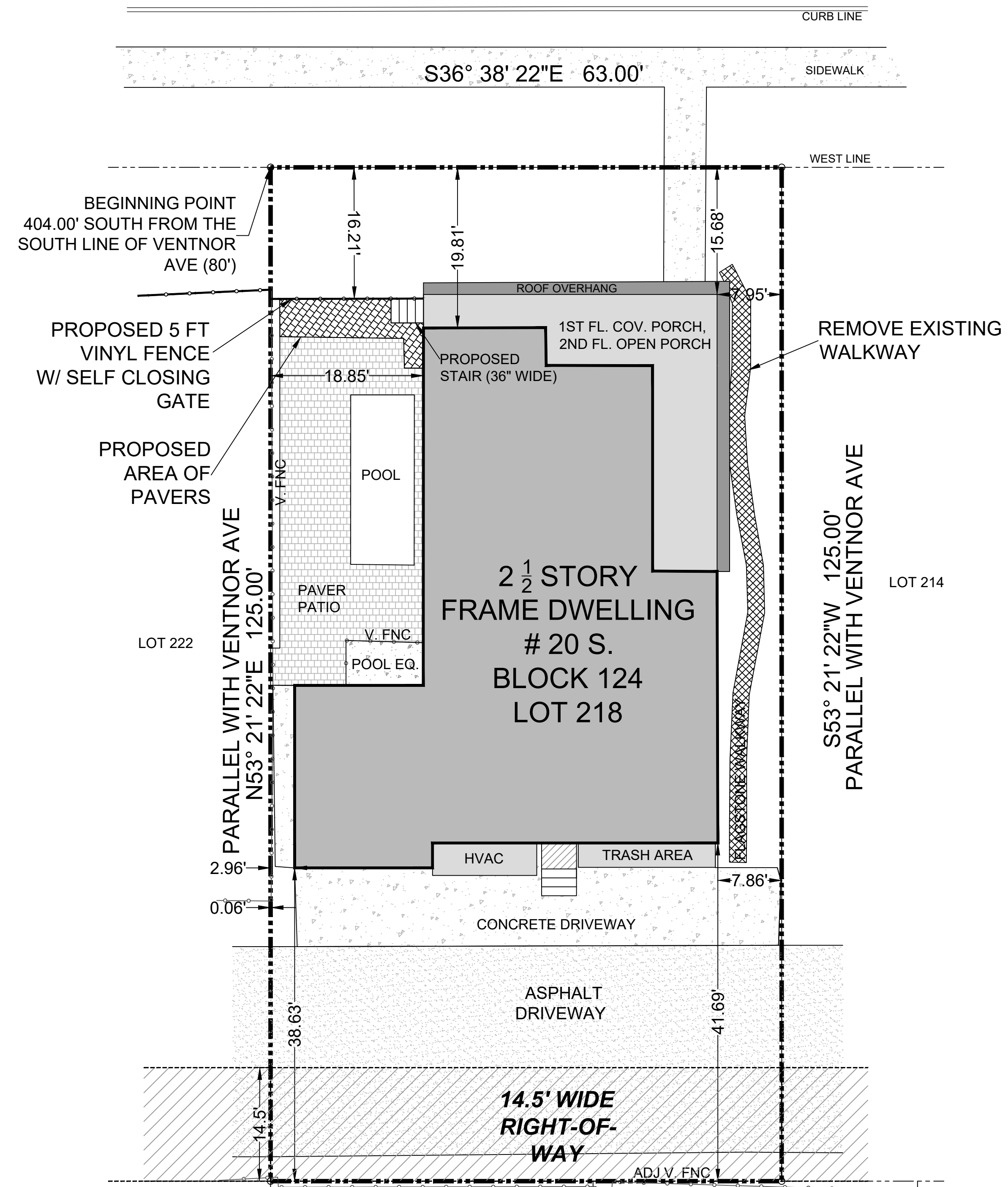


CEDAR GROVE AVENUE (79.196')



ZONING SCHEDULE (S-60 DISTRICT)

ITEM	REQUIRED	EXISTING	STATUS	PROPOSED	STATUS
LOT AREA	6,000 SF	7875 SF	C	7875 SF	C
LOT WIDTH	50 FT	90 FT	C	90 FT	C
COVERAGE					
BUILDING	30%	30.0%	C	30.0%	C
FRONT YARD	60%	91.0%	C	92.0%	C
TOTAL LANDSCAPE	35%	23.5%	ENC	23.2%	V
FENCE	FY. SETBACK	N/A	N/A	19 FT	V

LEGEND:
 C - CONFORMING
 V - VARIANCE
 ENC - EXISTING NON-CONFORMING
 N/A - NOT APPLICABLE

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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1948 c. 249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, I.C.C. ASIM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR W. PONZIO CO. ASSUMES NO LIABILITY FOR THE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

ARTHUR PONZIO CO.
 ENGINEERS & SURVEYORS
 PLANNERS

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

ARTHUR W. PONZIO, JR.

PROFESSIONAL PLANNER N.J. NO. 33LI00267600
 PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

VARIANCE PLAN
 BLOCK 124 LOT 218
 MARGATE ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'-0"
 DATE: 2-22-24

BY: WER
 PROJ. NO.: 40200

SHEET NO.
 SHEET 4