

# PMB&B

**PERSKIE MAIRONE BROG  
BARRERA & BAYLINSON**  
A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW  
327 CENTRAL AVENUE, SUITE 200, LINWOOD, NJ 08221  
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ALEXANDER J. BARRERA\*

COUNSEL TO THE FIRM  
STEVEN P. PERSKIE\*

RICHARD S. MAIRONE  
(1968-2023)

\*MASTER OF LAWS TAXATION  
\*\*ALSO MEMBER OF NY BAR  
\*\*\*CERTIFIED CIVIL TRIAL ATTORNEY

April 4, 2024

## Via Hand Delivery

Palma Shiles, Administrator  
Margate Planning Board  
9001 Winchester Avenue  
Margate, NJ 08402

Re: Application of Charles and Eileen LaBarre  
55 Seaside Court  
Block 610.04, Lot 11  
Margate, New Jersey  
Our File No.: 12868-1

Dear Ms. Shiles:

We represent Charles and Eileen LaBarre with respect to their application to the Margate Planning Board scheduled to be heard on April 25, 2024. The LaBarres make application requesting "C" variance relief for size of trellis structure in order to construct a trellis over their existing rear deck. In support of the application, the following is enclosed for the Planning Board's review and consideration:

1. (18) – Application for Action by Planning Board with Addendum and Checklist;
2. (18) – Survey;
3. (18) – Survey/Variance Plan;
4. (18) – Distinctive Outdoor Structures shop drawings;
5. (18) – Distinctive Outdoor Structures catalog sheets;
6. (18) – Staff Committee Application and Action;
7. (1) – 200 foot property owners' list (*to be provided under separate cover*);
8. (1) – Confirmation of paid taxes, water and sewer (*to be provided under separate cover*);

PERSKIE MAIRONE BROG BARRERA & BAYLINSON  
A PROFESSIONAL CORPORATION

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Palma Shiles, Administrator  
Margate Planning Board  
April 4, 2024  
Page 2 of 2

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9. (1) – Applicants' check in the amount of \$250.00 representing the application fee.


Should you require any further information in advance of the April 25th hearing date, please do not hesitate to contact me.

Thank you as always for your kind attention and usual courtesies..

Very truly yours,

PERSKIE MAIRONE BROG  
BARRERA & BAYLINSON, P.C.

BY: \_\_\_\_\_

  
CHRISTOPHER M. BAYLINSON  
[embaylinson@pmbb.com](mailto:embaylinson@pmbb.com)

CMB:dbm

Enclosures

c: Charles and Eileen LaBarre (via email) (w/ Application)

S:\LaBarre, Chuck & Eileen (12868)\Mat 1 - 55 Seaside Ct. - Trellis\Shiles (application submission) 4-3-24 CMB ltr.docx

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	<p>Submit the following documents with the Standard Development Application:</p> <p>a. Copy of an area map showing all lots within 200 feet of the property.</p> <p>b. List of names, addresses, lot and block numbers, as they appear on the official tax records of the City, of all owners of property within 200 feet of the property affected by the application and upon whom the notice must be served in the manner provided by law.</p> <p>c. Copy of professional survey at a scale not smaller than 1" = 100' nor larger than 1/8" = 1'; clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines.</p> <p>d. Copies of subdivision, site plan or conditional use applications when applicable.</p> <p>e. Certification that taxes are paid.</p>	<p>a. ✓</p> <p>b. TBP</p> <p>✓</p> <p>d. N/A</p> <p>e. TBP</p>	
2.	<p>If the survey is more than one year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance, and show any proposed changes with all dimensions including enlargement of existing footprint, if applicable.</p>	✓	
3.	<p>A statement containing the following information:</p> <p>a. Date of acquisition of property and from whom.</p> <p>b. The number of dwelling units in existing building(s).</p> <p>c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).</p> <p>d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.</p>	<p>a. ✓</p> <p>b. N/A</p> <p>c. N/A</p> <p>d. N/A</p>	
4.	Ten (10) folded copies of a plot plan, map or survey.	✓	
<p>Checklist prepared by: <u>Christopher M. Baylinson, Esq.</u></p> <p>Checklist reviewed by City: _____</p> <p>Application found complete on: _____</p> <p>Application found incomplete on: _____</p>		<p>Date: <u>4/3/24</u></p> <p>_____</p> <p>Date: _____</p> <p>_____</p>	

Application of Charles and Eileen LaBarre  
 55 Seaside Court  
 Block 610.04, Lot 11  
 Margate, New Jersey

N/A Not applicable

**APPLICATION FOR ACTION BY PLANNING BOARD  
MARGATE, NEW JERSEY**

PLEASE  
TYPE OR  
PRINT

**1. Date of Application:** April 4, 2024

**2. Zoning District:**

S-60	Single Family Residential	<input type="checkbox"/>	MF	Multi-Family Residential	<input type="checkbox"/>
S-60-WF	Single- Family Residential	<input type="checkbox"/>	CBD	Central Business District	<input type="checkbox"/>
S-50	Single Family Residential	<input type="checkbox"/>	C-1	Commercial	<input type="checkbox"/>
S-40	Single Family Residential	<input checked="" type="checkbox"/>	C-2	Commercial/Business	<input type="checkbox"/>
S-40-WF	Single-Family Residential	<input type="checkbox"/>	WSD	Waterfront Special District	<input type="checkbox"/>
S-30	Single Family Residential	<input type="checkbox"/>	R	Riparian	<input type="checkbox"/>
S-25	Single Family Residential	<input type="checkbox"/>	WAPC	Washington Avenue Pedestrian Corr.	<input type="checkbox"/>
S-25 (HD)	Historic Single Family Residential	<input type="checkbox"/>	WSPA	Government and Open Space	<input type="checkbox"/>
TF	Two-Family Residential	<input type="checkbox"/>	I	Institutional Use	<input type="checkbox"/>
B	Beach	<input type="checkbox"/>			

**3. Subject Parcel:**

Street Address(es) 55 Seaside Court  
 Block Number 610.04 Lot No(s) 11  
 Total Area (in square feet) 4,500 sq. ft.  
 Frontage: 50 ft.  
 Depth: 90 ft.

**4. Information about the Applicant:**

Full name(s) Charles and Eileen LaBarre  
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Local Residence Address 55 Seaside Court, Margate, NJ Zip 08402  
 Other Residence Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Business Address \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone Number(s) (include area code);  
 Email Address \_\_\_\_\_  
 Business \_\_\_\_\_ Fax \_\_\_\_\_ Cell Phone (609) 335-6048

**5. Interest in Subject Property:**

(Supply copies of relevant documents with this

Application):

- By lease dated \_\_\_\_\_
- By Agreement of Sale dated \_\_\_\_\_
- By Ownership of property since 6/1997
- By other interest in law (describe):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. If you do not own the Subject Property, provide the following regarding the Owner:**

Name(s) \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone No. (include area code);  
 Res. \_\_\_\_\_  
 Bus. \_\_\_\_\_  
 Fax \_\_\_\_\_  
 Cell \_\_\_\_\_

**7. Type of Application Applied For (check all applicable):**

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> C Variance(s) | <input type="checkbox"/> Minor Subdivision      | <input type="checkbox"/> Interpretation (B Variance)       |
| <input type="checkbox"/> D Variance(s)            | <input type="checkbox"/> Major Subdivision      | <input type="checkbox"/> Other (Explain)<br>_____<br>_____ |
| <input type="checkbox"/> Minor Site Plan Action   | <input type="checkbox"/> Conditional Use Permit |  |
| <input type="checkbox"/> Major Site Plan Action   | <input type="checkbox"/> Appeal (A)             |  |

**8. Application Made To:**  Planning Board  Other

**9. Professionals Representing the Applicant:** (Check applicable professional and provide information)

\_\_\_ Attorney: Name Christopher M. Baylinson, Esquire Phone (609) 601-1775  
 Address 327 Central Avenue, Suite 200, Linwood, NJ 08221  
 Fax (609) 601-8440 Cell \_\_\_\_\_ Email cbaylinson@pmbb.com

\_\_\_ Architect: Name Distinctive Outdoor Structures Phone (215) 699-5754  
 Address 619 Bethlehem Pike, Montgomeryville, PA 18936  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_ Email office@distinctiveos.com

\_\_\_ Engineer: Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_ Email \_\_\_\_\_

\_\_\_ Preparer of Subdivision or Site Plan (if different from above)  
 Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_  
 Fax \_\_\_\_\_ Cell \_\_\_\_\_

*(Be sure to include all area codes and zip codes in the above)*

**10. If Site Plan Action is Required:**

-What is the present use of the site and building(s)?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

-How will this be changed?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**11. If Subdivision Action is Required:**

-After conferring with the City Tax Assessor, provide lot numbers of new lot(s), dimensions, and area of each: (use extra pages, if necessary)

Lot No(s)	Dimension(s)	Area(s)
_____	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.
_____	_____ x _____	_____ S.F.

-Purpose of the Subdivision

To sell lot(s)

To build and sell homes (or other buildings)

Other (please explain): \_\_\_\_\_

**12. If Variances are Required:**

(Note: Properly scaled site plan must show all dimensions relevant to variance analysis)

-Current use of lot(s) and building(s): Single family home with rear deck

-Proposed use: Construction of a trellis over the existing rear deck

-If a "D" or "Use" Variance is required, please explain: N/A

-Regarding any dimensional variances required, please fill out the following chart:

Variance	Requirement of District	Present Condition	Proposed Condition
<u>Size of trellis (2)</u>	<u>8' high/8' wide (each)</u>	<u>N/A</u>	<u>9' high (each) /22' wide total approx.</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**13. Prior Action:** Please detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. (IF YOU ARE NOT SURE PLEASE CHECK WITH EITHER BOARD ADMINISTRATOR.) If no prior action, write "none".

None

**14. County and Other Agency Actions** (Provide necessary dates and decisions):

Site Plan:

N/A \_\_\_\_\_

Subdivision:

N/A \_\_\_\_\_

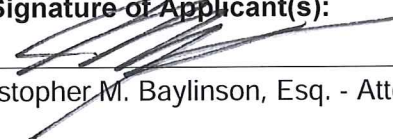
Other:

N/A \_\_\_\_\_

**15. Space for Narrative:** In this space you must provide a general narrative description of what is being proposed, as well as any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications and extenuating circumstances. FAILURE TO PROPERLY COMPLETE THIS SPACE WILL CONSTITUTE AN INCOMPLETE APPLICATION.

Please see attached Addendum to Application.

**16. Signature of Applicant(s):**

  
\_\_\_\_\_ Date \_\_\_\_\_  
Christopher M. Baylinson, Esq. - Attorney for Applicant(s)  
\_\_\_\_\_ Date \_\_\_\_\_

**17. This space for Board Administrator:**

-Staff Committee action took place  
\_\_\_\_\_ and case assigned to  
the Planning Board for \_\_\_\_\_ or

-This application received by the  
Planning Board Administrator on  
\_\_\_\_\_  
By: \_\_\_\_\_

**18. Notarized Statement by Applicant:**

State of New Jersey } ss.  
County of Atlantic }  
\_\_\_\_\_, being duly  
sworn according to law, deposes and says, that  
the statements contained in the above application  
and the statements contained in the papers  
submitted herewith are true.  
Sworn to and subscribed before me this \_\_\_\_\_  
day of \_\_\_\_\_.  
\_\_\_\_\_

**ADDENDUM TO APPLICATION**

**Application of Charles and Eileen LaBarre  
55 Seaside Court  
Block 610.04, Lot 11  
Margate, New Jersey**

Charles (“Chuck”) and Eileen LaBarre are the owners of 55 Seaside Court, identified on the tax map as Lot 11 in Block 610.04 and situated in the S-40 zoning district. The property is oversized with 50’ of frontage on Seaside Court, 90’ of lot depth and 4,500 square feet of lot area. The property has frontage on Seaside Court and backs up to the two story JCC brick wall within a few feet of the rear property line.

This matter comes before the Planning Board as a request for variance relief related to a trellis proposed over applicants’ existing rear deck. As can be seen from the plans submitted, the existing deck at the property extends from the back wall of the house 13’ leaving a rear yard setback of 4’ and side yard setback of 3’ 4”.

Chuck and Eileen would like the trellis over the deck to provide shade as their rear yard gets none of the prevailing south wind in the summer, which tends to cool things down. The JCC, just feet from their property line, blocks any breeze to their back yard. The variances are required as the trellis is proposed to cover the entire deck. The ordinance allows for two 8’ wide trellises per property at a height of 8’. The trellises proposed are premanufactured at a width of 10’ 11.5” wide and 15’ deep. As such, the following variances are requested:

<u>Proposed</u>	<u>Permitted</u>
21.5’ (width)	16’ (width)
15’ (depth)	8’ (depth)
9’ (height)	8’ (height)

There are no setback variances implicated by the application as the existing deck is approximately 7” above grade while the ordinance allows no setback for rear decks up to 10” from grade. To the extent the trellis implicates a building coverage variance, existing building coverage is 42.08% and with the rear deck is 48.40% although, like the deck, the trellis is open and drainage on the property will be unaffected by installation of the trellis.

Sandwiched between the house and the two story JCC wall several feet away, it is respectfully suggested that the trellis on the rear deck can be justified as it is in a location which will impact no one. It is only slightly larger than permitted being 11’ wide where 8’ is allowed, or 22’ where 16’ is proposed. The trellis will enhance the rear yard of the property for the surrounding neighborhood while having no impact on views, light or otherwise. The LaBarres have high school age triplets and in the summer when the boys are home, Chuck and Eileen need a place to hide. The rear deck is the



perfect place, but it is simply too hot in the summer due to the lack of a breeze. The trellis proposed will give them a comfortable shaded place to retreat to when the kids and their friends are around. By installing the trellis rather than enclosing the deck and adding a room, air, light and open space is preserved.

For these reasons, it is submitted that the variances for the size of the trellis at this particular location can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.

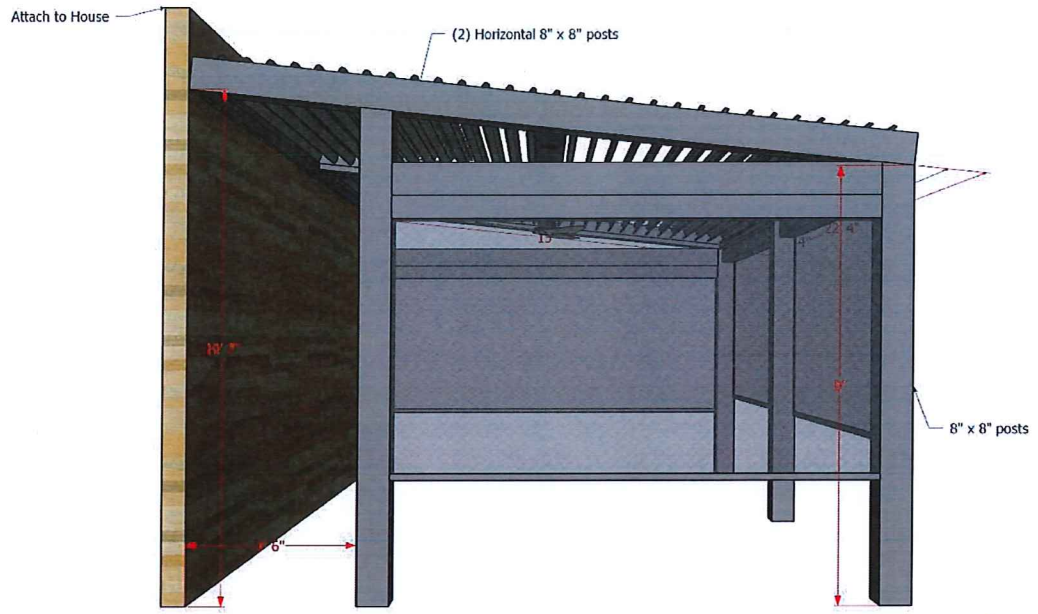


# Pergola X

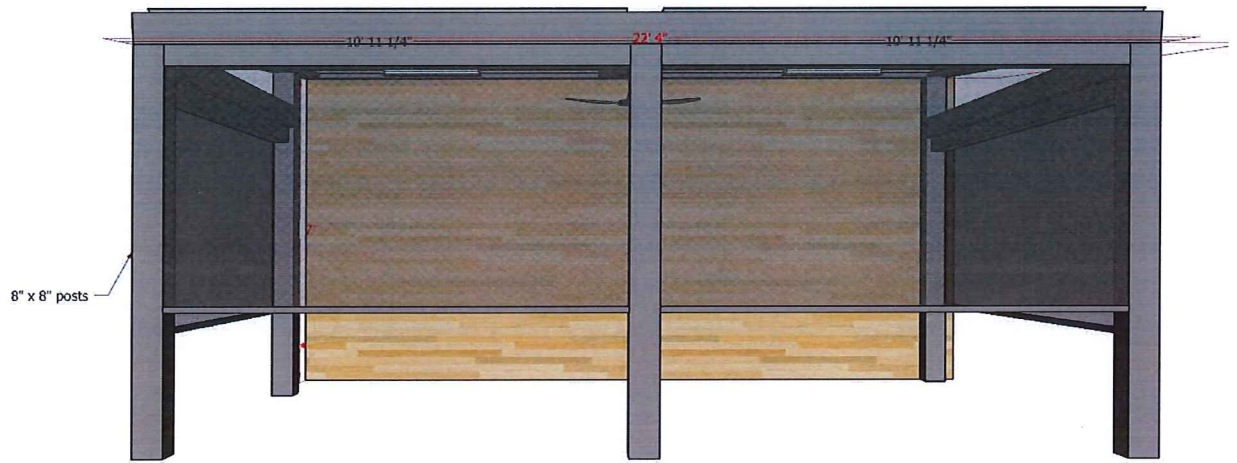
by STRUXURE.

STRUXURE®





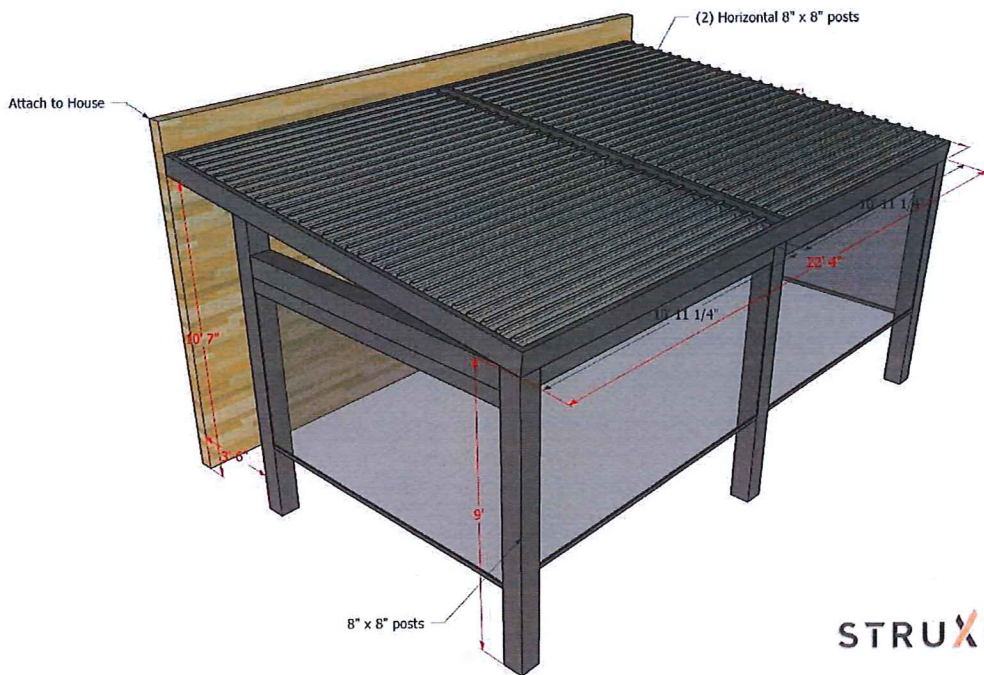
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STRUXURE.



STRUXURE.



STRUXURE.



**City of Margate City  
Staff Committee Action - Planning Board**

<b>Block</b>	<b>Lot</b>	<b>Applicant Name</b>
610.04	11	Charles and Eileen LaBarre
<b>District</b>	<b>Address of Subject Application</b>	
S-40	55 Seaside Court	

Dear (Name of Submitting Party) Christopher M Baylinson, Esq.  
 Your submittal was considered at the Staff Committee meeting of Friday, February 09, 2024  
 The action(s) required prior to building permit are:  
 staff committee met with the applicant and reviewed the application and agrees with the requests

The matter will be placed on the agenda of the Planning Board at 6:30PM on Thursday, March 21, 2024  
 Applications will be accepted on a first-come first-served basis. If the agenda becomes over-crowded, you will be rescheduled the following month. If you decide, for whatever reason, not to appear on this date, you must notify the Board Administrator as early as possible. The following month's agenda cannot be guaranteed.

The following conditions and special considerations must be addressed as part of your application to the Board:  
 complete application

**APPLICATION FEES:**

<b>D Variance:</b>	\$0.00	<b>Court Reporter:</b>	\$0.00
<b>C Variance:</b>	\$250.00	<b>Other:</b>	\$0.00
<b>Site Plan:</b>	\$0.00		\$0.00
<b>Subdivision:</b>	\$0.00		\$0.00
<b>Conditional Use Permit:</b>	\$0.00		\$0.00

Applicant shall combine all application fees into one separate check made out to the City of Margate. Escrow fees shall be a separate check made out to the City of Margate. NOTE: If an Escrow deposit is requested, a W9 form must be submitted with the Escrow check. Any Escrow funds will be refunded to the name and address indicated on the W9 form.

**Please note that in proceeding further with the formal Board Application, you are responsible for satisfying all of the checklist particulars in the appropriate section(s) of the Administrative Regulations. The instructions and checklist for your particular application can be found on the following pages of this booklet: 1-19**

You must also comply with the more detailed requirements of the Margate City Land Development Ordinance.

In order for you to be able to appear on the Board Agenda as per the above date, all application material must be submitted by 11:00am, Wednesday, February 28, 2024

Palma Accardi  
 Planning Board Administrator  
 Friday, February 09, 2024

**City of Margate City**  
**Staff Committee Review Application**  
Please Type or Print Neatly • \$25 Submittal Fee

<b>Office Use Only:</b>	Date Submitted: _____	Received By: _____
	Paid: _____ Check/Receipt #: _____	Board Administrator or Zoning Officer

Staff Committee meetings are held as needed. Contents must comply in all particulars with the Administrative Regulations for Processing Planning Board Applications, sections on Staff Committee Review. The Board Administrator and other City Hall staff will answer reasonable questions regarding this procedure. They cannot, however, fill out these forms for you.

1. Date of Application: January 23, 2024
2. Submitted by – Name: Christopher M. Baylinson, Esq. Phone No.: (609) 601-1775  
Address: 327 Central Avenue, Suite 200, Linwood, NJ 08221  
Email Address: cbaylinson@pmbb.com
3. If the party submitting this form is other than the potential Applicant for Board action (attorney, architect, builder, engineer, etc.), then who would the APPLICANT be?  
Name: Charles and Eileen LaBarre Phone No.: (609) 335-6048  
Address: 55 Seaside Court, Margate, NJ 08402  
Email Address: laybar22@aol.com
4. The applicant would be (Check one):  
 Owner  Buyer under Agreement of Sale  
 Tenant  Other: \_\_\_\_\_
5. If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?  
Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_

<b>6. Proposed Action is Located as Follows:</b> Street Address: <u>55 Seaside Court</u> Block: <u>610.04</u> Lot(s): <u>11</u> Zoning District: <u>S-40</u>
--

7. Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)  
Single family home with rear deck  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Answer the following as to:

Existing Condition

Proposed Condition

a. Size and Dimension of Lot: \_\_\_\_\_

b. Size, Dimensions of Buildings: \_\_\_\_\_

c. Height of Buildings (Feet): \_\_\_\_\_

d. Height of Buildings (Stories): \_\_\_\_\_

e. % of Coverage on Land: \_\_\_\_\_

f. Front Yard Setback: \_\_\_\_\_

g. Rear Yard Setback: \_\_\_\_\_

h. Side Yard Setbacks: \_\_\_\_\_

9. According to the Administrative Regulations, a scaled drawing must accompany this Application. If available, a survey would be appreciated. In addition, use this space to provide a detailed narrative description of the proposed action. Attach additional paper, if necessary:

(THIS SECTION MUST BE COMPLETED)

Applicants propose to construct a trellis over the existing rear deck

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Although the Staff Committee will determine the correct legal steps, what are the actions requested. (check more than one, if applicable):

Subdivision

Site Plan

C-Variance(s)

Conditional Use Permit

D-(Use) Variance

Other: \_\_\_\_\_

11. Which variances are needed, if any? Rear yard setback, side yard setback and landscaping

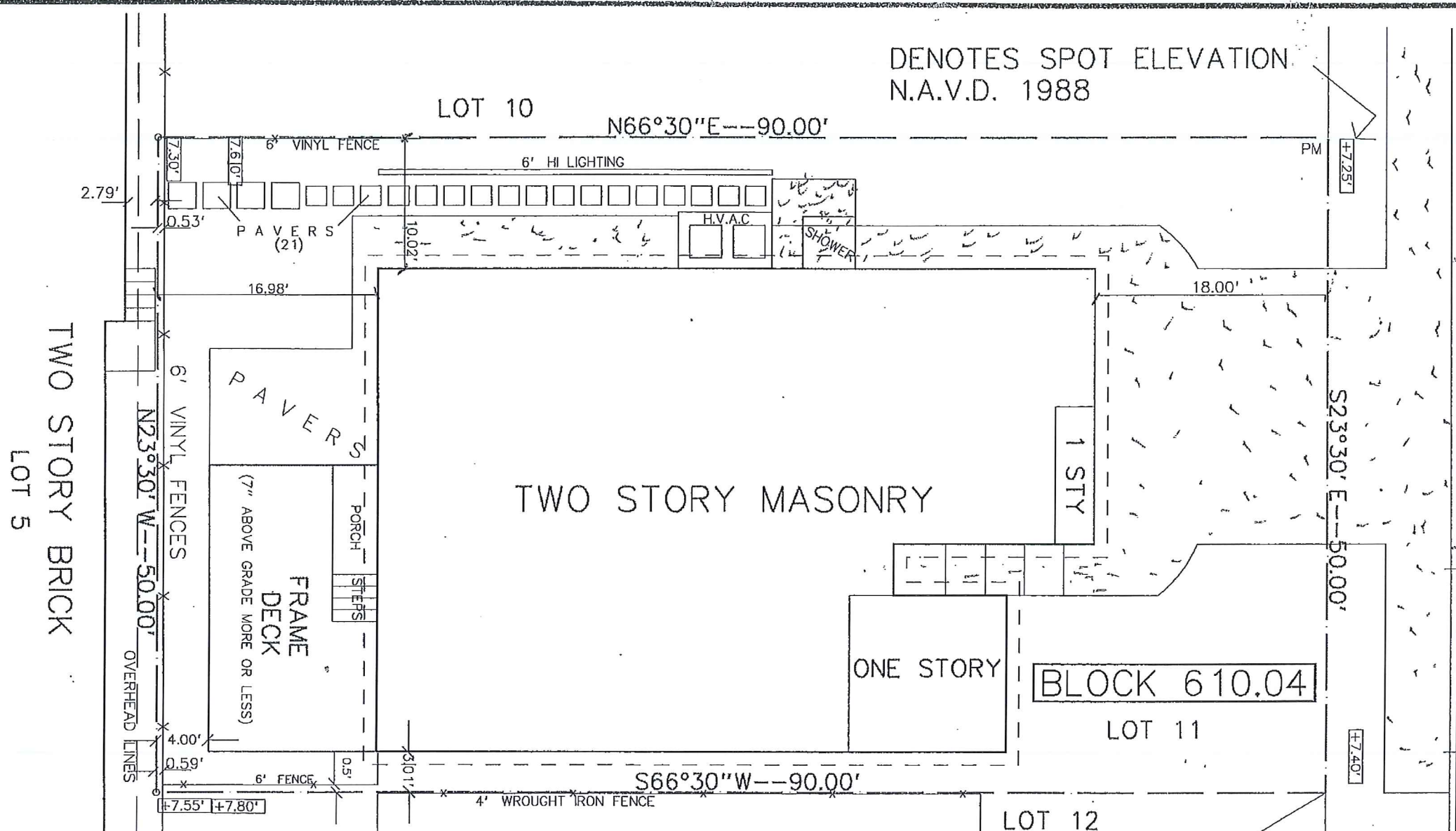
12. IF THERE HAS BEEN ANY PREVIOUS STAFF COMMITTEE OR FORMAL BOARD APPLICATION AND/OR ACTION ON THIS PROPOSAL PROPERTY, PLEASE ATTACH RELEVANT DOCUMENTS, AND PROVIDE INFORMATION HERE: N/A

Signature of Submitting Party:  \_\_\_\_\_

Print or Type Name: Christopher M. Baylinson, Esq. - Attorney for Applicant(s)

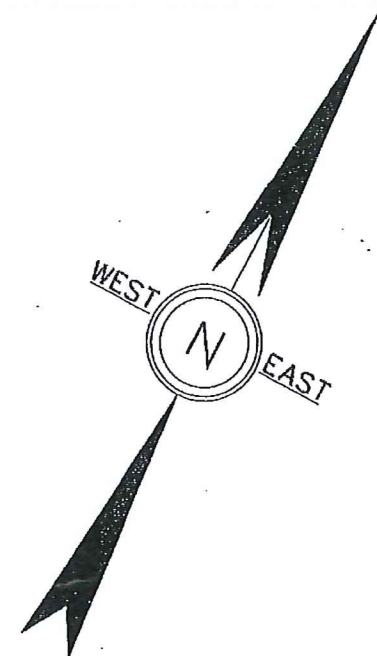


DENOTES SPOT ELEVATION  
N.A.V.D. 1988



BEGINNING 325 FEET NORTHWESTWARDLY OF THE  
NORTHWESTERLY LINE OF FULTON AVENUE (50')  
AND 295 FEET NORTHEASTWARDLY OF THE  
NORTHEASTERLY LINE OF JEROME BOULEVARD (100')

SEASIDE COURT  
(50 FEET WIDE)



LAND TITLE SURVEY

55 SEASIDE COURT BLOCK 610.04 LOT 11  
MARGATE CITY DECEMBER 30, 2023 WO 23214

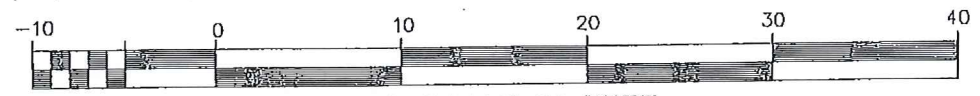
, ATLANTIC COUNTY, NEW JERSEY  
ROBERT J. CATALANO AND ASSOCIATES P.A.  
PROFESSIONAL LAND SURVEYORS AND PLANNERS  
3325 ATLANTIC AVENUE- ATLANTIC CITY, N.J. 08401  
1 NORTH BOSTON AVENUE (PURPLE HEART WAY)  
PHONE (609) 345-1887 FAX (609) 345-3511  
Emails: catsr@comcast.net crystal.catsurveys@comcast.net

*Robert J. Catalano*  
Robert J. Catalano Professional Land Surveyor No 18612

SURVEYORS CERTIFICATION

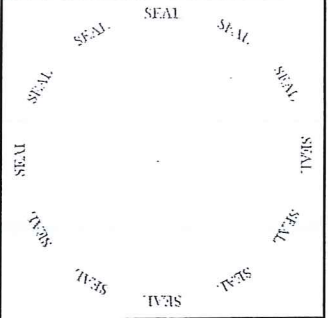
I hereby certify that this survey is a true and accurate  
representation of the conditions found by actual field  
survey, made under my immediate supervision as of  
the latest date shown, unless noted otherwise.

*Robert J. Catalano*  
Robert J. Catalano Professional Land Surveyor No 18612



GRAPHIC SCALE IN FEET  
ONE INCH EQUALS 10 FEET

Frontage	Depth	Area	Front Yard	Side Yard	Side Yard	Rear Yard	House Area	Total Impervious
50.00'	90.00'	4500	18.00'	3.01'	10.02'	16.95'	1893.6 SF	3080.7 SF



**STRUXURE**

**Distinctive Outdoor Structures**  
BE UNIQUE. BE DISTINCTIVE

**LABARRE**  
55 SEASIDE COURT  
MARGATE CITY, NJ

**DOOS**

\*\*\* COPYRIGHT \*\*\*

THIS DRAWING IS THE SOLE PROPERTY OF DISTINCTIVE OUTDOOR STRUCTURES, LLC AND IS NOT TO BE DUPLICATED OR COPIED IN WHOLE OR IN ANY PART THEREOF.

ITS USE IS LIMITED TO THE PROJECT IT REPRESENTS.

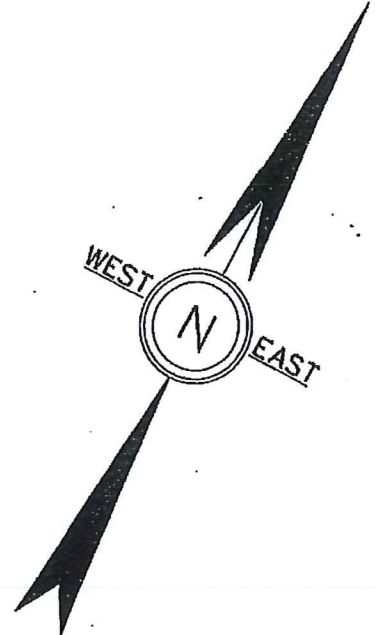
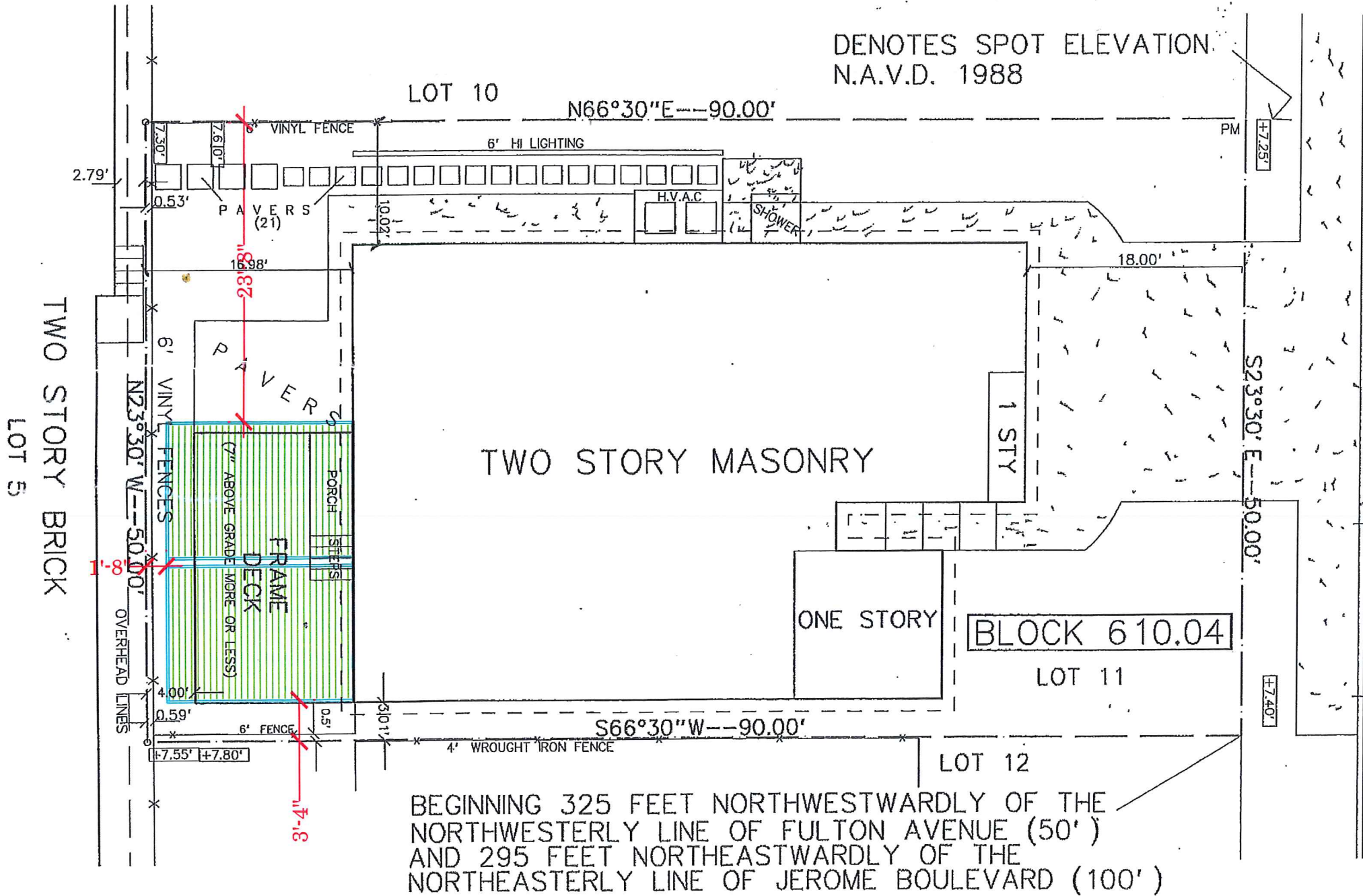
OTHER USE IS STRICTLY PROHIBITED.

REV. No.	REVISION ISSUE	REV. DATE

FIRM NAME & ADDRESS:  
DISTINCTIVE OUTDOOR STRUCTURES  
619 Bethlehem Pike  
Montgomeryville, PA 18936  
Telephone: (215) 699-5754  
E-mail: Office@DistinctiveOS.com

Drawing Title:  
LABARRE\_SHOP DRAWING.DWG

Job Name: LABARRE	Permit Number: 2023-2179
Drawn By: M. Shinton	Date Created: 3/13/2024
Checked By: GREGG	Scale: 1" = 10'
Sheet Number: 1 of 1	Sheet Name: LOCATION PLAN



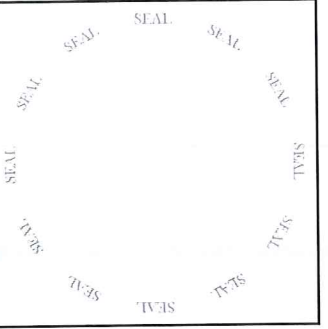
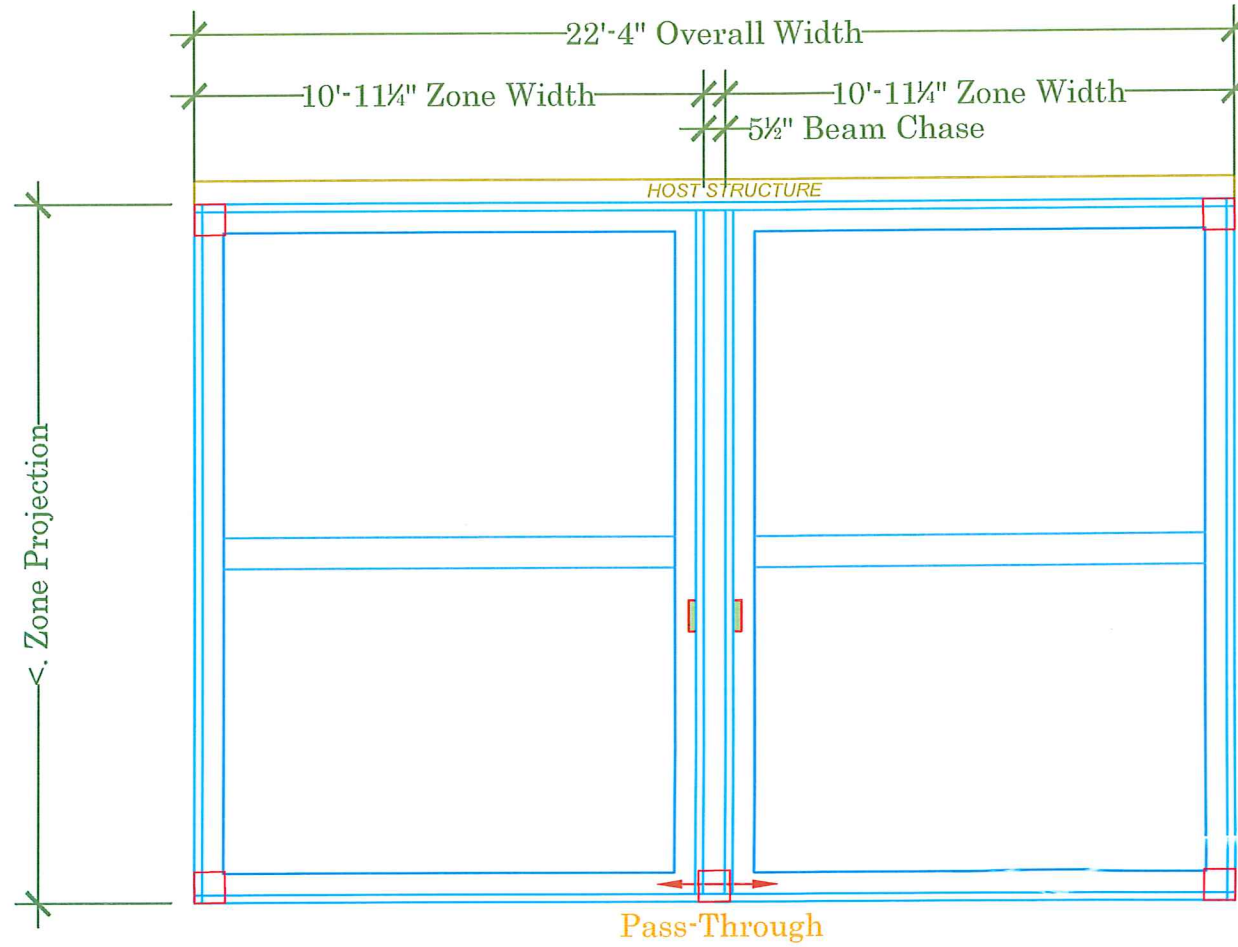
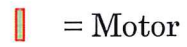
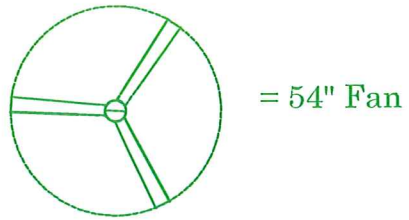
SEASIDE COURT  
(50 FEET WIDE)

**LAND TITLE SURVEY**

55 SEASIDE COURT BLOCK 610.04 L  
MARGATE CITY DECEMBER 30, 2023 WO  
ATLANTIC COUNTY, NEW JERSEY  
ROBERT J. CATALANO AND ASSOCIATES  
PROFESSIONAL LAND SURVEYORS AND PLA  
3325 ATLANTIC AVENUE- ATLANTIC CITY, N.J.

C:\USERS\MATT\SHINTON\DESKTOP\DRIVE - GREENHAUS DESIGN GROUP\DOOS - GH PROJECT DRIVE\1-PROJECTS\2023-2179-LABARRE\CAD\LABARRE\_SHOP DRAWING.DWG

# LEGEND



**STRUXURE**

**Distinctive Outdoor Structures**  
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**LABARRE**  
55 SEASIDE COURT  
MARGATE CITY, NJ

**DOS**

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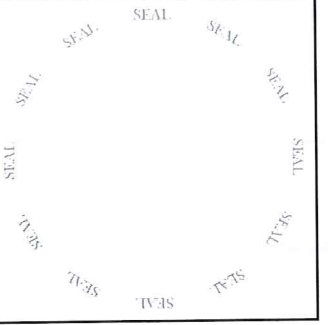
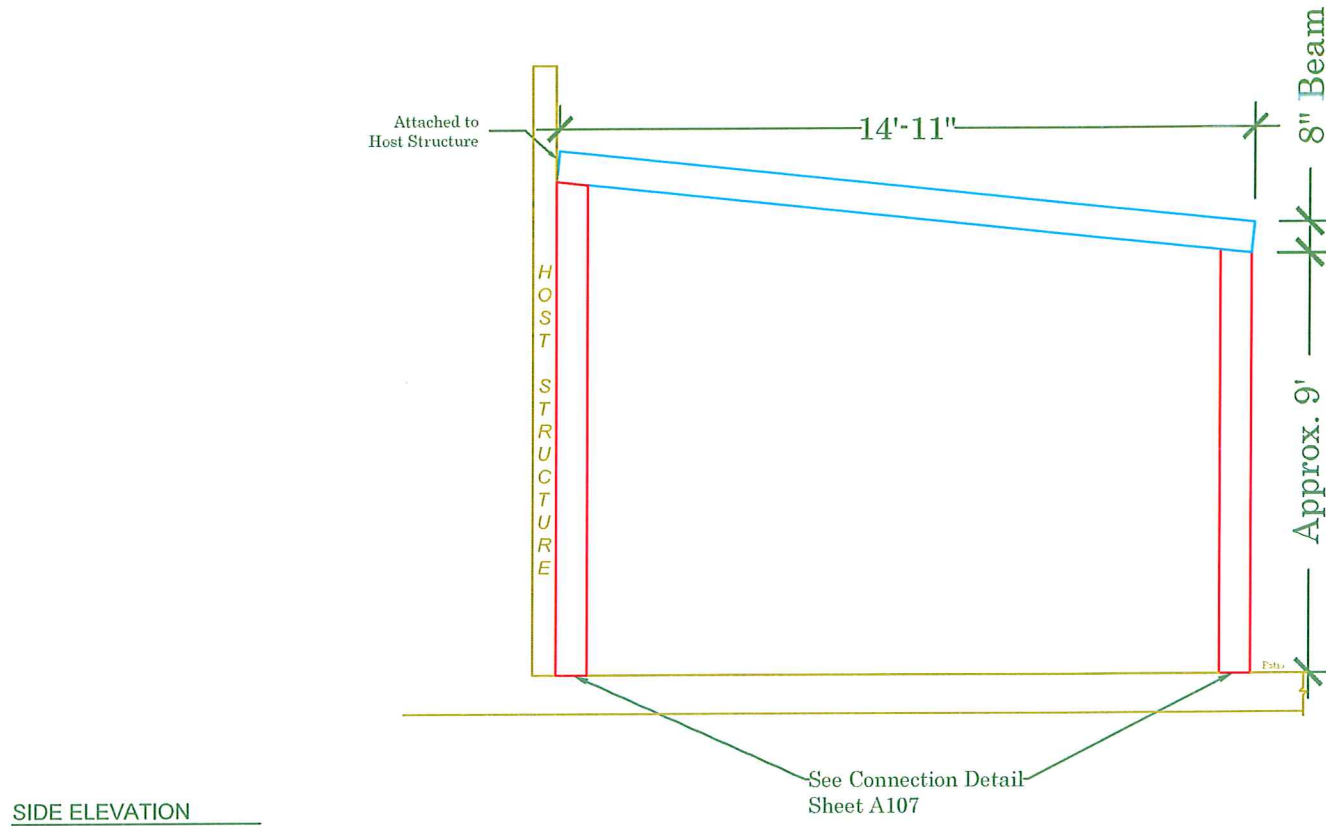
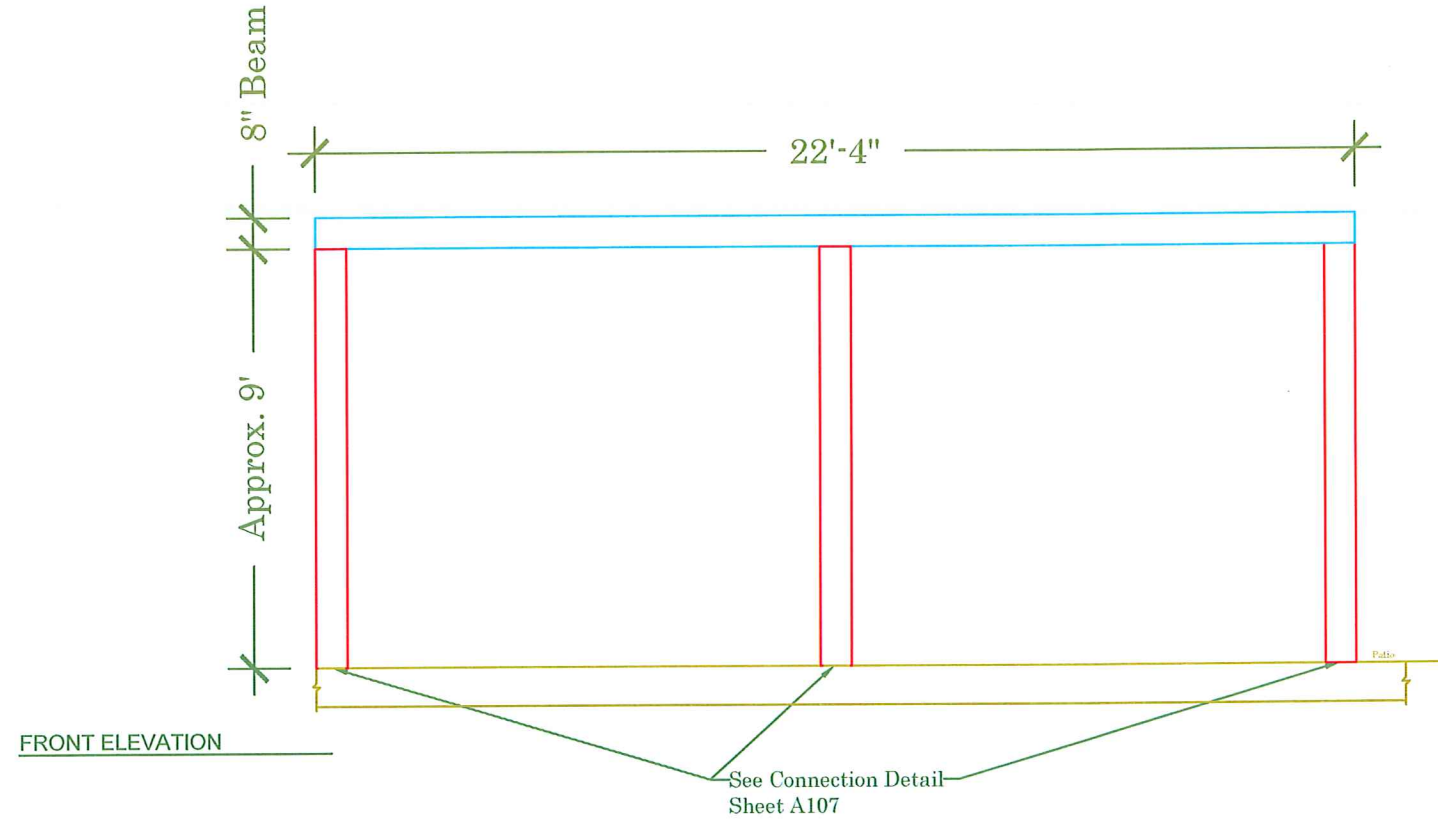
REV. No.	REVISION ISSUE	REV. DATE

FIRM NAME & ADDRESS:  
**DISTINCTIVE OUTDOOR STRUCTURES**  
 619 Bethlehem Pike  
 Montgomeryville, PA 18936  
 Telephone: (215) 699-5754  
 E-mail: Office@DistinctiveOS.com

Drawing Title:  
**LABARRE\_SHOP DRAWING.DWG**

Job Name: <b>LABARRE</b>	Permit Number: <b>2023-2179</b>
Drawn By: <b>M. Shinton</b>	Date Created: <b>3/13/2024</b>
Checked By: <b>GREGG</b>	Scale: <b>1/4" = 1'-0"</b>
Sheet Number: <b>2</b> of <b>10</b>	
Sheet Name: <b>A102 BEAM LAYOUT</b>	

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 Telephone: (215) 699-5754  
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Job Name: LABARRE	Permit Number: 2023-2179
Drawn By: M. Shinton	Date Created: 3/13/2024
Checked By: GREGG	Scale: 1/4" = 1'-0"
Sheet Number: <b>4</b> of 10	
Sheet Name: <b>A104 ELEVATION</b>	