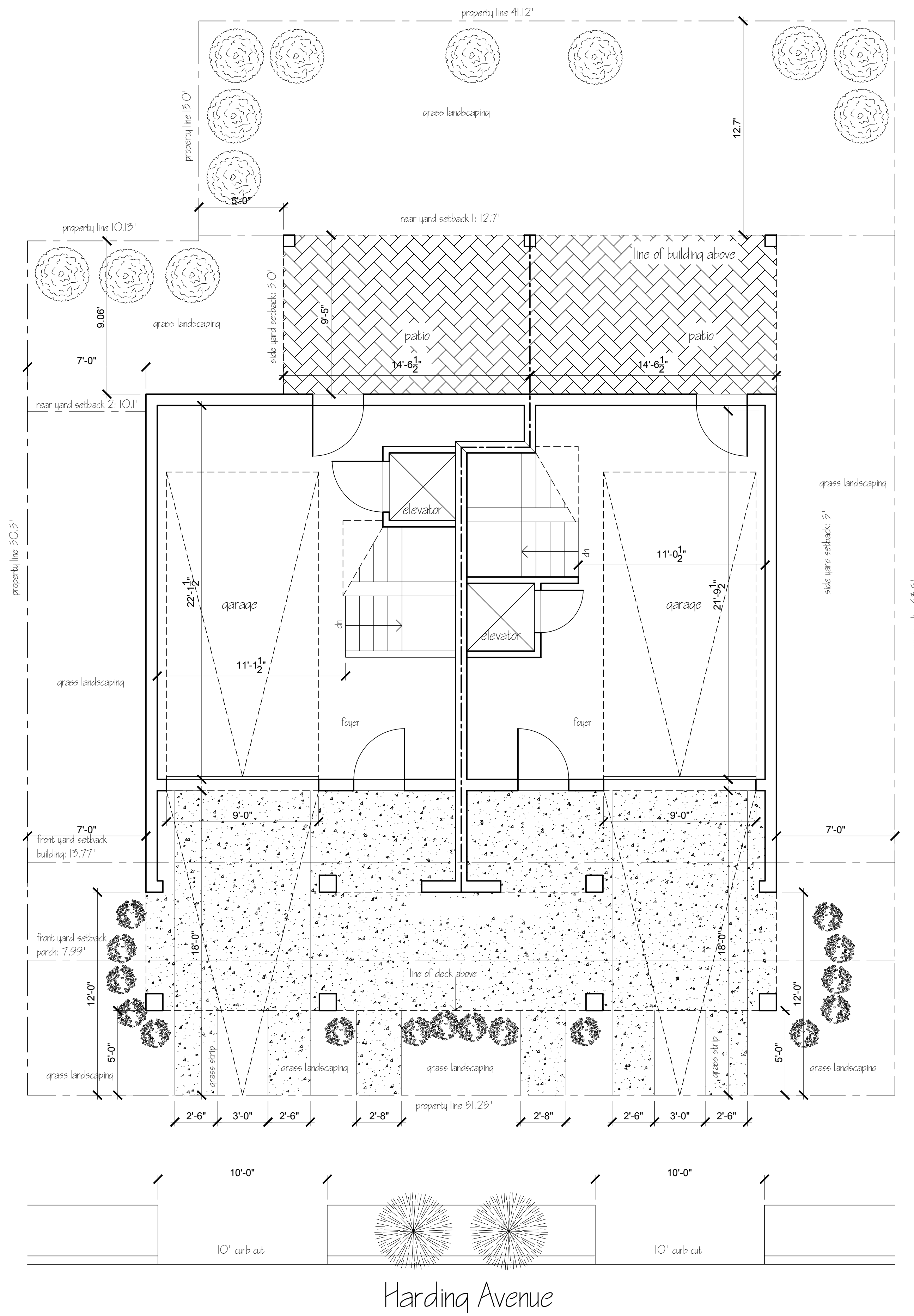
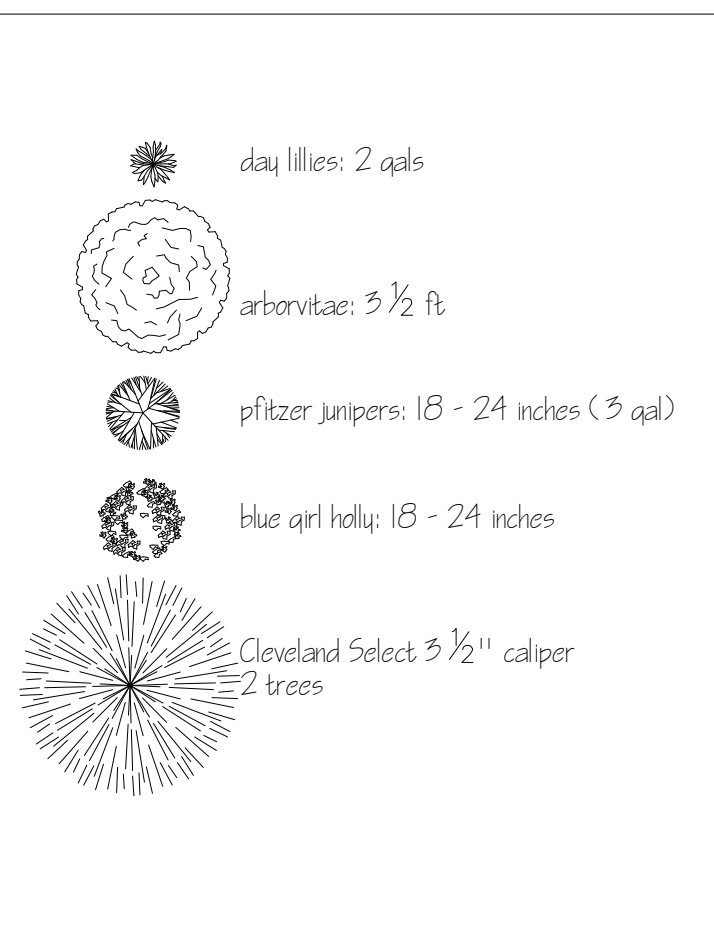


**Zoning Schedule
per Arthur W. Ponzio Co.
& Associates, Inc.**



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

**117 N. Harding
Associates**

Block 324.02 Lot 12
117 N. Harding Avenue
Margate, New Jersey

CODE SUMMARY

2015 IRC CODE NJ EDITION
USE GROUP R-5 RESIDENTIAL USE
CONSTRUCTION TYPE 5a



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117 N. Harding Avenue
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Margate, New Jersey

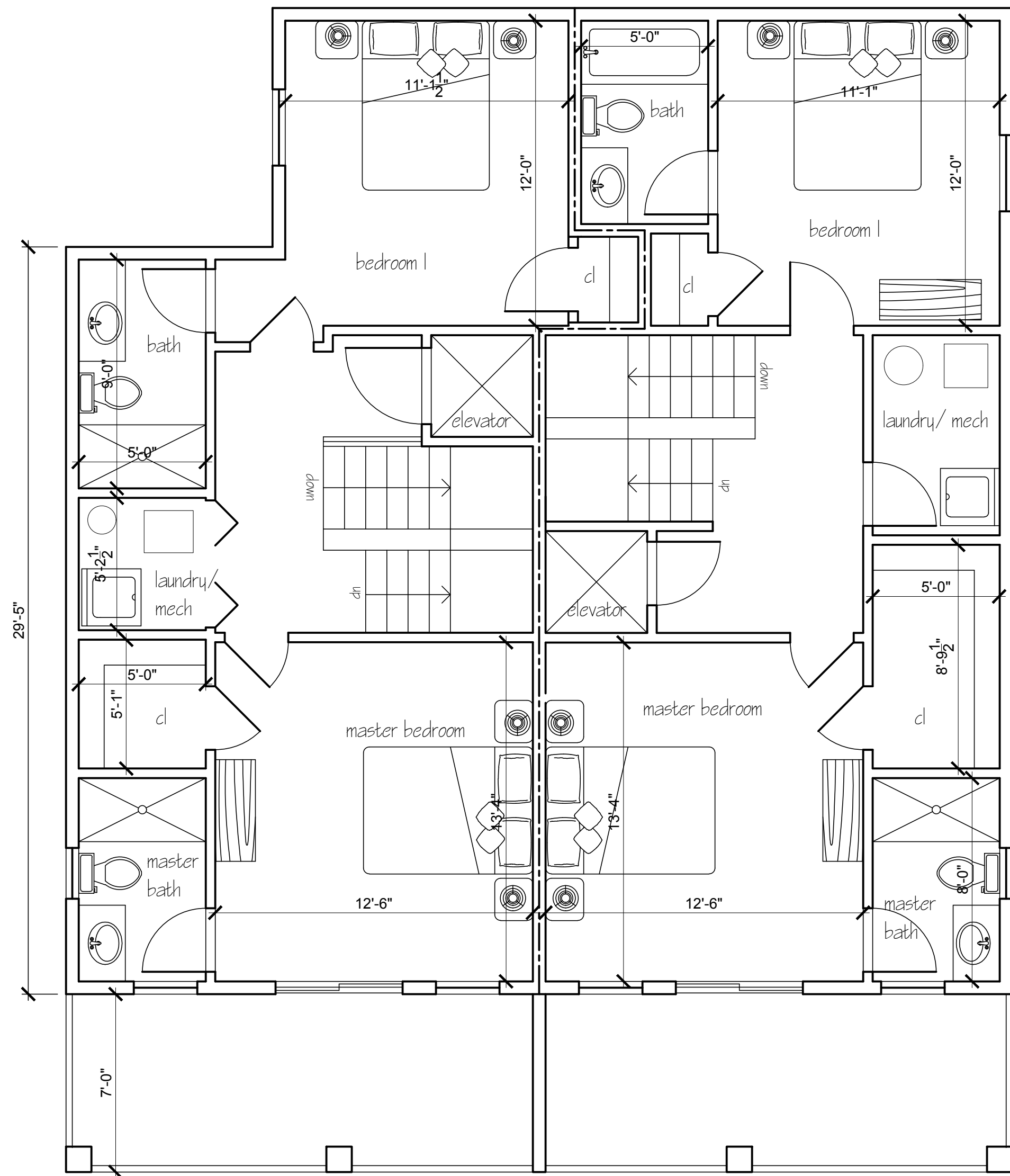
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BLOCK: LOT:
SCALE:
DATE: 10 March 2020
PROJECT NUMBER:



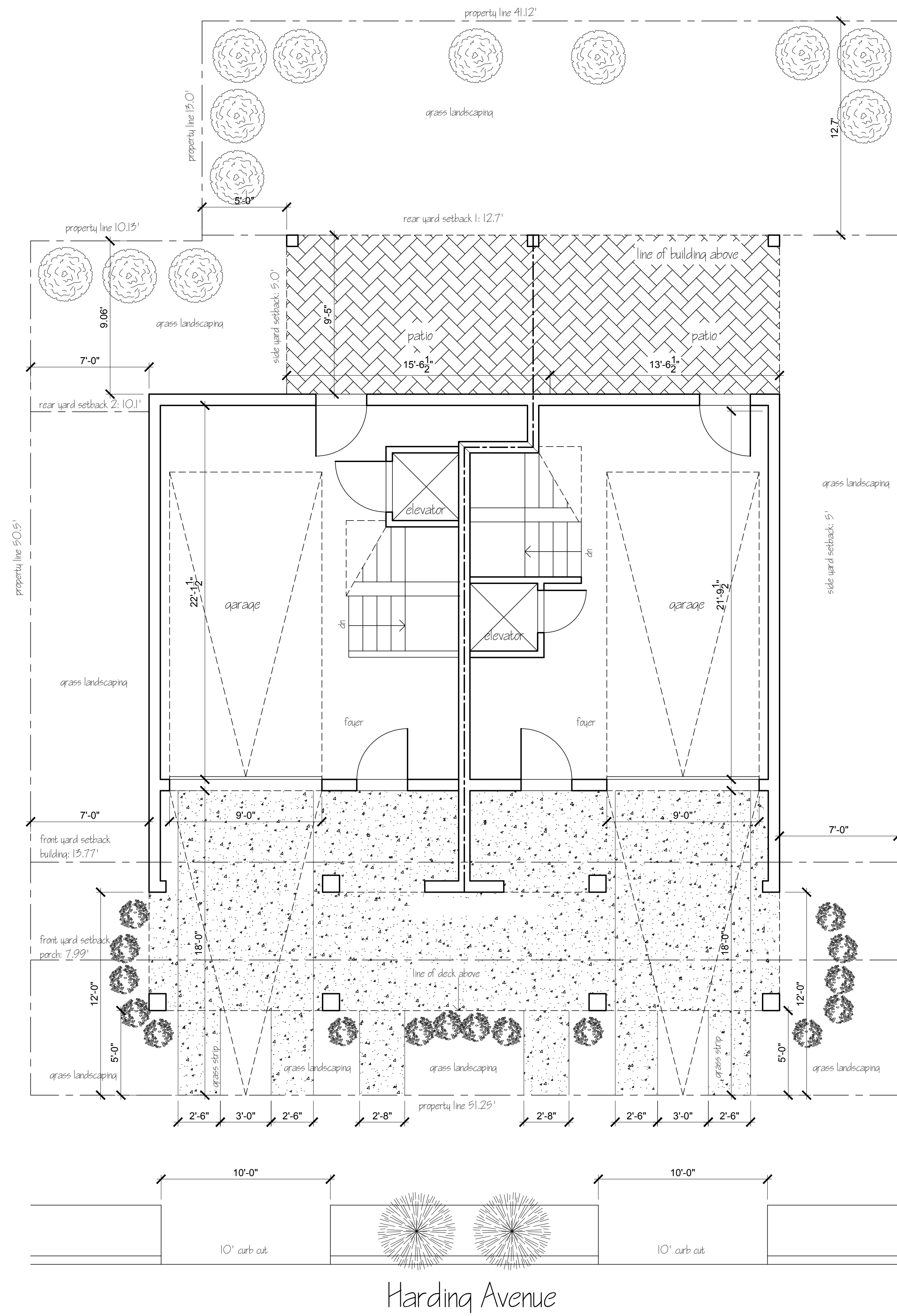
O'Donnell

Silver

First Floor Plan: 1,368 SF total
138 SF over 1,230 SF regulation

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

O'Donnell: 675 SF
Silver: 693 SF



Harding Avenue

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



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DATE	COMMENT

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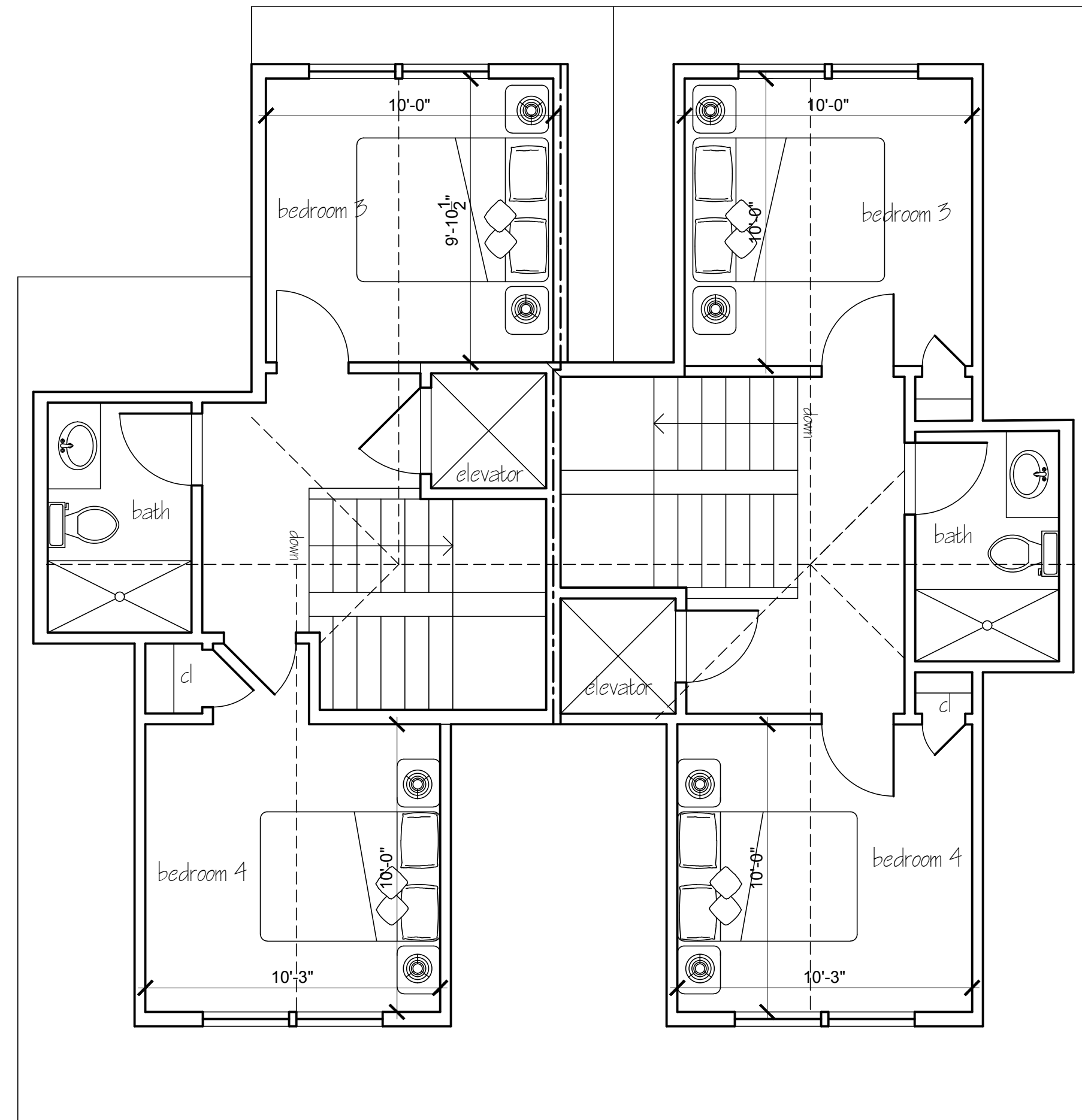
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SCALE:

DATE: 10 March 2020

PROJECT NUMBER:



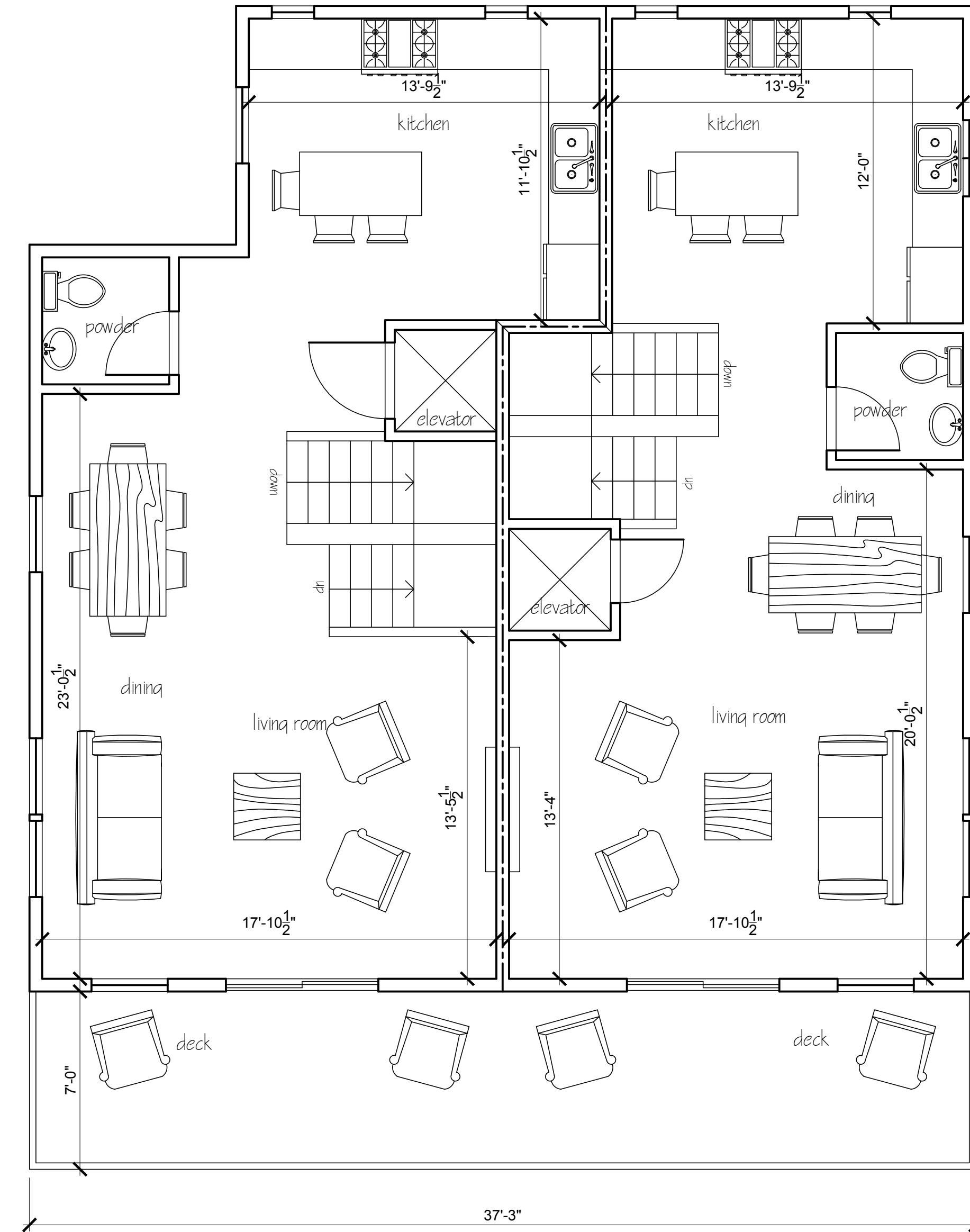
O'Donnell

Silver

Third Floor Plan: 684 SF total 69 SF over allowed area of 615 SF. Variance required

3 Scale: 1/4" = 1'-0"

O'Donnell: 342 SF
Silver: 342 SF



O'Donnell

Silver

Second Floor Plan: 1,368 SF total
Variance: 138 SF over regulation

2 Scale: 1/4" = 1'-0"

O'Donnell: 697 SF
Silver: 671 SF



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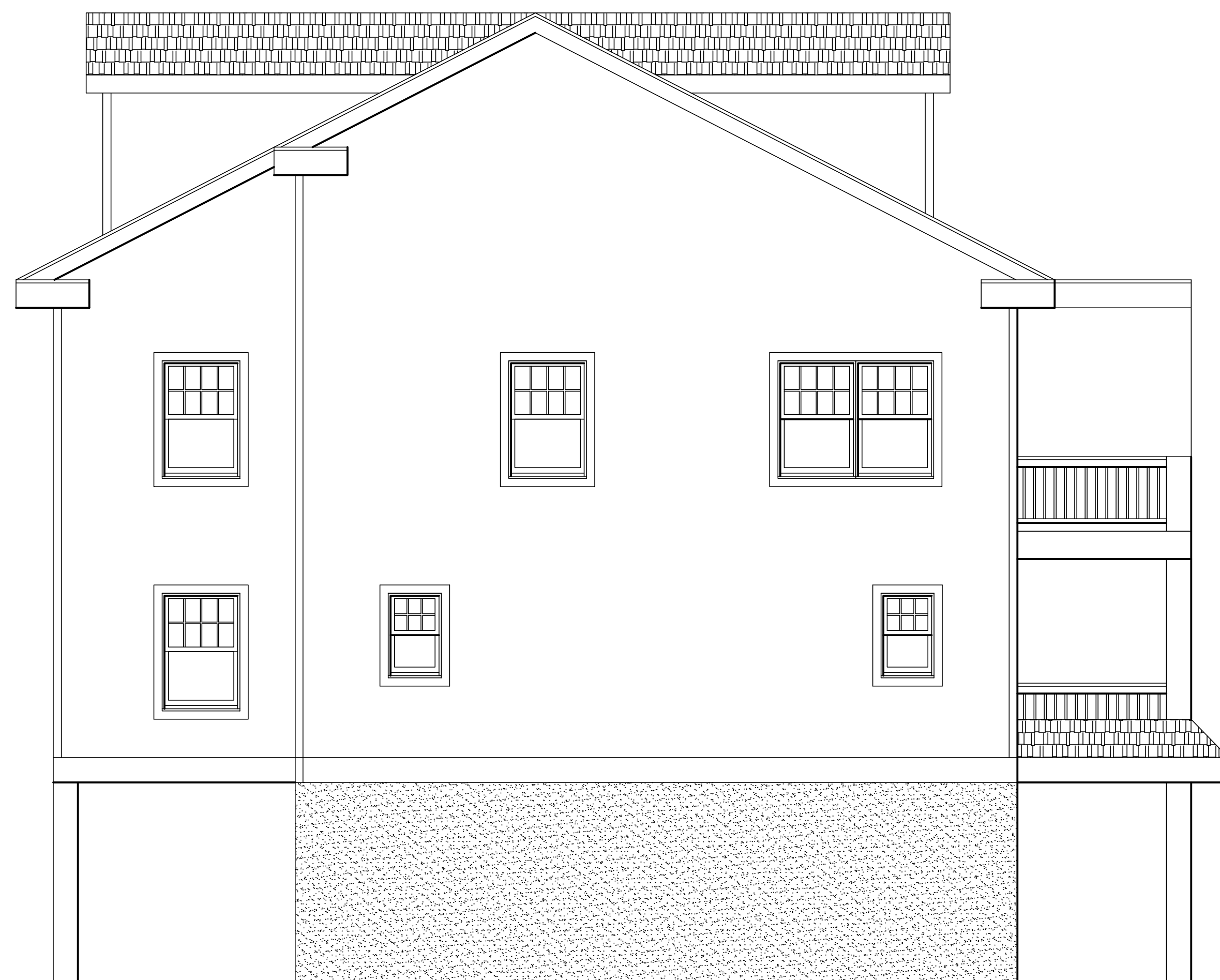
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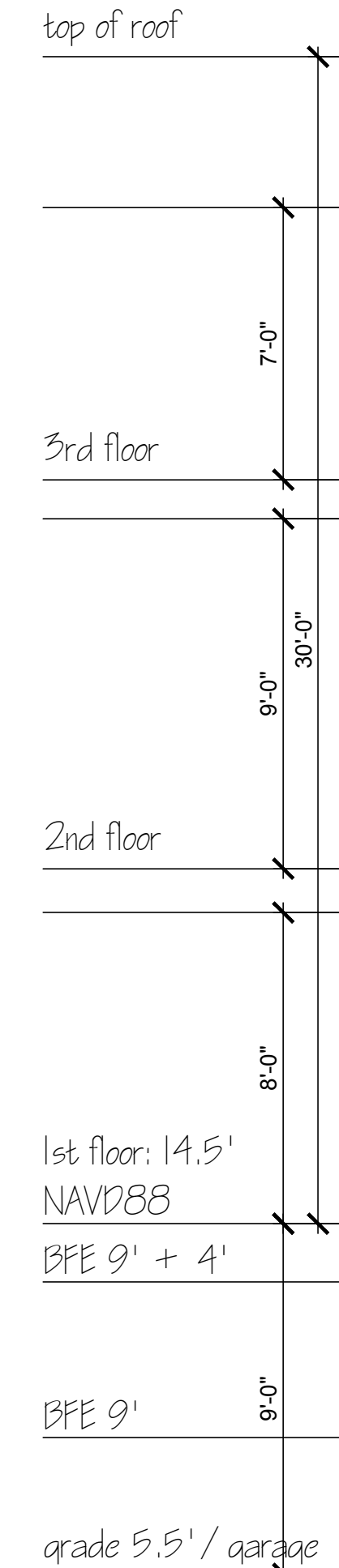
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BLOCK: LOT:
SCALE:
DATE: 10 March 2020
PROJECT NUMBER:



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



1 Front Elevation
Scale: 1/4" = 1'-0"



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Architect

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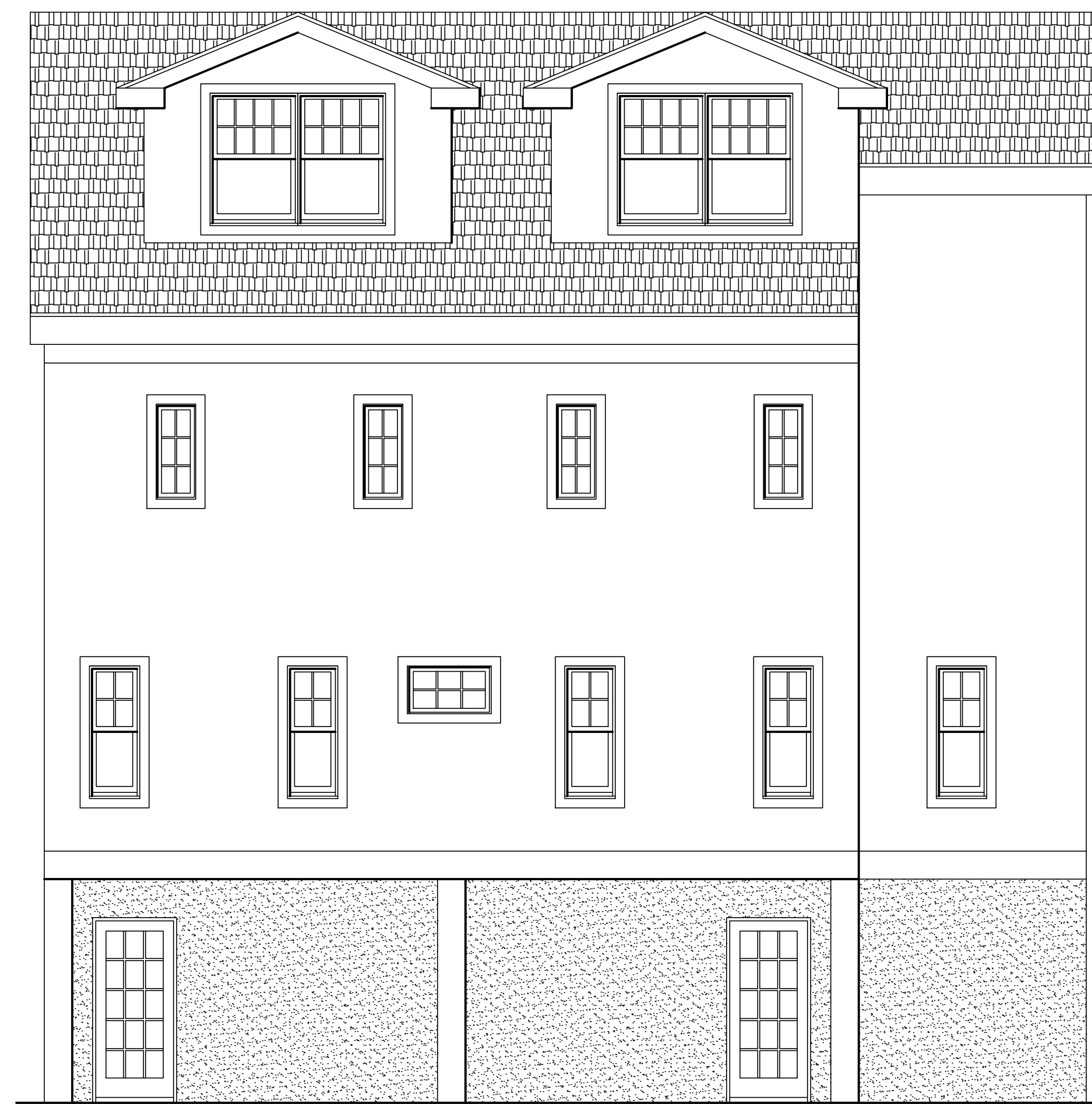
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BLOCK: LOT:
SCALE:
DATE: 10 March 2020
PROJECT NUMBER:



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



1 Rear Elevation
Scale: 1/4" = 1'-0"



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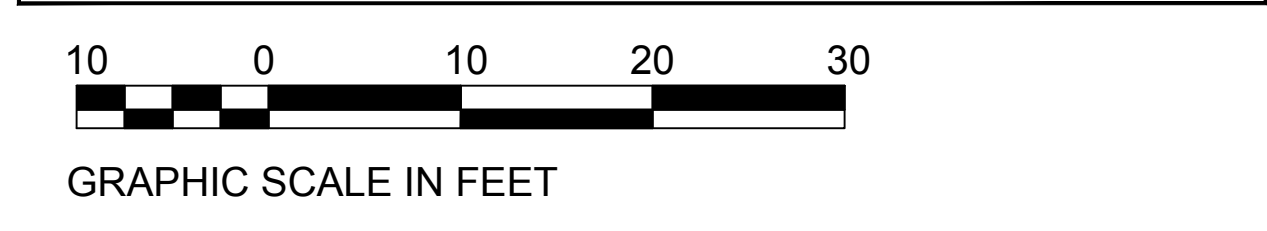
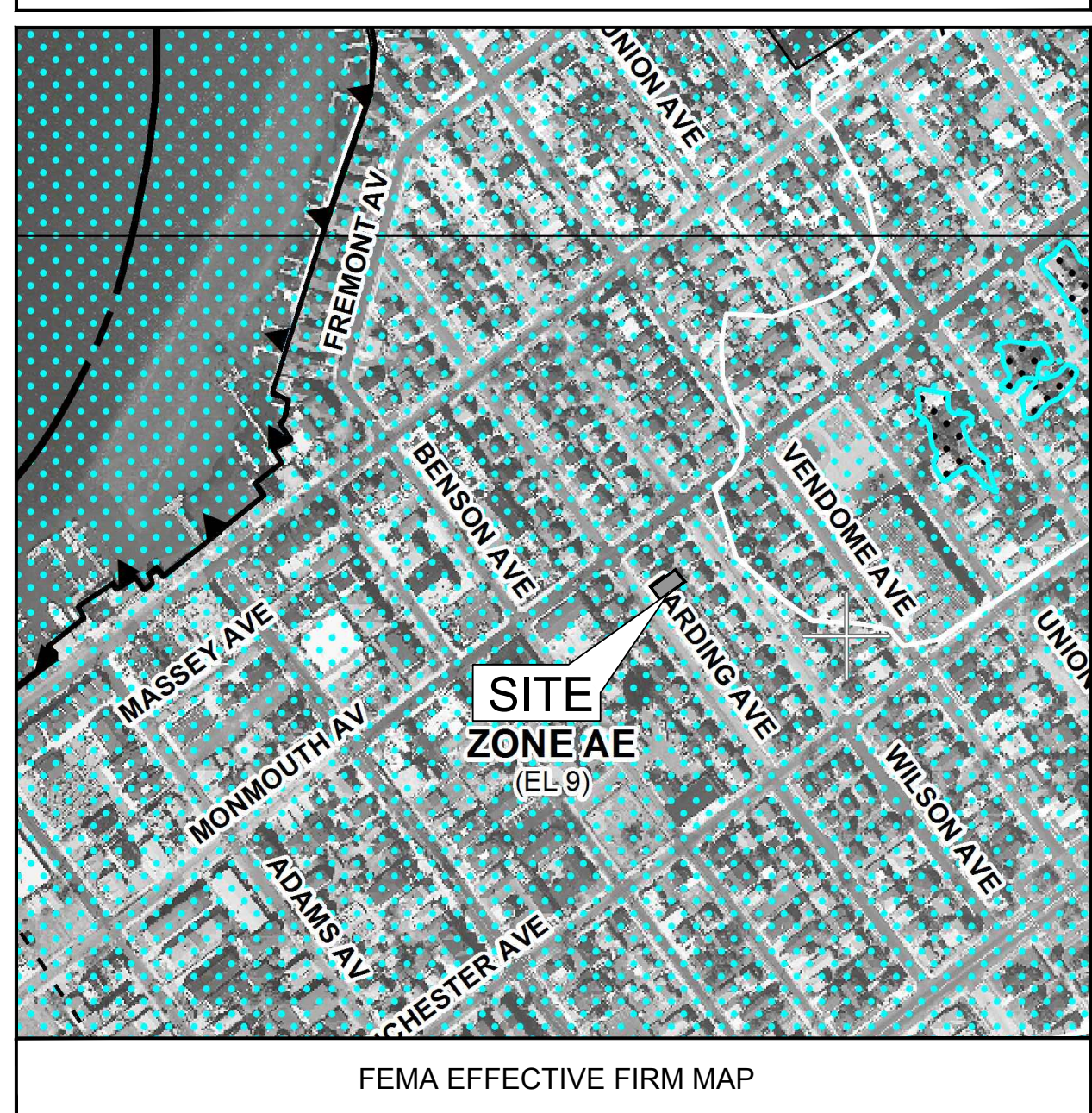
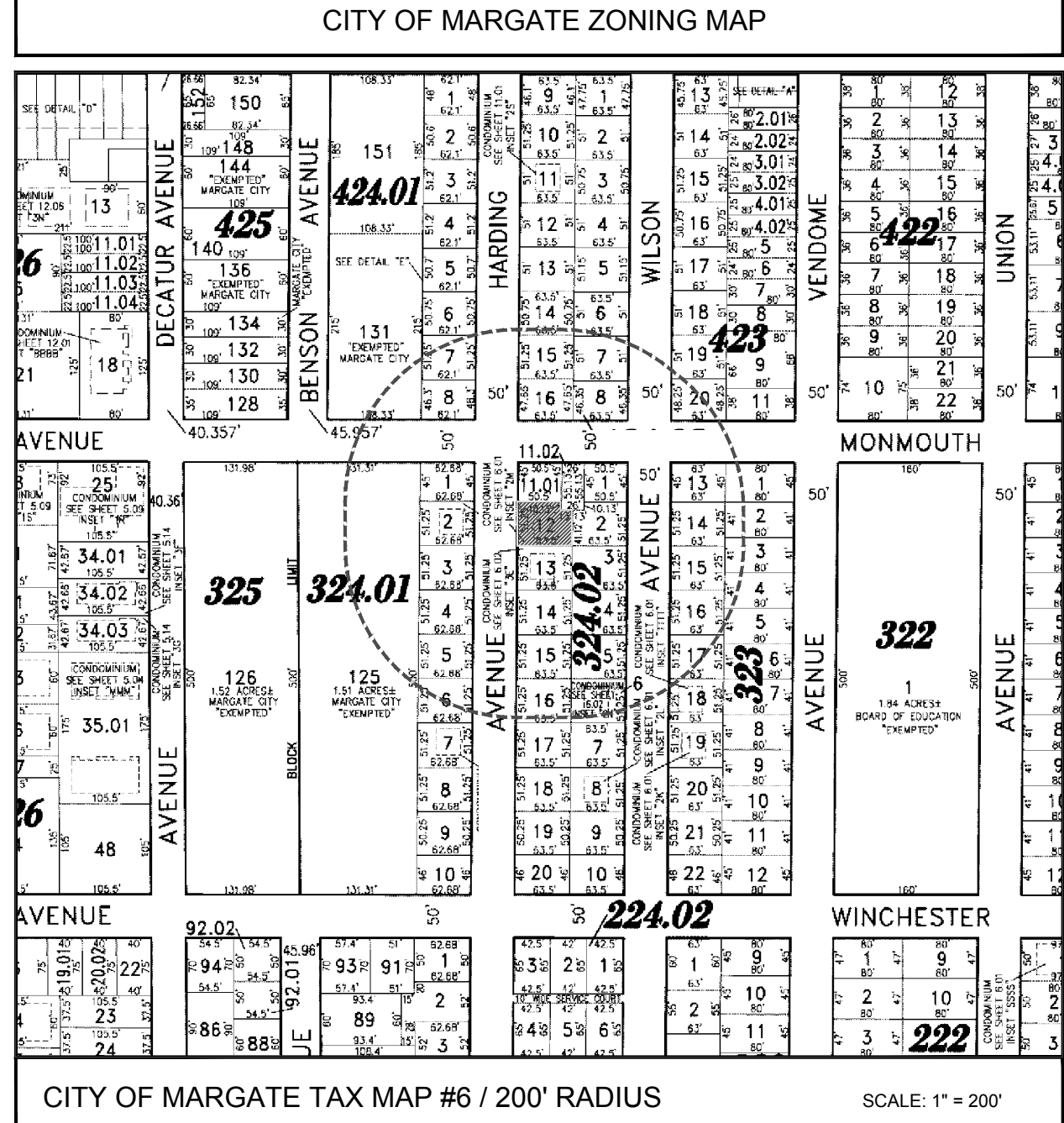
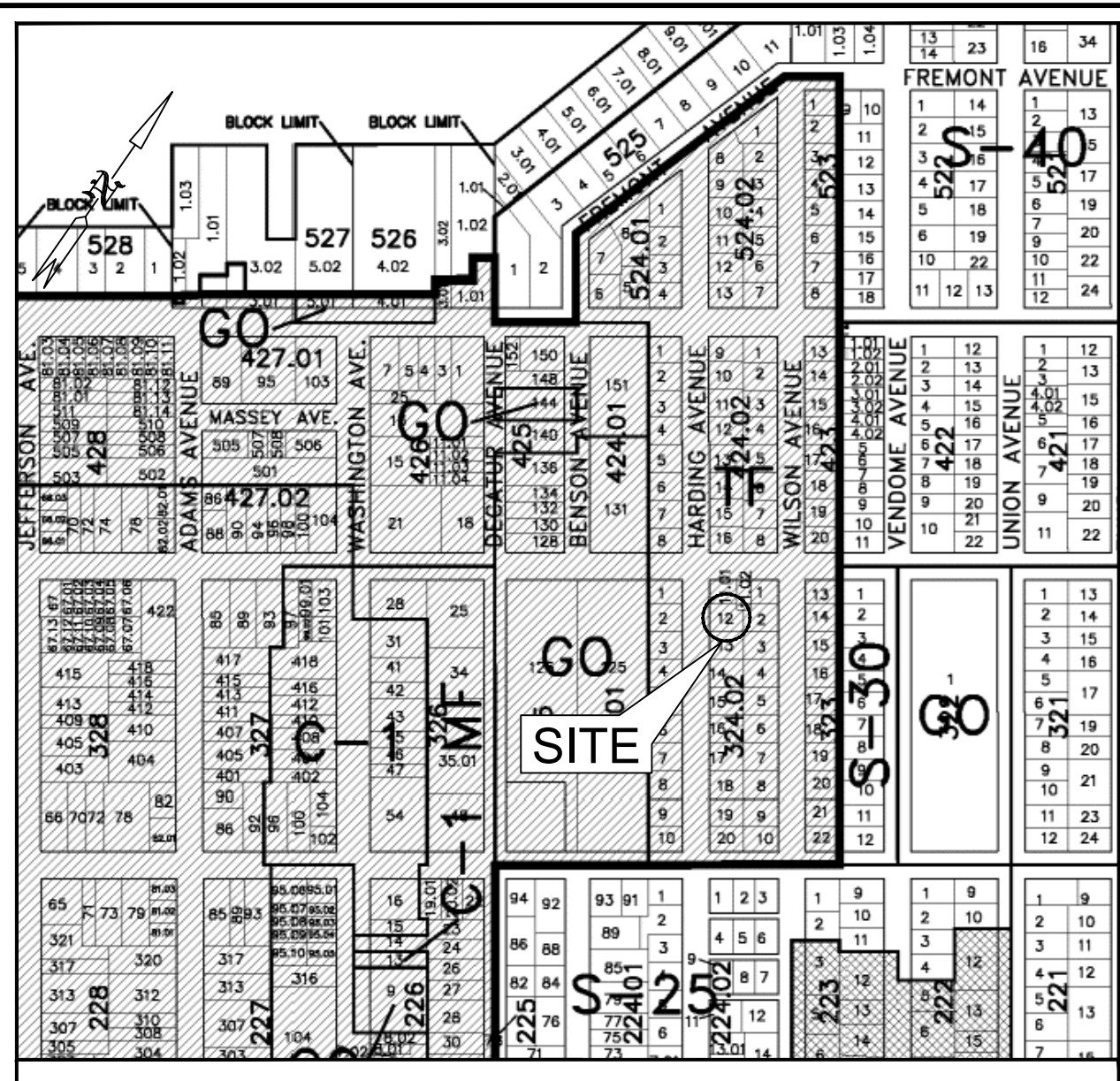
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Margate, New Jersey

REVISIONS	
DATE:	COMMENT:

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SCALE:
DATE: 10 March 2020
PROJECT NUMBER:



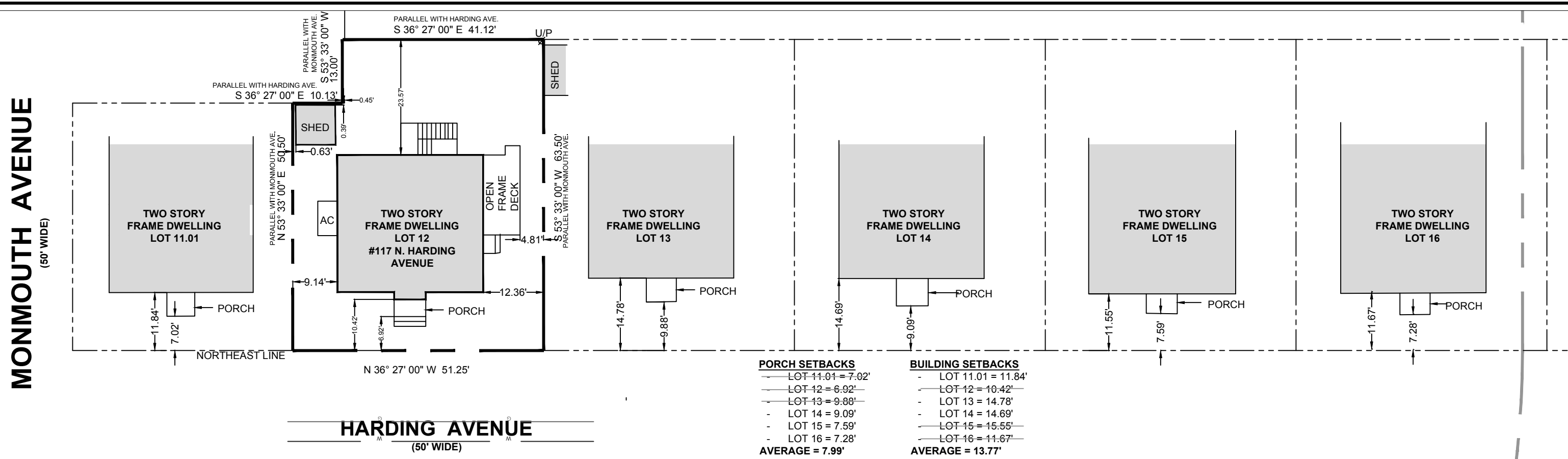
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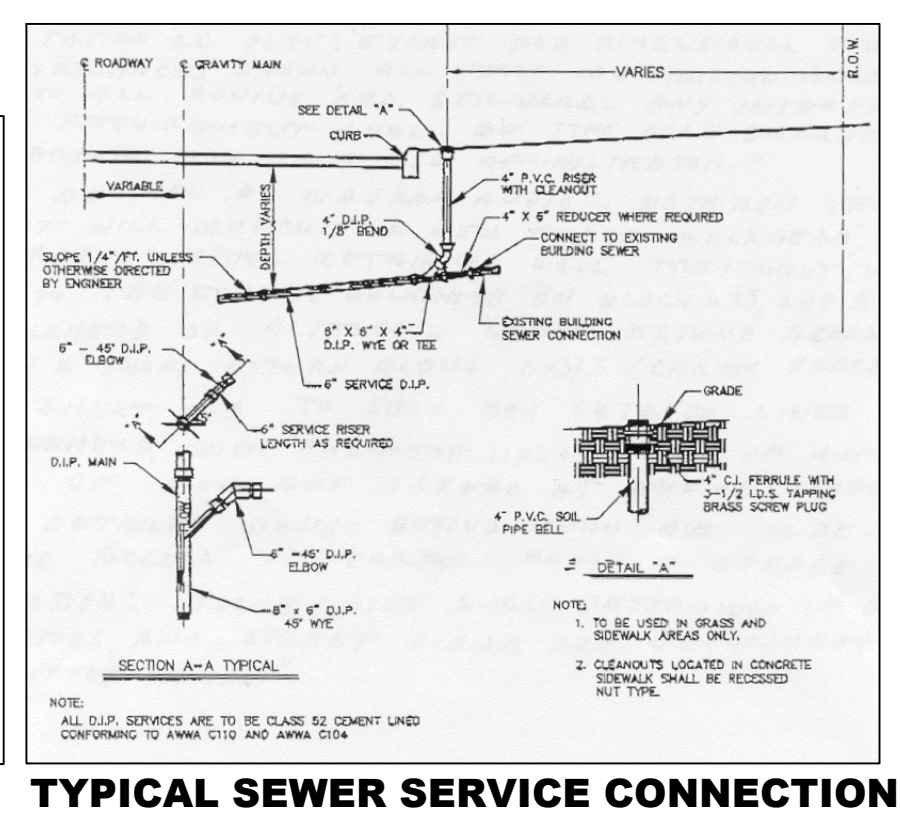
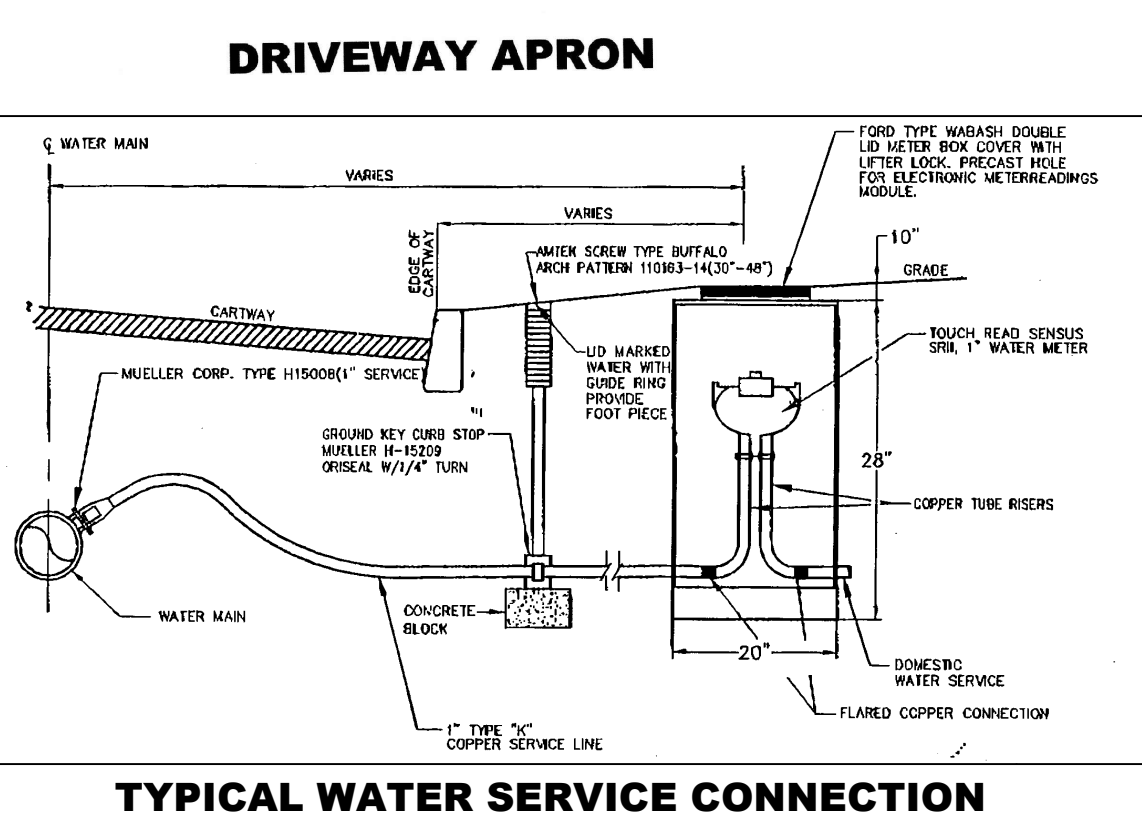
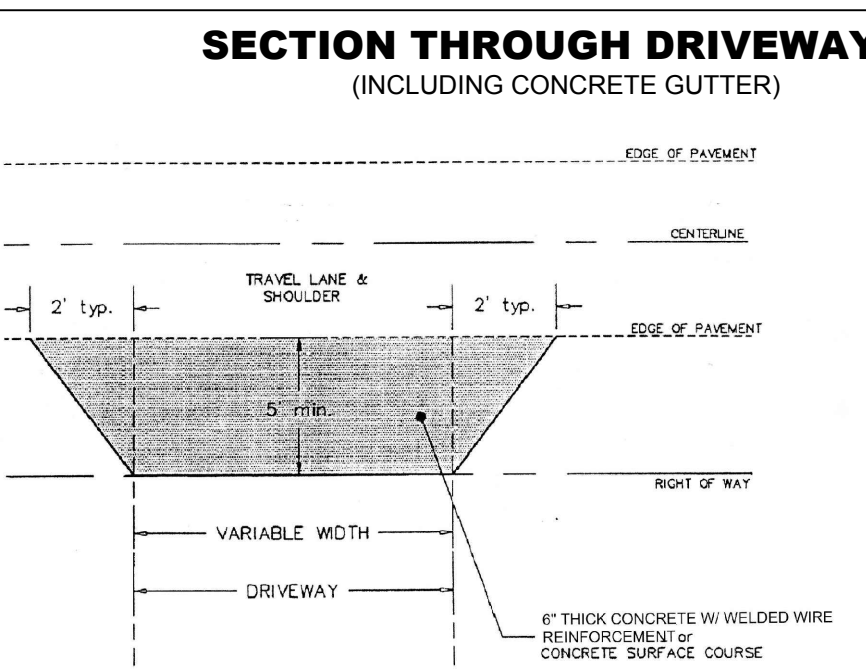
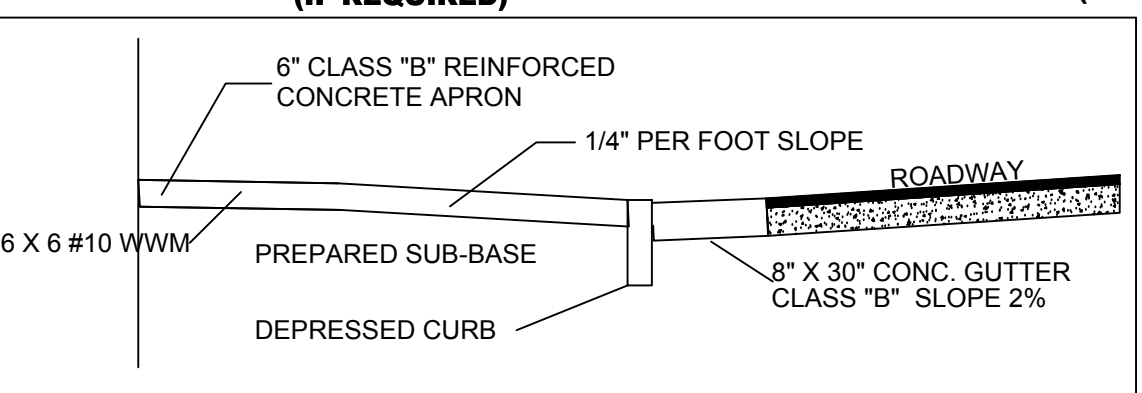
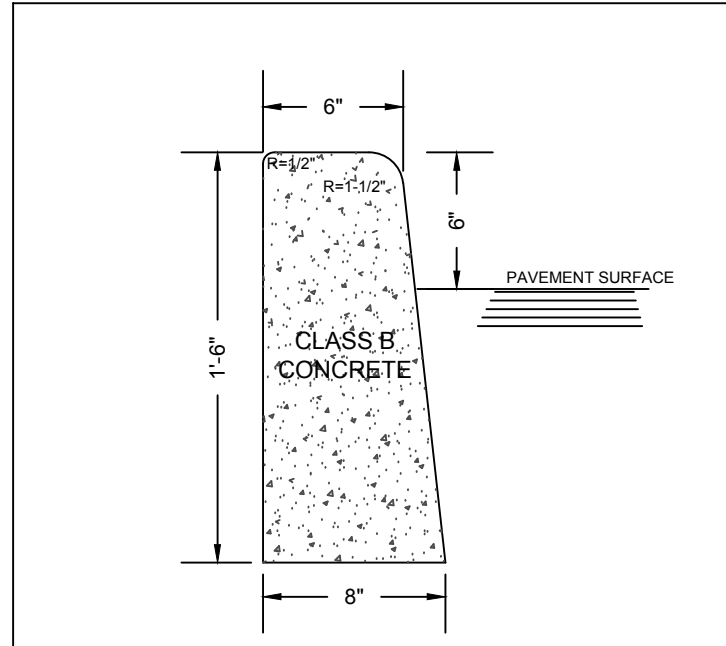
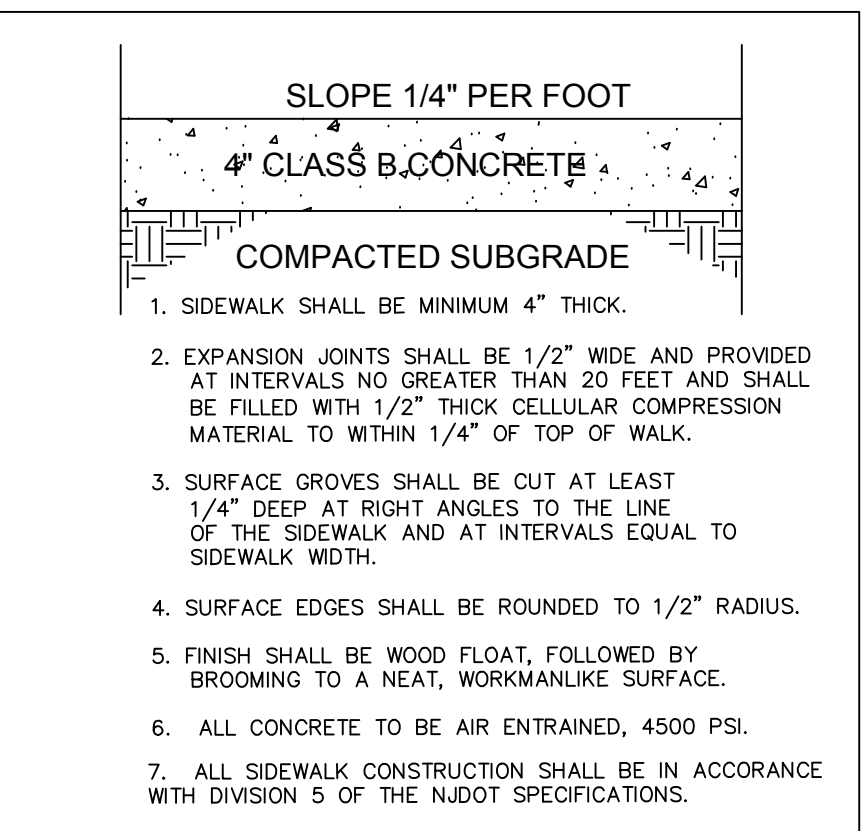
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 SURVEYORS, PLANNERS, ENGINEERS
 400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
 PHONE: 609-344-8194 FAX: 609-344-1594
 NEW JERSEY STATE AUTH. NO.: 24GA28001300



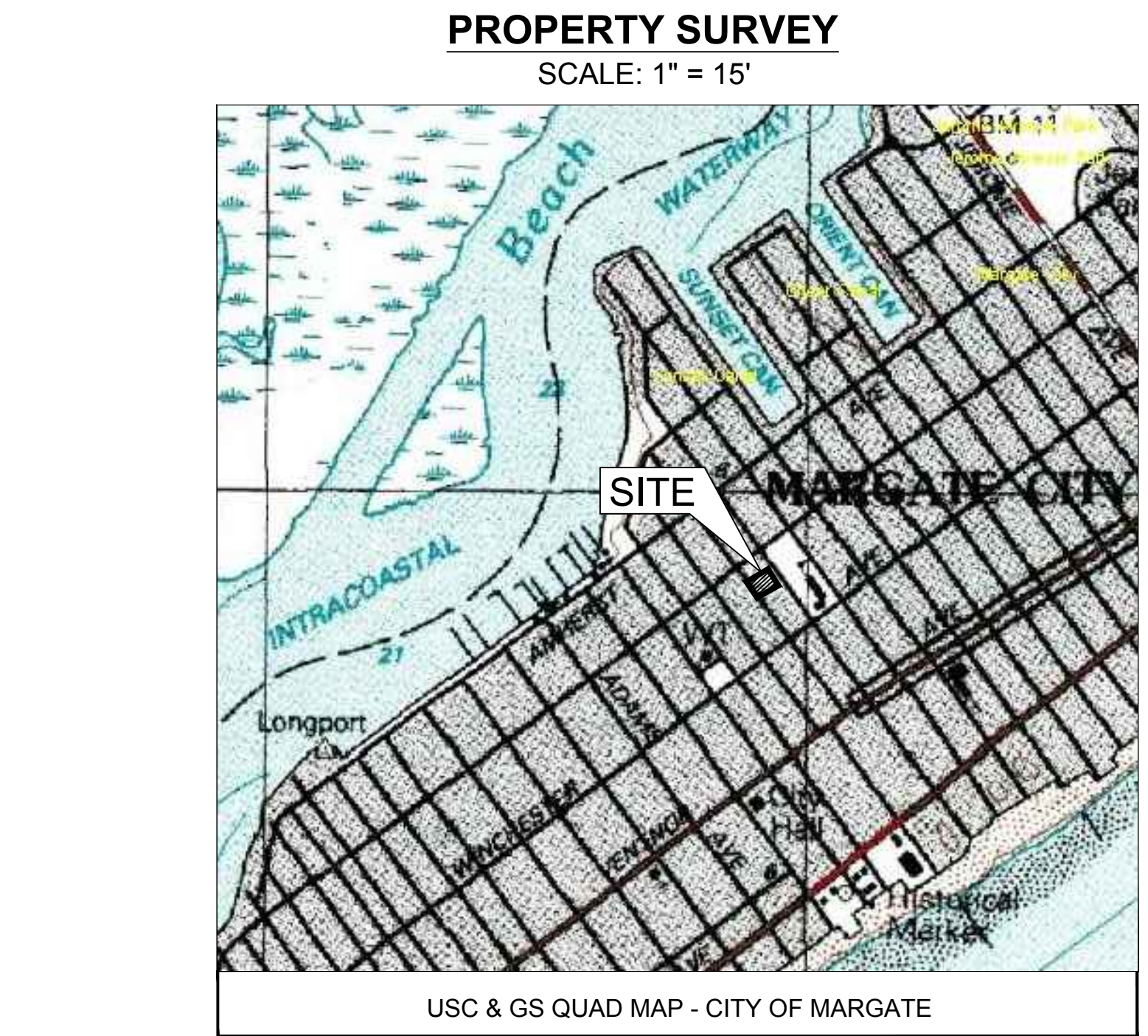
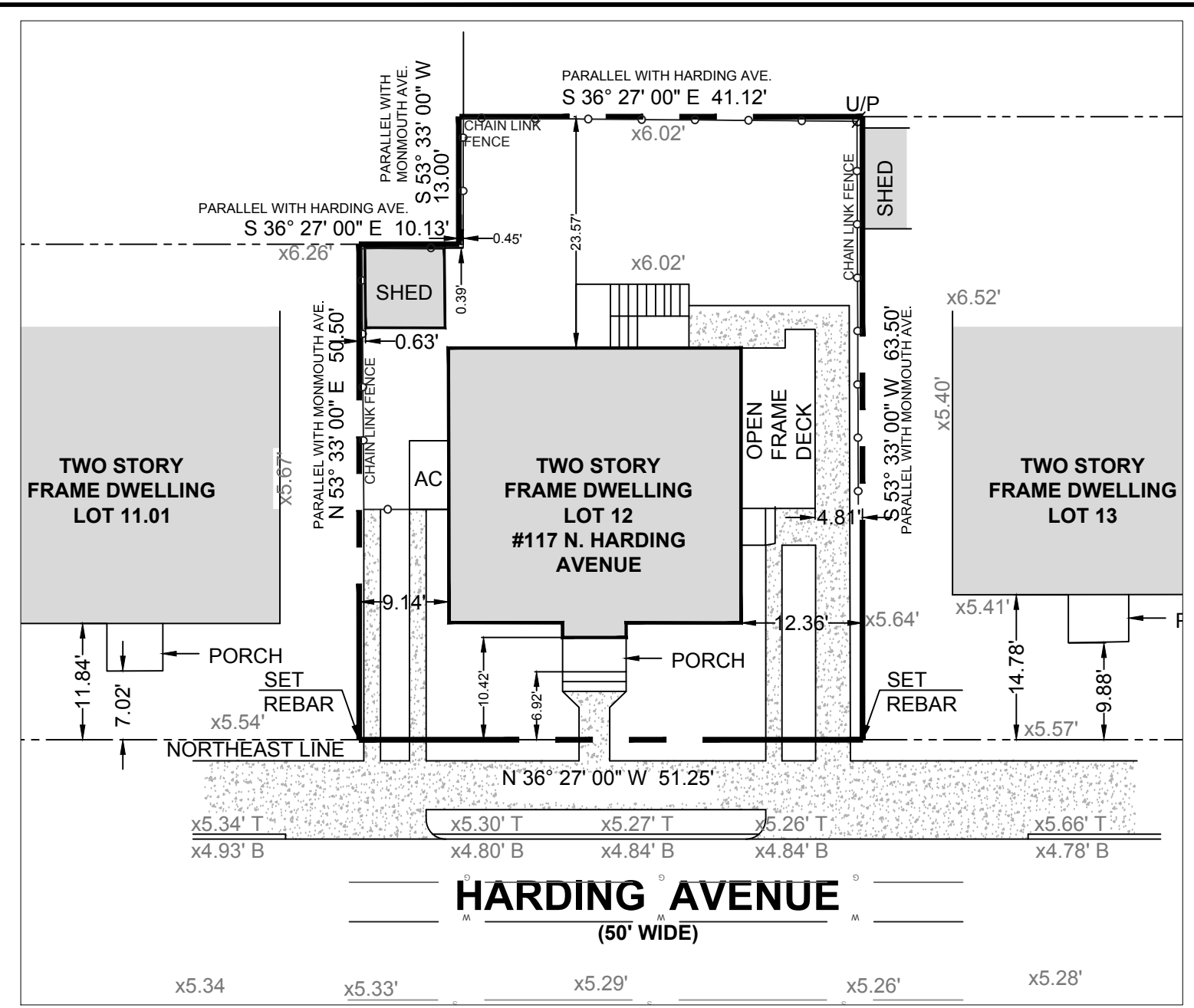
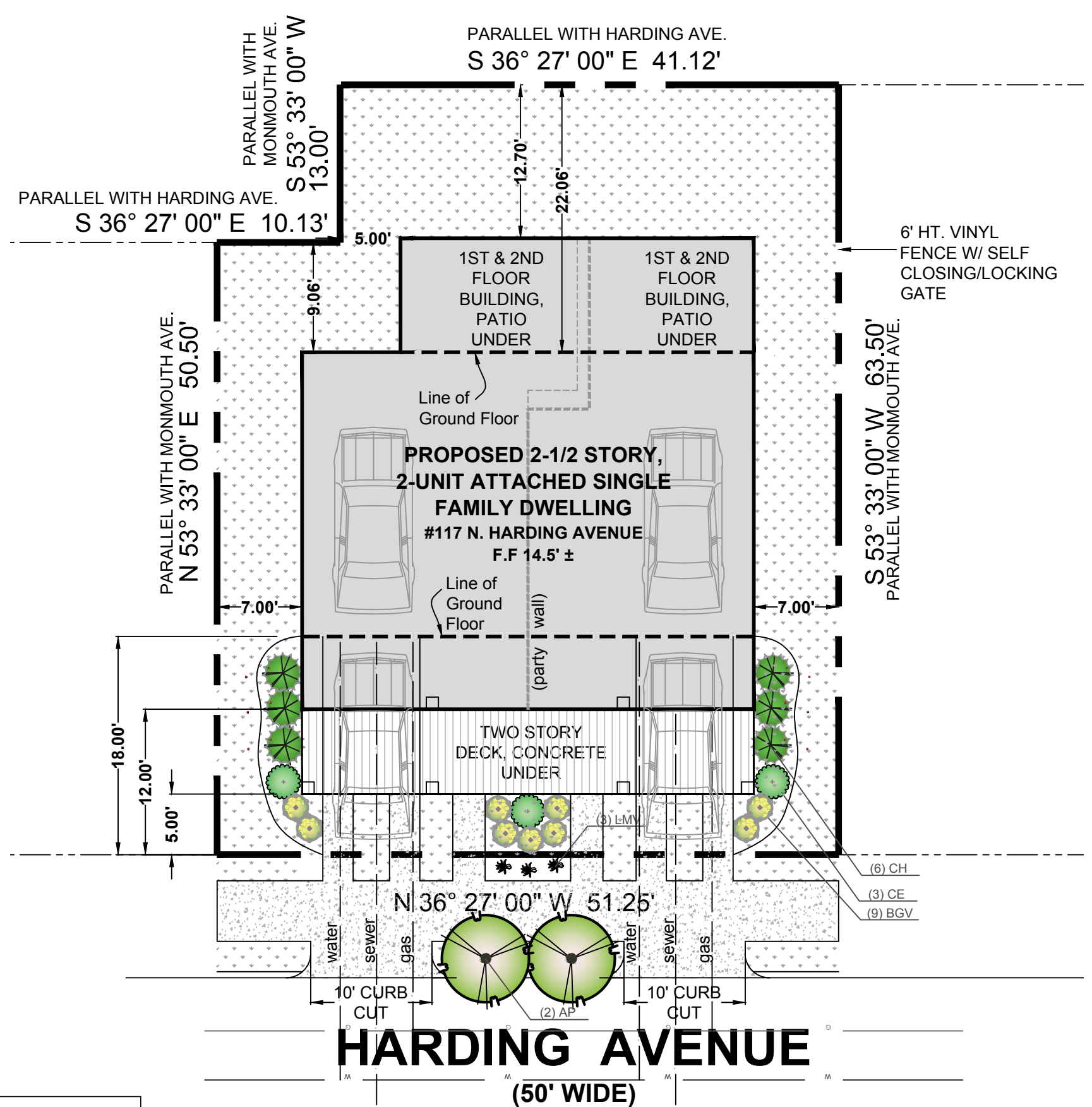
200' RADIUS FRONT OFFSET SURVEY
 SCALE: 1" = 20'



Proposed Plant Schedule

Key	Common Name	Size	Quant.
BGV	GREEN VELVET BOXWOOD	18"-24"	7
CH	CHINESE HOLLY	36" HT	6
AP	ARISTOCRAT PEAR	2-1/2" Cal.	2
CE	COTONEASTER	24" / 3 Cal.	5
LMV	Varigated Lirope	1 Gal.	3

NOTE: ALL LANDSCAPE AREAS TO CONTAIN AN IRRIGATION SYSTEM W/ RAIN SENSORS.



APPLICATION NOTES

- APPLICANT/OWNER:
 JANIS ZAIDMAN
 15 ESSEX LANE
 LANGHORNE, PA 19047
 - PROPERTY INFORMATION:
 117 N. HARDING AVENUE
 MARGATE, NEW JERSEY 08402
 - AREA = 3122.685 SF
 ZONING = TF DISTRICT
 EXISTING USE = 2 STORY SINGLE FAMILY
 ASBE ZONE = AE9
 - PROPERTY SURVEY:
 ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO. & ASSOC., INC. ALL ELEVATIONS INDICATED REFLECT NAVD88
 - INTENT OF APPLICANT:
 THE APPLICANT PROPOSES TO CONSTRUCT A NEW 2-UNIT, 2 STORY ABOVE GROUND FLOOR PARKING/STORAGE ATTACHED SINGLE FAMILY/TOWNHOUSE BUILDING WITH DECKS, PAVING, LANDSCAPE TREATMENT AS INDICATED.
- NOTE: THIS DRAWING IS INTENDED FOR APPROVAL PURPOSES AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.

APPROVALS:

BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
TAX ACCESSOR	DATE
ENGINEER	DATE
ZONING OFFICER	DATE

ZONING SCHEDULE (TF DISTRICT)

ITEM	REQUIRED	PROPOSED	STATUS
LOT AREA	3200 SF	3123 SF ±	ENC
LOT WIDTH	60 FT	51.25 FT	C
LOT DEPTH	80 FT	50.50 FT/ 63.50 FT	ENC
SETBACKS			
FRONT YARD (BUILDING)	AVERAGE W/IN 200' = 13.77 FT	12 FT	V
FRONT YARD (PORCH)	AVERAGE W/IN 200' = 7.99 FT	5 FT	V
FRONT YARD (STEPS)	2 FT	N/A	N/A
SIDE YARD (EACH)	8 FT	5 FT / 7 FT / 7 FT	V
SIDE YARD (TOTAL)	18.96 FT	12 FT / 14 FT	V
REAR YARD	20% LOT DEPTH = 12.7 FT (RIGHT)	12.70 FT	C
	20% LOT DEPTH = 10.1 FT (LEFT)	9.06 FT	V
COVERAGE			
BUILDING	39.4% MAX.	43.8% (1,370SF.)	V
TOTAL LANDSCAPE	35% MIN.	44.7% (1,397 SF.)	C
FRONT LANDSCAPE	60% MIN.	42.4% (300 SF.)	V
ROOF HEIGHT	30' ABV. FIN. FLOOR	30' ABV. FIN. FLOOR	C
PARKING	2 STALLS/DWELLING	4 STALLS TOTAL	C

LEGEND:
 C - CONFORMING
 ENC - EXISTING NON-CONFORMING
 V - VARIANCE

Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR. DATE
 PROFESSIONAL PLANNER N.J. NO. 2676
 PROFESSIONAL LAND SURVEYOR N.J. NO. GS28314

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	3/6/2020	NZ	REDUCED DESIGN				
REVISIONS							

VARIANCE APPLICATION PLAN
 LOCK 324.02 LOT 12
 CITY OF MARGATE, ATLANTIC COUNTY, NEW JERSEY
 SCALE: 1" = 10'
 DATE: 1/14/20
 BY: N. ZURINSKAS
 PROJ. NO.: 34813