

#119 SOUTH OSBORNE AVENUE

VARIANCE APPLICATION PLAN SET

FOR PROPOSED

SINGLE FAMILY RESIDENCE

BLOCK 15 LOTS 8 & 9
MARGATE CITY ATLANTIC COUNTY NEW JERSEY

PROJECT TEAM

ATTORNEY
JACK PLACKTER, ESQ.
FOX ROTHSCHILD LLP
1301 ATLANTIC AVENUE
MIDTOWN BUILDING, SUITE 400
ATLANTIC CITY, NJ 08401

ARCHITECT
SOSH ARCHITECTS
1020 ATLANTIC AVENUE
ATLANTIC CITY, NEW JERSEY 08401

LANDSCAPE ARCHITECT
J. ADAMSON ASSOCIATES, L.L.C.
5009 ENGLISH CREEK AVENUE
EGG HARBOR TOWNSHIP, NEW JERSEY 08234

STRUCTURAL ENGINEER
CZAR ENGINEERING
LAMONT H. CZAR
5014 FERNWOOD AVENUE
EGG HARBOR TOWNSHIP, NEW JERSEY 08234

SURVEYOR / PLANNER / CIVIL ENGINEER
ARTHUR W. PONZIO CO. & ASSOC., INC.
400 N DOVER AVENUE
ATLANTIC CITY, NEW JERSEY 08401

VARIANCES & DESIGN WAIVERS REQUESTED			
ITEM	REQUIREMENT		PROPOSED
1	OUTDOOR FIREPLACE		
a.	GREATER THAN 2' IN HEIGHT	2'-0"	2'-6"
b.	LOCATED ON ELEVATED SURFACE	NOT PERMITTED	LOCATED ON STONE PATIO
c.	WITHIN 15' OF ANOTHER STRUCTURE	>15' TO ANOTHER STRUCTURE	<15' TO THE PROPOSED TRELLIS
2	TRELLIS		
a.	HEIGHT	8'-0"	9'-0"
b.	WIDTH	8'-0"	10'-0"
3	POOL PATIO		
a.	ELEVATION IN SIDE YARD -	1'-8" ABOVE BFE = 12.67'	13.33'
b.	ELEVATION IN REAR YARD SETBACK	18" ABOVE EX. GRD = 10.0'	10.24'
c.	FRONT YARD SETBACK	6.15'	3.34'
4	DECK OVER BULKHEAD		
a.	FRONT YARD SETBACK	6.15'	0.00'
b.	ELEVATION IN REAR YARD SETBACK - 13.33'	18" ABOVE EX. GRD = 10.0'	13.33'
5	RETAINING WALL IN FRONT YARD		
a.	RETAINING WALL AT FRONT PROPERTY LINE	NOT PERMITTED	WALL W/MAX. HT. OF 4'-0" (REPLACES EX'G WALL)
6	LANDSCAPING		
a.	FRONT YARD LANDSCAPE COVERAGE	min 60% less front stair (2,043 - 20) sf = 2,023 sf	1,631.6 SF (47.9%)
7	GRASS STRIP BETWEEN SIDEWALK LINE AND CURBLINE	Required	None proposed

1. APPLICANT:
MARK & SUSAN RUBIN
144 KNIGHTSBRIDGE ROAD
WYNNWOOD, PA 19096

2. PROPERTY INFORMATION:
#117 -119 S. OSBORNE AVENUE
MARGATE, NEW JERSEY 08402
BLOCK 15, LOT 8 & 9

3. TOTAL AREA = 131,488 SF. INCLUDING RIPARIAN ZONING = S-40 DISTRICT
EXISTING USE = SINGLE FAMILY DWELLING
EFFECTIVE FEMA FLOOD ZONE AE10, AE11, VE13

4. 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 NAVD83.

5. INTENT OF APPLICANT:
THE APPLICANT SEEKS APPROVAL TO CONSTRUCT A NEW SINGLE FAMILY DWELLING, BULKHEAD AND ANCILLARY IMPROVEMENTS AS SHOWN ON THE PLAN.

NOTE: THIS DRAWING IS INTENDED FOR APPROVAL PURPOSES AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.

CIVIL SHEET SET

C-01 TITLE SHEET
C-02 EXISTING CONDITIONS SURVEY
C-03 SITE PLAN & DETAILS

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NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

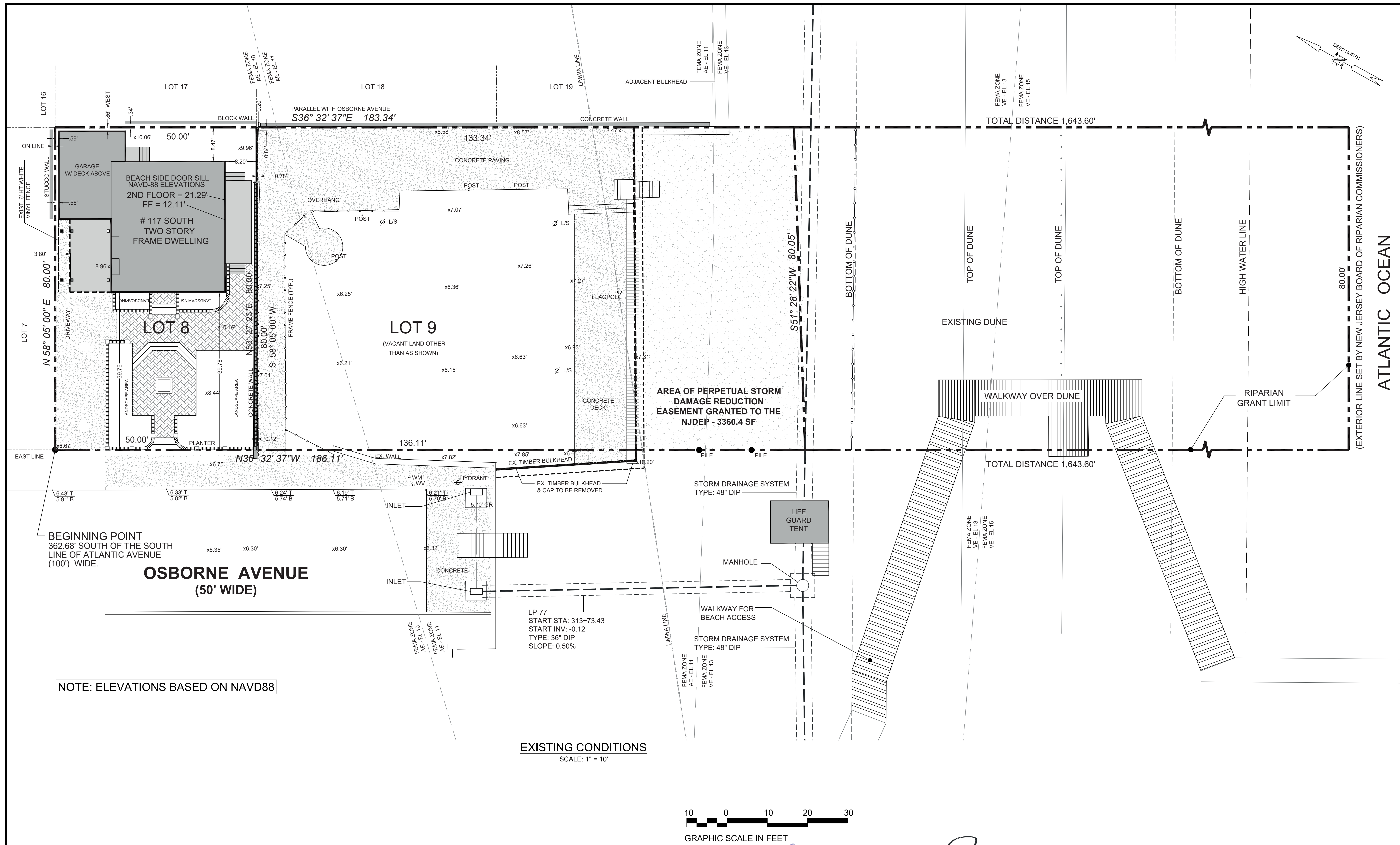
AWP
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400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

Thomas A. Dase
THOMAS A. DASE
PROFESSIONAL PLANNER N.J. NO. 33LI00625100
PROFESSIONAL ENGINEER N.J. NO. GE48387

Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

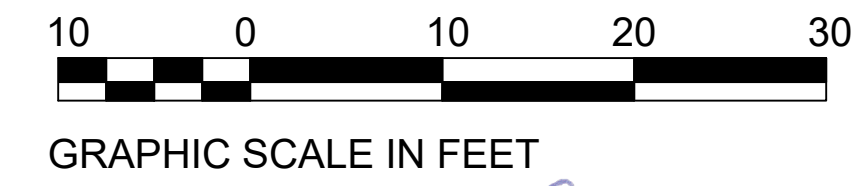
TITLE SHEET
BLOCK 15 LOT 8 & 9
MARGATE ATLANTIC COUNTY NEW JERSEY
SCALE: AS NOTED BY: T DASE
DATE: 9/29/2020 PROJ. NO.: 34050

SHEET NO.
C-01
SHEET 1 of 3



NOTE: ELEVATIONS BASED ON NAVD88

EXISTING CONDITIONS
SCALE: 1" = 10'



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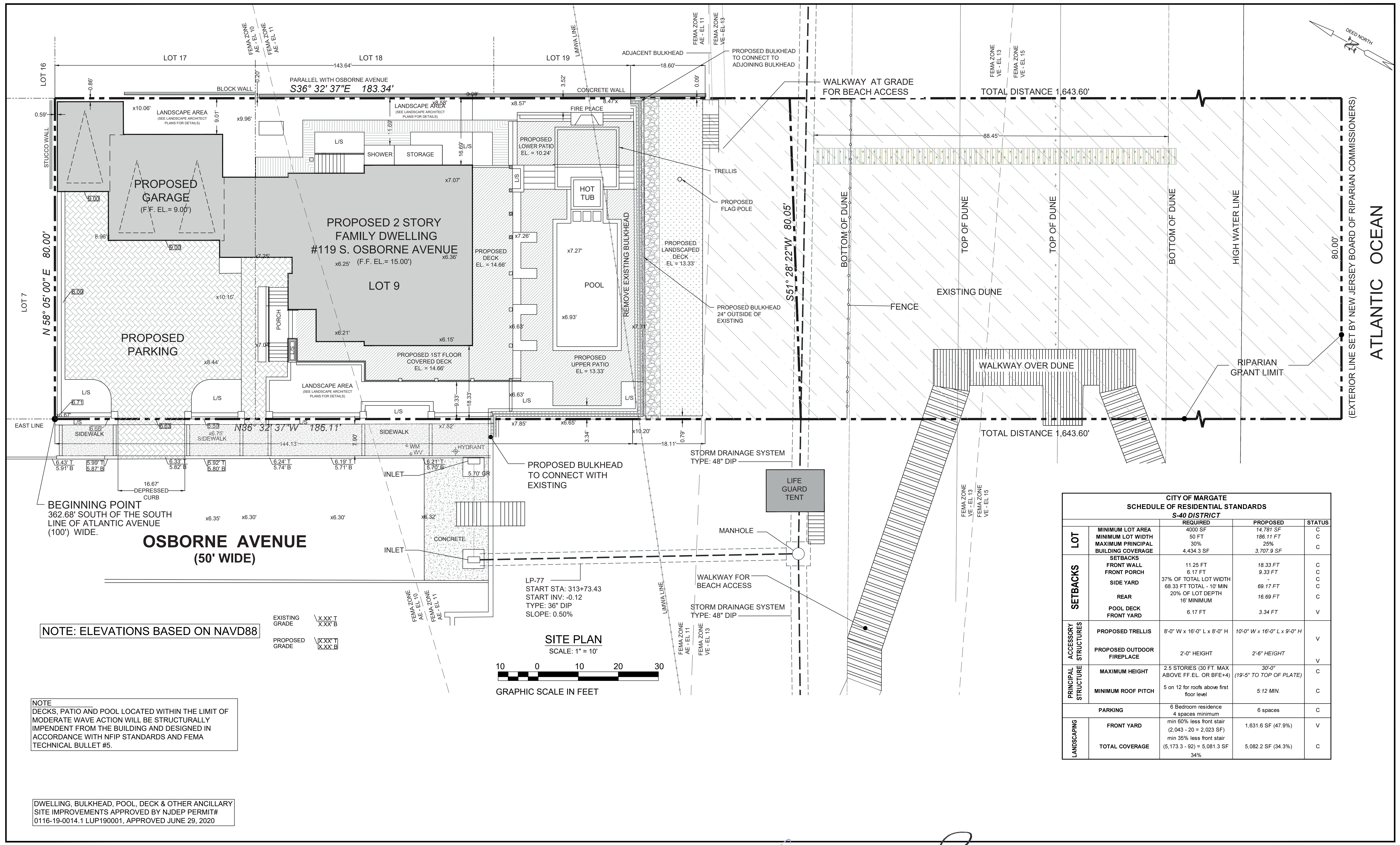
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PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

EXISTING CONDITIONS PLAN
BLOCK 15 LOT 8 & 9
MARGATE ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'
DATE: 9/29/2020

BY: T DASE
PROJ. NO.: 34050

SHEET NO.
C-02
SHEET 2 of 3

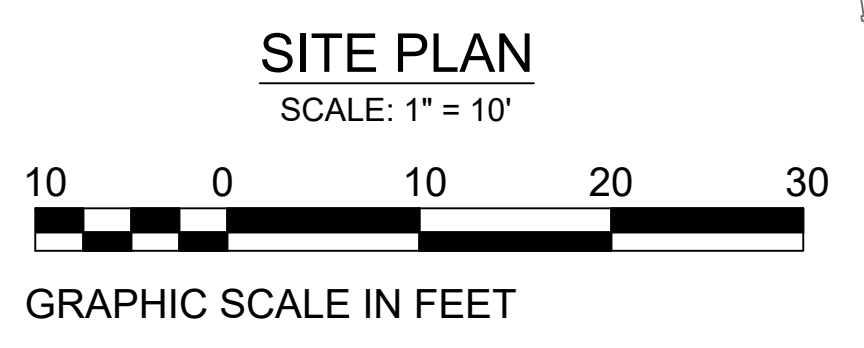


**CITY OF MARGATE
SCHEDULE OF RESIDENTIAL STANDARDS
S-40 DISTRICT**

		REQUIRED	PROPOSED	STATUS
LOT	MINIMUM LOT AREA	4000 SF	14,781 SF	C
	MINIMUM LOT WIDTH	50 FT	186.11 FT	C
	MAXIMUM PRINCIPAL BUILDING COVERAGE	30%	25%	C
	BUILDING COVERAGE	4,434.3 SF	3,707.9 SF	C
SETBACKS	FRONT WALL	11.25 FT	18.33 FT	C
	FRONT PORCH	6.17 FT	9.33 FT	C
	SIDE YARD	37% OF TOTAL LOT WIDTH	-	C
	REAR	68.33 FT TOTAL - 10' MIN	69.17 FT	C
	POOL DECK FRONT YARD	20% OF LOT DEPTH 16' MINIMUM	16.69 FT	C
ACCESSORY STRUCTURES	PROPOSED TRELLIS	8'-0" W x 16'-0" L x 8'-0" H	10'-0" W x 16'-0" L x 9'-0" H	V
	PROPOSED OUTDOOR FIREPLACE	2'-0" HEIGHT	2'-6" HEIGHT	V
	MAXIMUM HEIGHT	2.5 STORIES (30 FT. MAX ABOVE FF. EL. OR BFE+4)	30'-0" (19'-5" TO TOP OF PLATE)	C
PRINCIPAL STRUCTURE	MINIMUM ROOF PITCH	5 on 12 for roofs above first floor level	5:12 MIN.	C
	PARKING	6 Bedroom residence 4 spaces minimum	6 spaces	C
LANDSCAPING	FRONT YARD	min 60% less front stair (2,043 - 20 = 2,023 SF) min 35% less front stair	1,631.6 SF (47.9%)	V
	TOTAL COVERAGE	(5,173.3 - 92) = 5,081.3 SF	5,082.2 SF (34.3%)	C

NOTE: ELEVATIONS BASED ON NAVD88

EXISTING GRADE X.XX' T
X.XX' B
PROPOSED GRADE X.XX' T
X.XX' B



NOTE
DECKS, PATIO AND POOL LOCATED WITHIN THE LIMIT OF MODERATE WAVE ACTION WILL BE STRUCTURALLY IMPENDENT FROM THE BUILDING AND DESIGNED IN ACCORDANCE WITH NFIP STANDARDS AND FEMA TECHNICAL BULLET #5.

DWELLING, BULKHEAD, POOL, DECK & OTHER ANCILLARY SITE IMPROVEMENTS APPROVED BY NJDEP PERMIT# 0116-19-0014.1 LUP190001, APPROVED JUNE 29, 2020

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NO.	DATE	BY	DESCRIPTION
01	10/22/2020	TAD	REVISE L/S COVER

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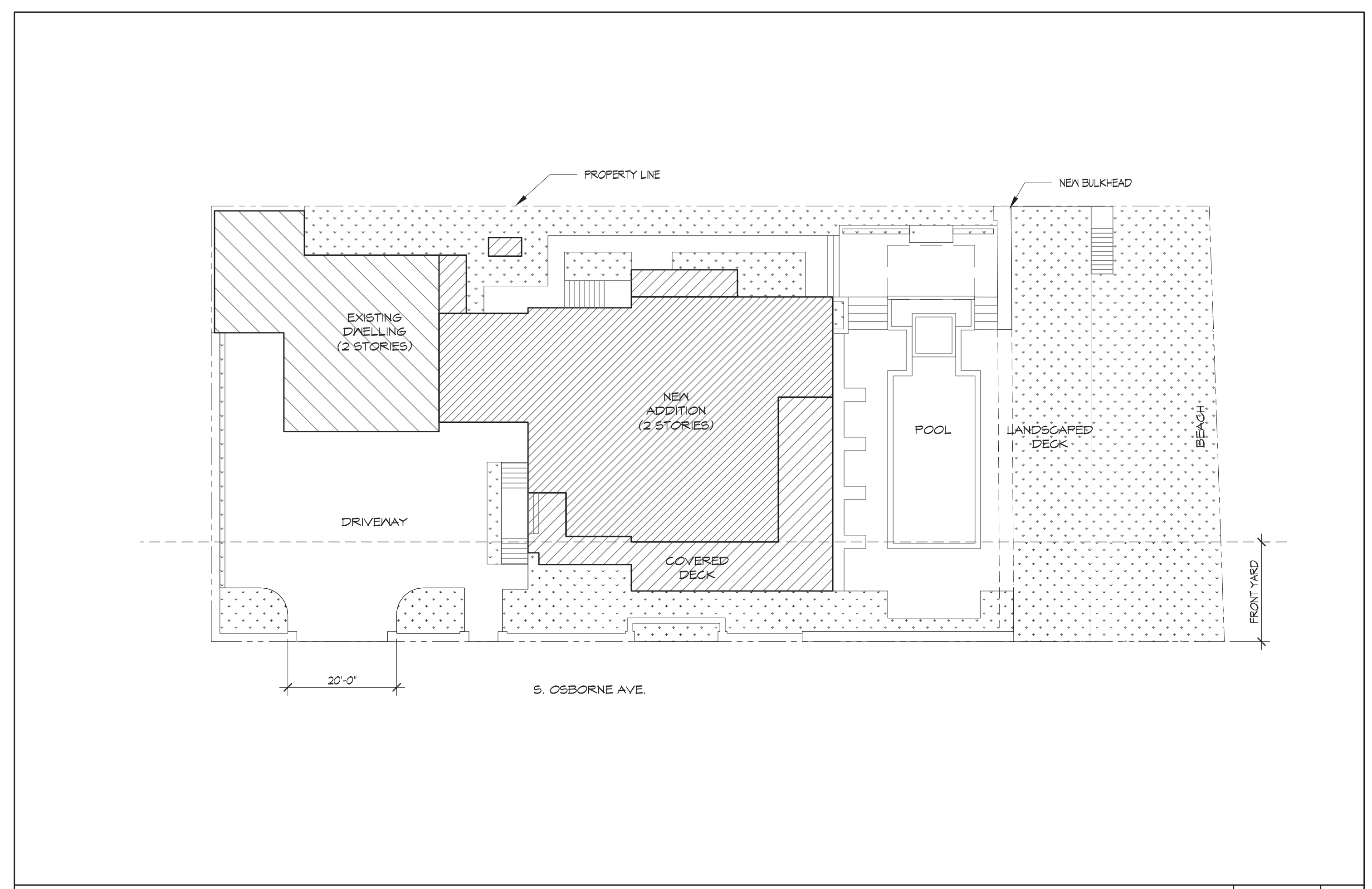
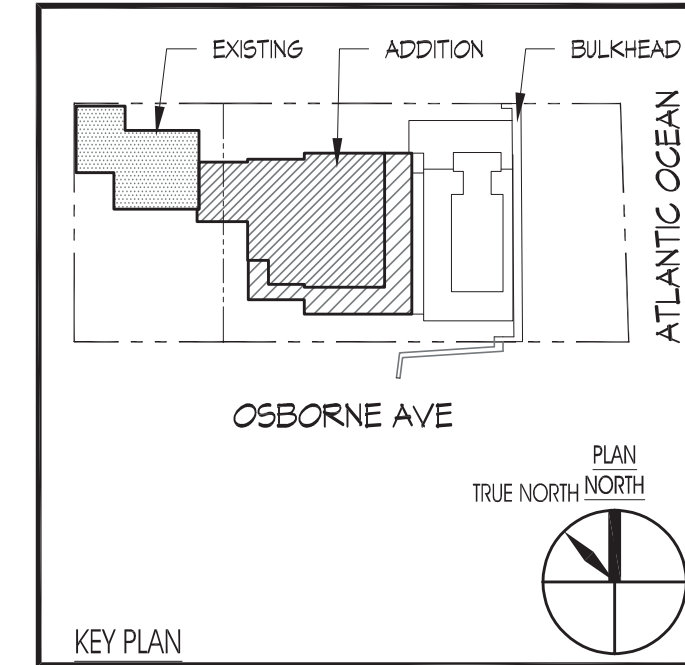
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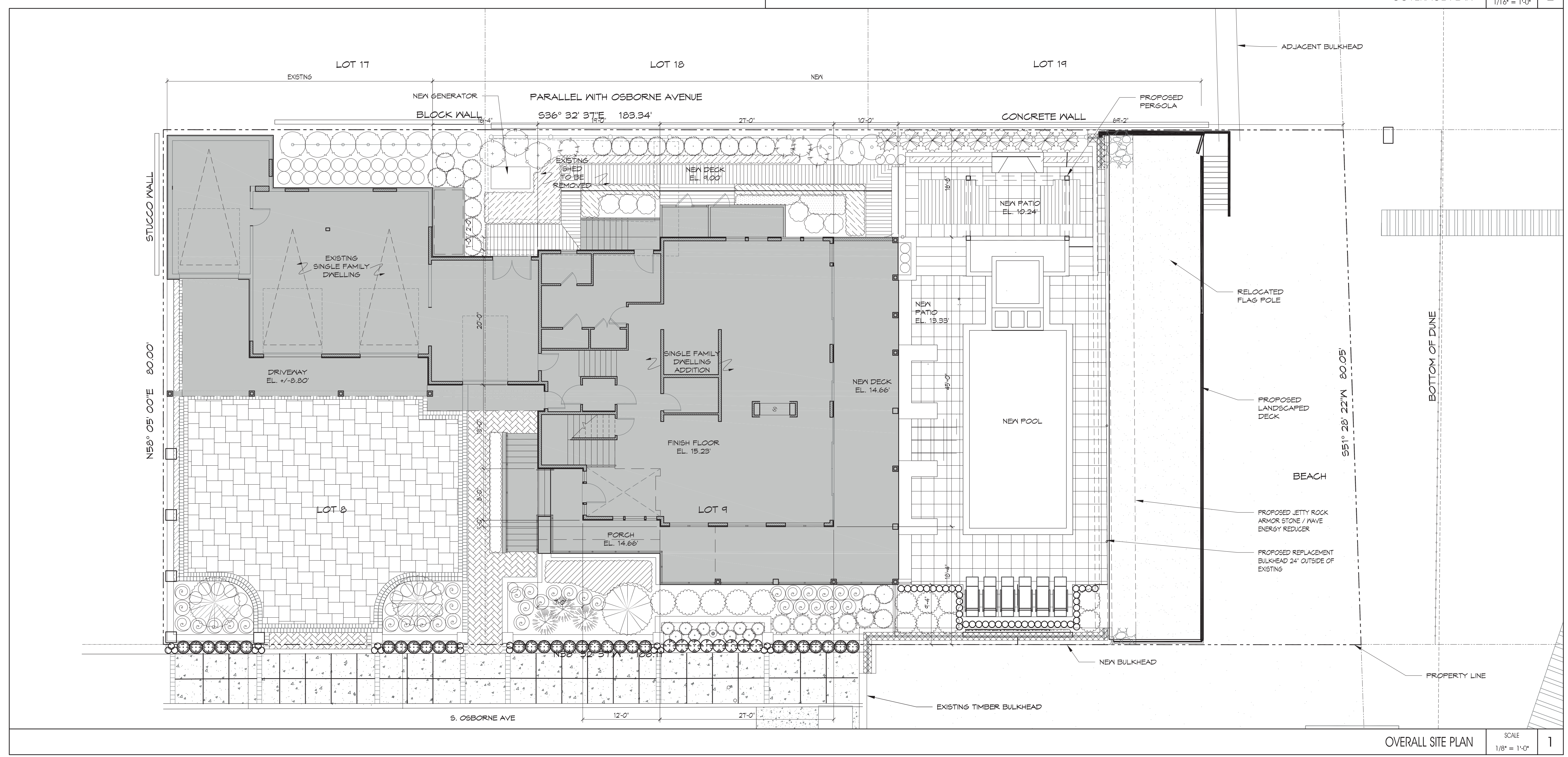
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SITE PLAN & BULKHEAD DETAILS
BLOCK 15 LOT 8 & 9
MARGATE ATLANTIC COUNTY NEW JERSEY
SCALE: 1" = 10'
DATE: 9/29/2020
BY: T DASE
PROJ. NO.: 34050

SHEET NO.
C-03
SHEET 3 of 3



COVERAGE PLAN SCALE 1/16" = 1'-0" 2



OVERALL SITE PLAN SCALE 1/8" = 1'-0" 1

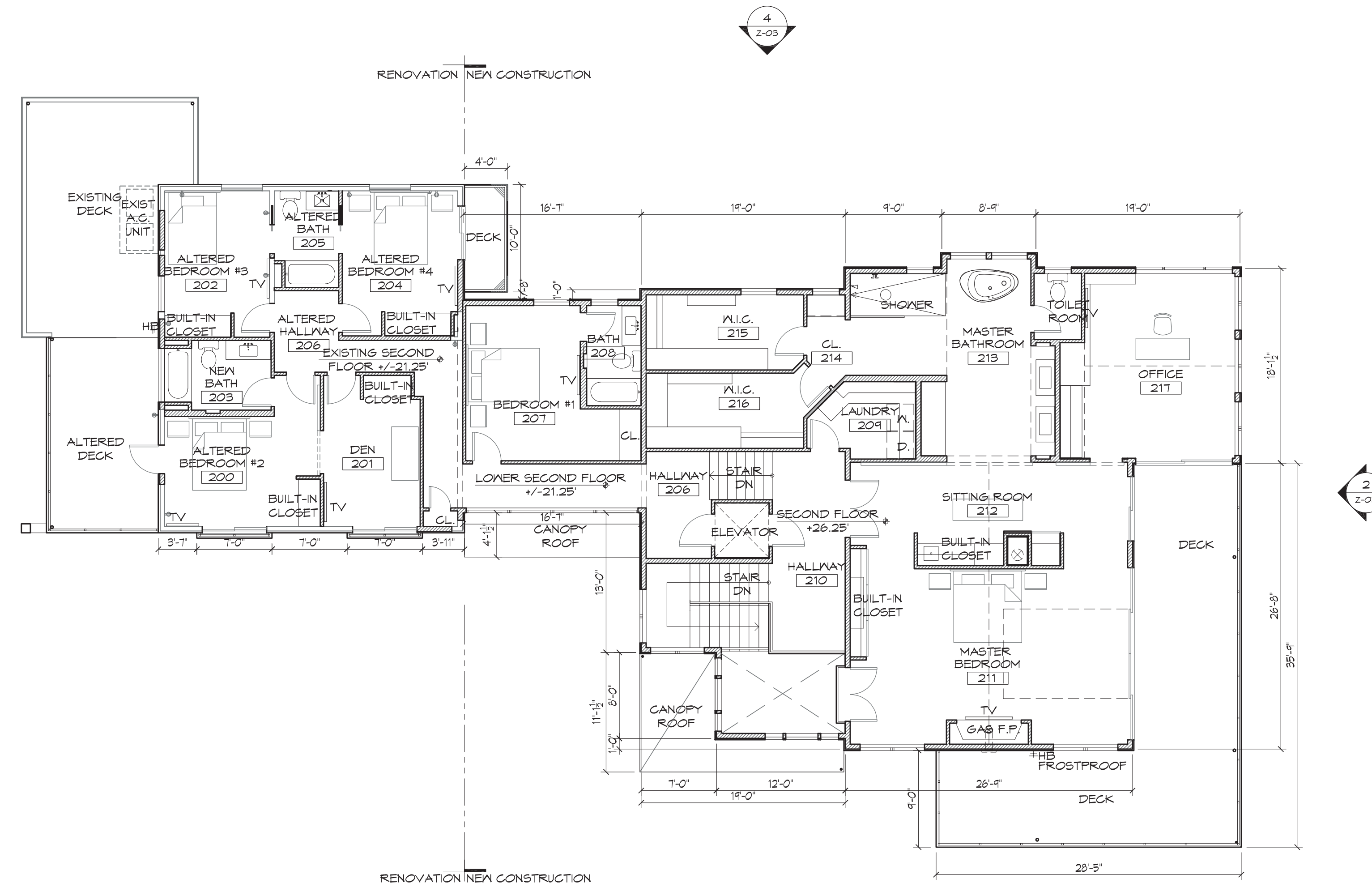
RUBIN RESIDENCE
 117 South Osborne Avenue
 Margate, New Jersey 08402
 Block 15 / Lot 8 and 9

SUBMISSIONS

NO.	DATE	DESCRIPTION
1	10/23/2020	PLANNING BOARD SUBMISSION REVISION
2	10/01/2020	PLANNING BOARD SUBMISSION

OVERALL SITE PLAN, COVERAGE PLAN

DRAWN BY: JVT	DATE: 07/14/2020
REVIEWED BY: MP	
SCALE: AS INDICATED	DRAWING NO. Z-01
PROJECT NO. 18041.00	



SECOND FLOOR PLAN

SCALE
1/8" = 1'-0"

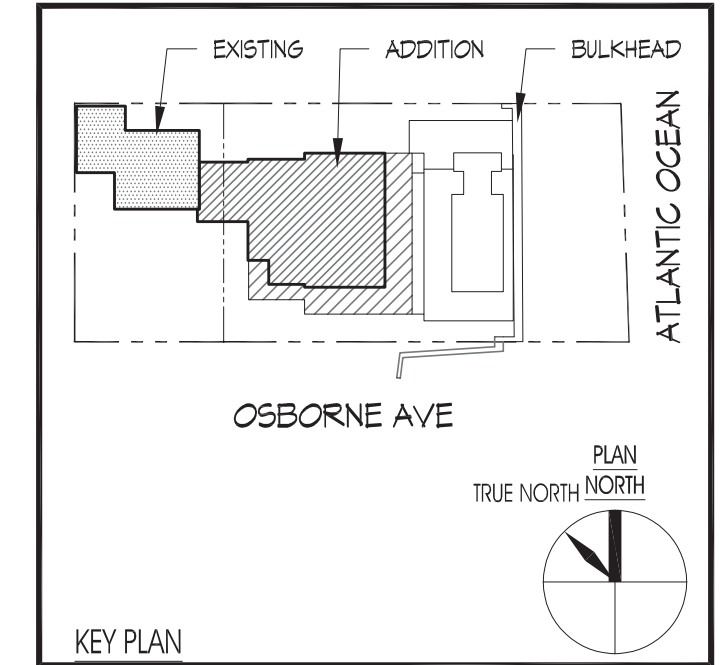
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William A. Salerno, A.I.A., P.P.
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Nory Hazaveh, A.I.A., P.P.
Founding Principal
Mark Petrella, A.I.A.
Principal
Kimberly McCarron, NCARB
Principal
John DeRochie, R.A., A.I.A., NCARB
Principal

Mark Petrella
Mark Petrella - NJ License # 21A01260300



KEY PLAN

RUBIN RESIDENCE
117 South Osborne Avenue
Margate, New Jersey 08402

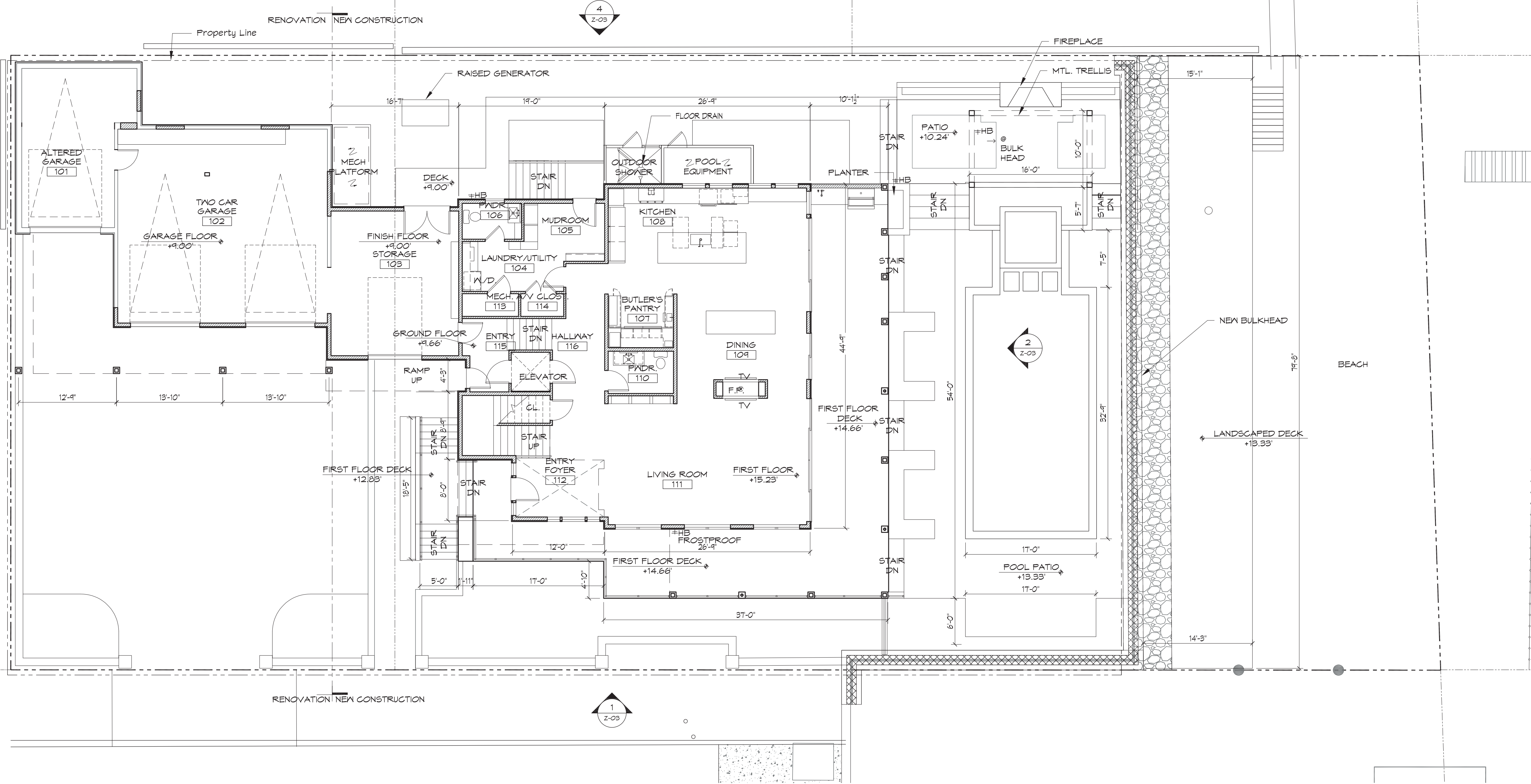
Block 15 / Lot 8 and 9

SUBMISSIONS

NO.	DATE	DESCRIPTION
1	10/23/2020	PLANNING BOARD SUBMISSION REVISION
2	10/01/2020	PLANNING BOARD SUBMISSION

DRAWING TITLE:
FIRST & SECOND FLOOR PLANS

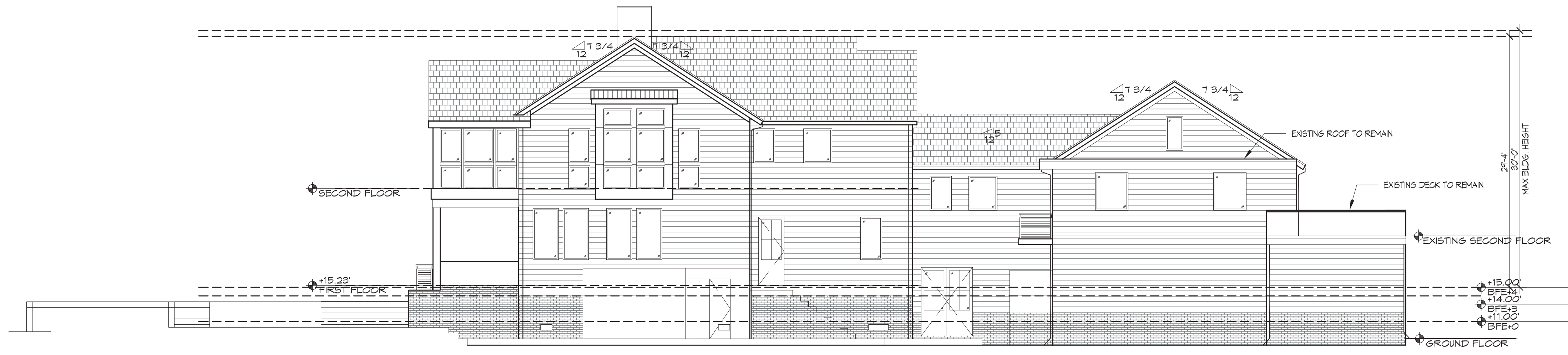
DRAWN BY:	JVT	DATE:	07/14/2020
REVIEWED BY:	MP		
SCALE:	AS INDICATED	DRAWING NO.:	Z-02
PROJECT NO.:	18041.00		



FIRST FLOOR PLAN

SCALE
1/8" = 1'-0"

1



EXTERIOR ELEVATION

SCALE
1/8" = 1'-0"

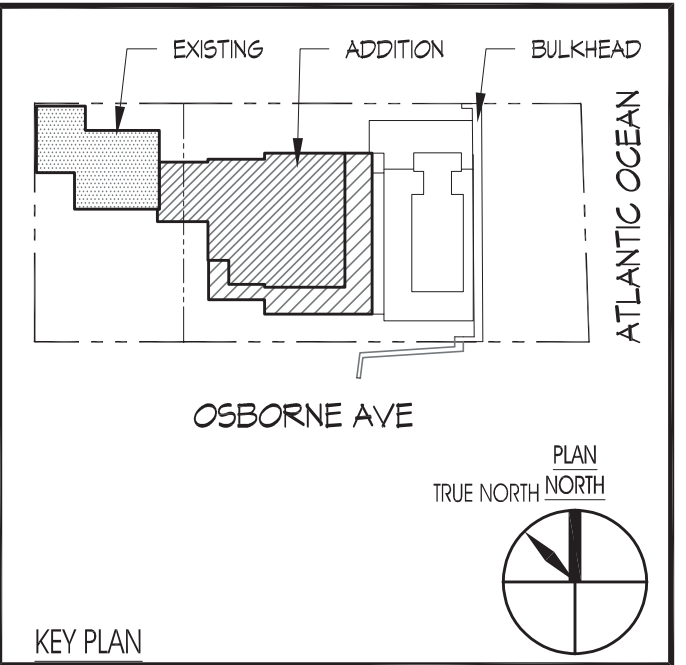
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Block 15 / Lot 8 and 9

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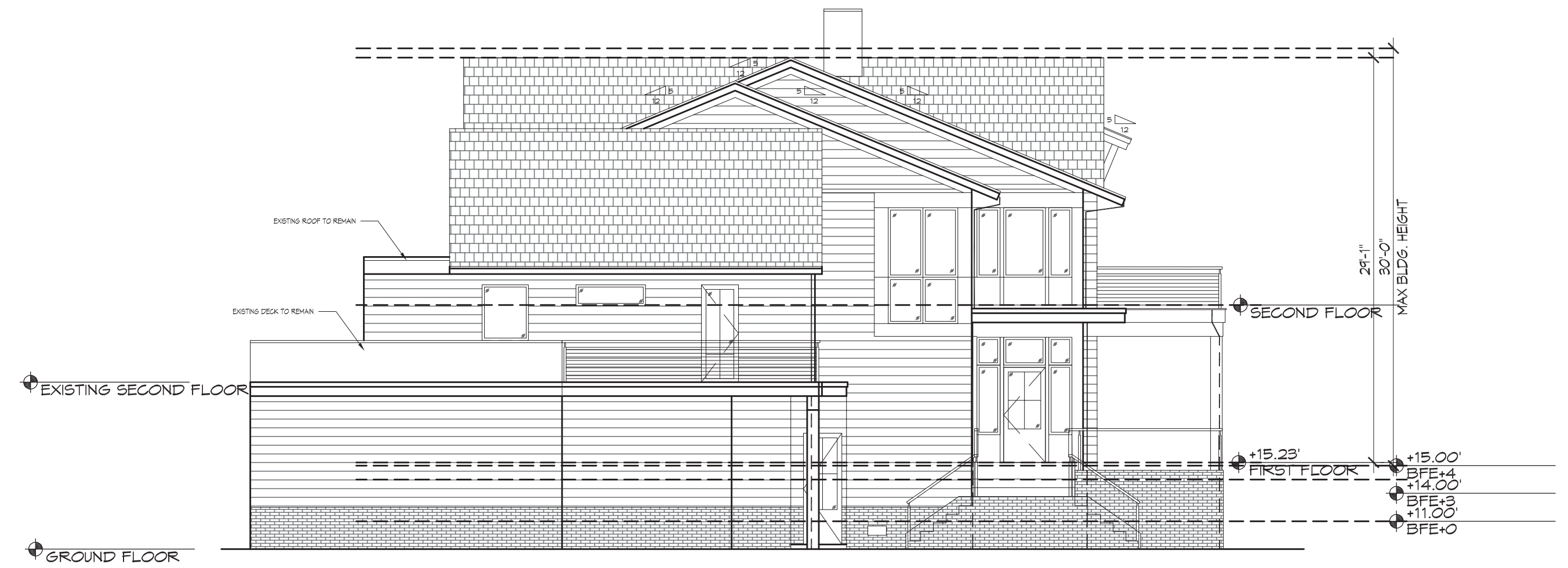
NO.	DATE	DESCRIPTION
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11	10/23/2020	PLANNING BOARD SUBMISSION REVISION
12	10/01/2020	PLANNING BOARD SUBMISSION

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: JVT DATE: 07/14/2020
REVIEWED BY: MP

SCALE: AS INDICATED DRAWING NO.: Z-03

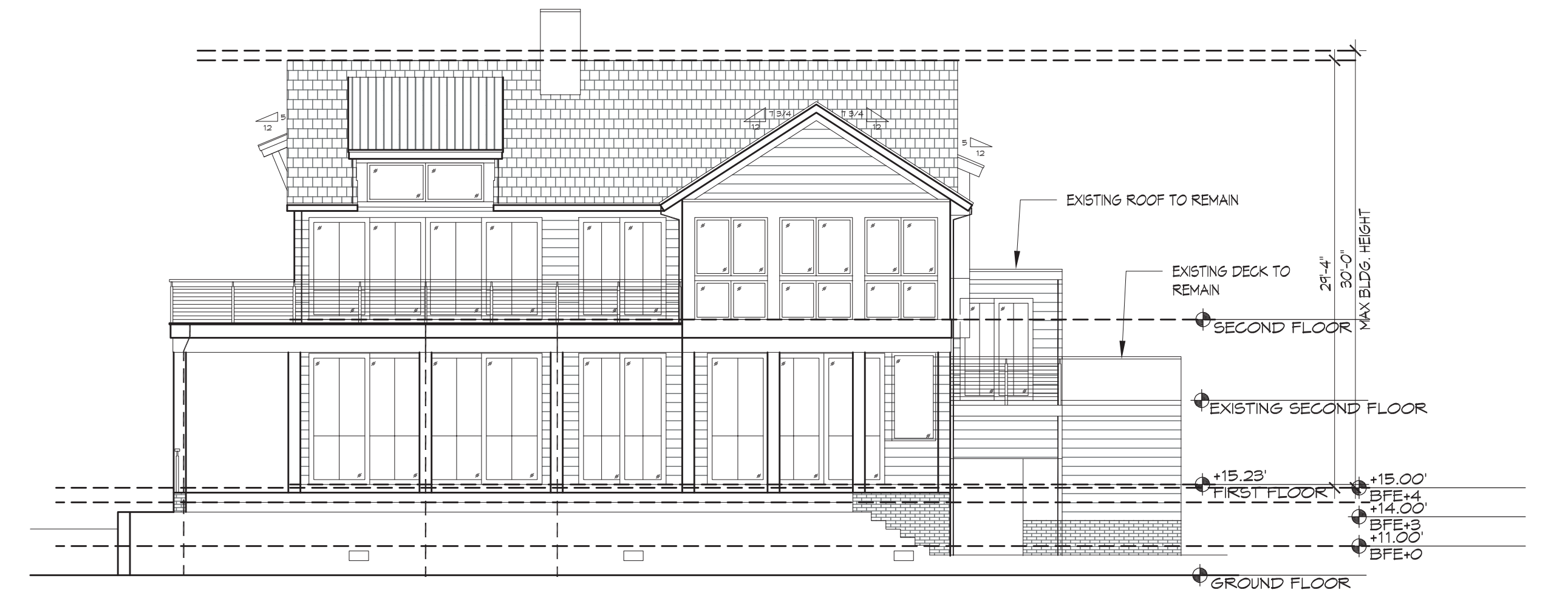
PROJECT NO.: 18041.00



EXTERIOR ELEVATION

SCALE
1/8" = 1'-0"

3



EXTERIOR ELEVATION

SCALE
1/8" = 1'-0"

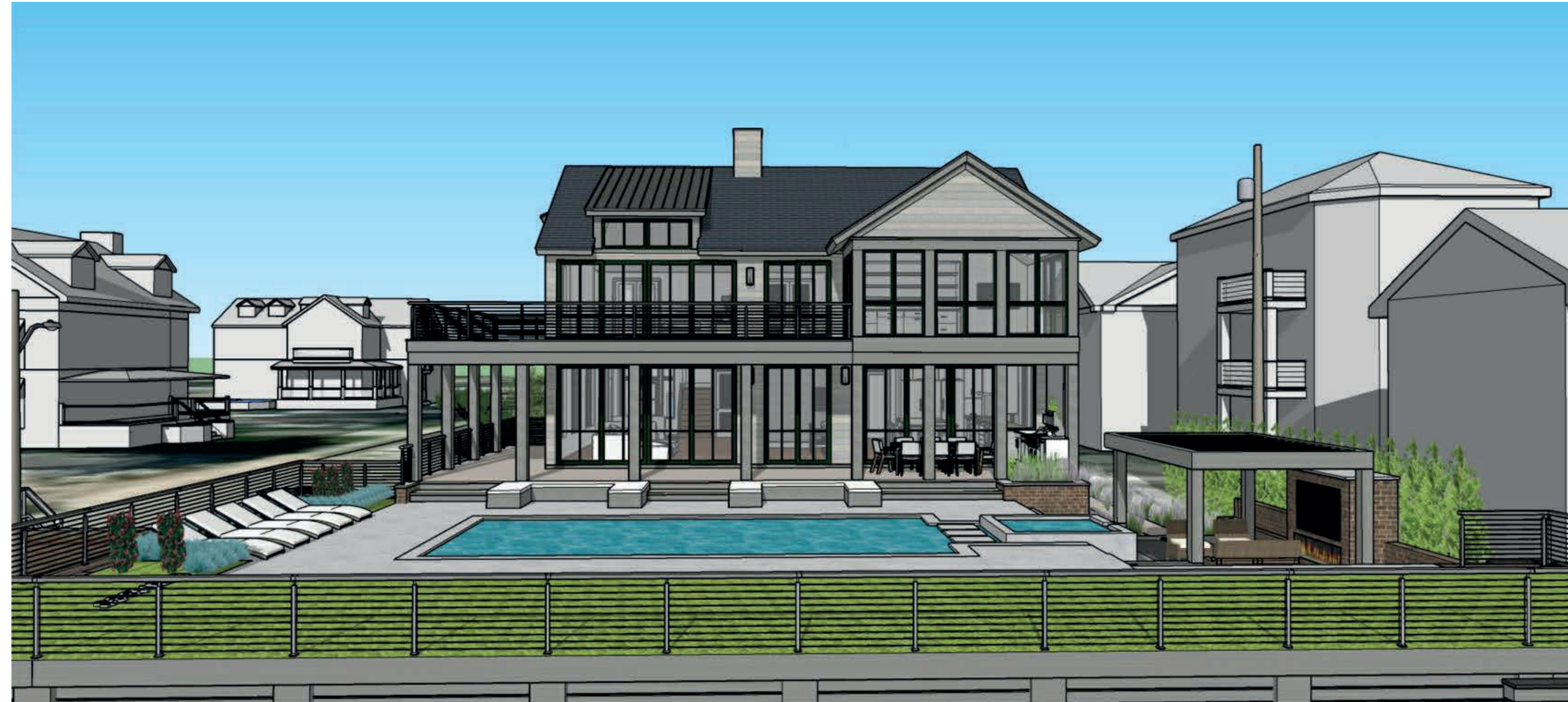
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EXTERIOR ELEVATION

SCALE
1/8" = 1'-0"

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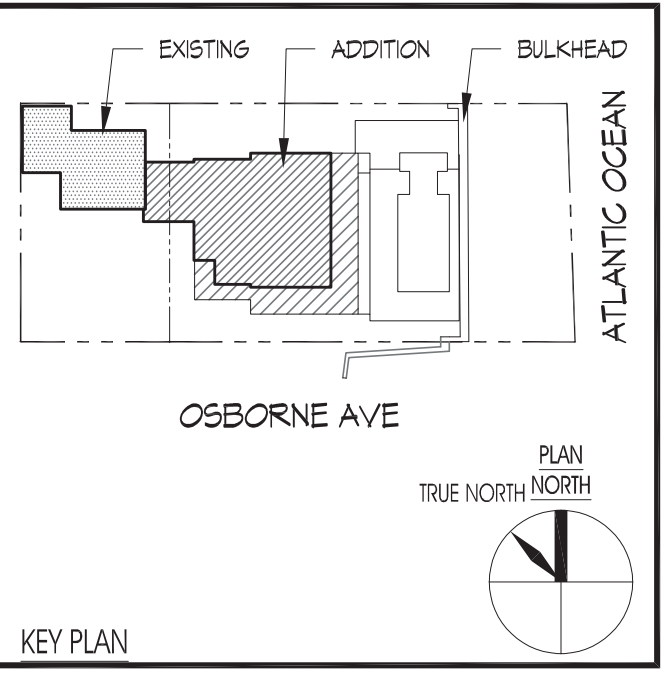


SOSH

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SUBMISSIONS

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DRAWING TITLE:
PERSPECTIVE VIEWS

DRAWN BY:	JVT	DATE:	09/30/2020
REVIEWED BY:	MP	DRAWING NO.:	Z-04
SCALE:	AS INDICATED	PROJECT NO.:	18041.00