

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

PLEASE
TYPE OR
PRINT

1. Date of Application: 9-6-23

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 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 checked="" 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) 7501 Monmouth Avenue
 Block Number 402 Lot No(s) 1
 Total Area (in square feet) 3,828
 Frontage: 88.55 ft
 Depth: 75 ft

4. Information about the Applicant:

Full name(s) Jeffrey Poppel and Christine Poppel
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address 7501 Monmouth Avenue Zip 08402
 Other Residence Address _____ Zip _____
 Business Address _____ Zip _____
 Phone Number(s) (include area code);
 Email Address Poppel.Jeff@Comcast.net
 Business _____ Fax _____ Cell Phone 610-659-0330

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 12-21-2016
- 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) |
| <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 _____ Phone _____
 Address _____
 Fax _____ Cell _____ Email _____

Architect: Name Brad Barker, AIA, LEED AP Phone 609-923-0659
 Address 513 Woodland Ave. Cherry Hill, NJ 08002
 Fax _____ Cell _____ Email brad@studio513arch.com

Engineer: Name Andrew Schaeffer, PE Phone 609-625-7400
 Address 1425 Cantillon Blvd., Mays Landing, NJ 08330
 Fax 609-909-0253 Cell _____ Email Andy@snsce.com

Preparer of Subdivision or Site Plan (if different from above)
 Name Same as Engineer 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)?
 Existing 2 story single family dwelling with attached 1 story garage, roof deck above the existing garage.

-How will this be changed?
 Construct a 2nd story addition above the existing garage.

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): DETACHED SINGLE FAMILY RESIDENTIAL, CORNER LOT

-Proposed use: NO CHANGE - DETACHED SINGLE FAMILY RESIDENTIAL, CORNER LOT

-If a "D" or "Use" Variance is required, please explain: BULK VARIANCES

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

Variance	Requirement of District	Present Condition	Proposed Condition
FRONT YARD (PRINCIPAL)	5 ft	2.8 ft	2.8 ft
SIDE YARD (PRINCIPAL)	8 ft	2.4 ft	2.9 ft
FRONT YARD (PORCH)	5 ft	n/a	1.1 ft
SIDE YARD (DECK)	8 ft	2.4 ft	2.4 ft

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".

REVIEW STAFF COMMITTEE APPLICATION APPROVED 10-11-23.

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

Site Plan:

Subdivision:

Other:

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.

The existing 2-story single family dwelling has an attached 1-story garage with an uncovered roof deck above. The roof deck is accessed via the existing 2-story building section. This application proposes the construction of a 2nd story building addition to effectively replace the existing roof deck. This will also require re-construction of the existing garage. The resulting left side setback will match that of the current roof deck. A variance is requested for 2.4 feet side setback where 10 feet is required (existing non-conforming).

The principal building front setback along Belmont Drive is non-conforming. No work is proposed on this portion of the existing building. A variance is requested for 2.8 feet front setback where 5 feet is required (existing non-conforming).

A 2nd floor open deck is proposed to be constructed on the rear of the house, adjoining the proposed building addition. The existing paver patios in the rear yard are proposed to be removed and replaced with a new paver patio. A new landing and stairs are proposed for a relocated rear building entrance door.

Building coverage, building height, front yard landscaped/grassed area, and total landscaped/grassed area will remain conforming as a result of the proposed improvements.

16. Signature of Applicant(s):



Date 9/12/23



Date 9/12/23

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: _____

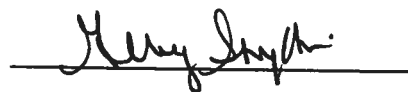
18. Notarized Statement by Applicant:

State of New Jersey } ss.

County of Atlantic }

Gerry & Christine Poppel 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 12
day of September.



Gerry Snyder
NOTARY PUBLIC
State of New Jersey
ID # 50035018

My Commission Expires 3/23/2026
Administrative Regulations



FRONT VIEW OVERALL



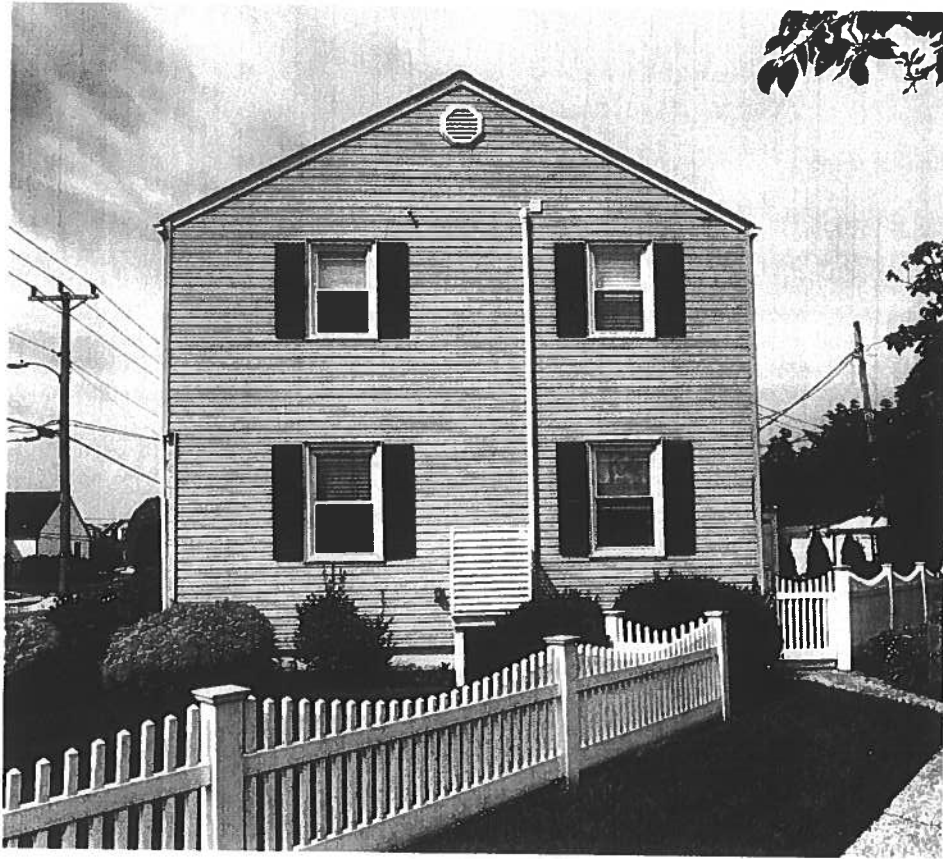
FRONT VIEW GARAGE



REAR VIEW



REAR VIEW GARAGE



RIGHT SIDE VIEW



LEFT SIDE VIEW



Office of the Tax Assessor
Municipal Building
9001 Winchester Ave.
Margate City, NJ 08402
609-822-1950
FAX 609-487-1142

23-163

James W. Manghan, CTA
Tax Assessor

Gerry Snyder
Schaeffer Nassar Scheidegg
1425 Cantillon Blvd
Mays Landing, NJ 08330

Block: 402 Lot: 1
Location: 7501 Monmouth Ave
Date: September 13, 2023

A handwritten signature in black ink, appearing to read "James W. Manghan".

James W. Manghan, CTA
Tax Assessor

Your File #23-163

Tax list good for 60 days per Margate City Code Book (170-5)

www.margate-nj.com

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
301 11	113 N ARGYLE AVE	2	TROILO TRUST, FILOMENA 113 N ARGYLE AVE MARGATE, NJ	08402
301 12	115 N ARGYLE AVE	2	MANGINO, ALFRED R & JAYNE 5 NEW ROAD LAMBERTVILLE, NJ	08530
301 13	7404 MONMOUTH AVE	2	JAFFE, TERRY & RICHARD L 7404 MONMOUTH AVENUE MARGATE, NJ	08402
302.01 9.01	117 N BELMONT AVE	2	SCHACHTER, DAVID & DEBRA B 1717 SOMERSET ST DRESHER, PA	19025
302.01 9.02	119 N BELMONT AVE	2	DESIMONE, BIAGIO M & JOANNE D 119 CATHARINE ST PHILADELPHIA, PA	19147
302.01 10	7502 MONMOUTH AVE	2	STERLING, MITCHELL 7502 MONMOUTH AVE MARGATE, NJ	08402
302.01 11	7500 MONMOUTH AVE	2	MOLES, MARY C 7500 MONMOUTH AVE MARGATE, NJ	08402
302.01 12	116 N ARGYLE AVE	2	ROSEMAN, ANDREW & JAMIE 19 RED OAK DRIVE VOORHEES, NJ	08043
302.01 13	114 N ARGYLE AVE	2	CAIRONE, J.R., D.G., S.L. & A.G. 511 HARRIET LANE HAVERTOWN, PA	19083
302.02 9	117 N BARCLAY AVE	2	CHURCHILL III, S P & LODGE, T A 703 GAWAIN RD PLYMOUTH MEETING, PA	19462
302.02 10	119 N BARCLAY AVE	2	MC ISAAC, RANDI K & JOSEPH H 10 THISTLE HOLLOW AVON, CT	06001
302.02 12	121 N BARCLAY AVE	2	DUVAL, MARIA-NICOLE & SCOTT A 782 GARWOOD ROAD MOORESTOWN, NJ	08057
302.02 13	122 N BELMONT AVE	2	GREENSPAN, JODI C & JEFFREY R 2101 MARKET STREET #4206 PHILADELPHIA, PA	19103

VARIANCE REPORT

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
302.02 14	120 N BELMONT AVE	2	SILVA, LEOBERTO & ELIZABETH 120 N BELMONT AVE MARGATE, NJ	08402
302.02 15	118 N BELMONT AVE	2	WILSON, WILBUR P & EVA S & WILSON, J 1210 WINTHROP CIRCLE WEST CHESTER, PA	19380
302.02 16	116 N BELMONT AVE	2	GOODMAN, JOHN & FUNK, VIRGINIA 232 SPRING ROAD MALVERN, PA	19355
303.01 13	122 N BARCLAY AVE	2	BUSILLO, JOHN M & AMY GRAY 396 PRIMROSE DRIVE UPPER GWYNEDD, PA	19446
401 1	7407 MONMOUTH AVE	2	WALLEN, ALAN H & CAREN E 119 HART ROAD CHERRY HILL, NJ	08034
401 7	203 N ARGYLE AVE	2	EARLE, JAMES S 203 N ARGYLE AVE MARGATE, NJ	08402
401 9	205 N ARGYLE AVE	2	MILLET, DAVID 205 N ARGYLE AVE MARGATE, NJ	08402
401 13	207 N ARGYLE AVE	2	MENDELSON, FAMILY TRUST @E 1106 FLOTILLA CLUB DRIVE INDIAN HARBOUR BEACH, FL	32937
401 28	7405 MONMOUTH AVE	2	SKOLNICK, STEVE & JULIE 2235 TURK ROAD DOYLESTOWN, PA	18901
401 32	201 N ARGYLE AVE	2	SANTO, MITCHEL & SUSAN 114 KEENAN LANE HOLLAND, PA	18966
402 1	7501 MONMOUTH AVE	2	POPPEL, JEFFREY & CHRISTINE 7501 MONMOUTH AVENUE MARGATE, NJ	08402
402 2	7503 MONMOUTH AVE	2	DRAPER JR, C T & DONOVAN, C 7503 MONMOUTH AVE MARGATE, NJ	08402
402 3	7505 MONMOUTH AVE	2	BAHNCK, DONNA 7505 MONMOUTH AVE MARGATE, NJ	08402

subject

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
402 4	201 N BARCLAY AVE	2	CAMPBELL, ROBERT M & MARGARET H 201 N BARCLAY AVE MARGATE, NJ	08402
402 5	203 N BARCLAY AVE	2	LEODORE, RICHARD A. & MARIE 209 10TH AVENUE HADDON HEIGHTS, NJ	08035
402 6	204 N BELMONT DR	2	MC ERLEAN, MICHAEL T 204 N BELMONT AVENUE MARGATE, NJ	08402
403 1	7509 MONMOUTH AVE	2	DZIERZA ESTATE, JANE M 2300 HOFFNAGLE ST PHILADELPHIA, PA	191522514
403 5	203 N BRUNSWICK DR	2	SORETH, JOSEPH 203 N BRUNSWICK DR MARGATE, NJ	08402
502.02 32	206 N ARGYLE AVE	1	DALJACK PROPERTIES, LLC 105 JESSUP ROAD WEST DEPTFORD, NJ	08086
502.02 33	204 N ARGYLE AVE	2	MISNER, W THOMAS & MADELYN 204 N ARGYLE AVE MARGATE, NJ	08402
502.02 34	202 N ARGYLE AVE	2	LOVE THE SHORE, LLC 14812 HUNTING PATH PLACE CENTREVILLE, VA	20120
502.02 35	200 N ARGYLE AVE	2	HAYES, MARY V 912 CORNELL AVE DREXEL HILL, PA	19026
502.02 60	207 N BELMONT DR	2	WEHRING, DIANE 25 BROMLEIGH WAY MORRIS PLAINS, NJ	07950
502.02 61	205 N BELMONT DR	1	DUBOFF, GARY & BONNIE 306 N HARDING AVENUE #B MARGATE, NJ	08402
502.02 62	203 N BELMONT DR	2	MCKERLEAN, MICHAEL T & THERESA M 54 ADDISON AVENUE COLLINGSWOOD, NJ	08108
502.03 78	206 N BELMONT DR	2	COHEN, DAVID & BARBARA 206 N BELMONT DRIVE MARGATE, NJ	08402

UTILITIES TO BE NOTIFIED WITH TAXLIST

ATLANTIC CITY ELECTRIC
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330

SOUTH JERSEY GAS COMPANY
VP CONSTRUCTION
1 SOUTH JERSEY PLAZA, RT. 54
FOLSOM, NJ 08037

COMCAST CABLE, GREG SMITH, PM
901 LEEDS AVENUE
ABSECON, NJ 08201

ITEMS PRINTED.....42



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RECORDED 01/17/2017 12:38:42
RCPT # 1290218 RECD BY E-RECORD
NAME FEE
RECORDING FEES 70.00
INSTRUMENT# 2017003271
VOL 14187 PAGE 1 OF 6
Official Use Only

Transaction Identification Number

2914608 2272102

Submission Date(mm/dd/yyyy) 01/12/2017

No. of Pages (excluding Summary Sheet) 4

Recording Fee (excluding transfer tax) \$70.00

Realty Transfer Tax \$3,455.00

Total Amount \$3,525.00

Document Type DEED/NO EXEMPTION FROM REALTY TRANSFER FEE

Municipal Codes
MARGATE 03

Batch Type L2 - LEVEL 2 (WITH IMAGES)

Bar Code(s)



Return Address (for recorded documents)

LAND SERVICES USA
1835 MARKET ST., SUITE 420
PHILADELPHIA, PA 19103

Additional Information (Official Use Only)

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RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Atlantic County
Document Summary Sheet**

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$425,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	12/21/2016				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	ELIZABETH J CONTINI			213 N ARGYLE AVENUE, MARGATE CITY, NJ 08402	
	PETER B CONTINI JR			213 N ARGYLE AVENUE, MARGATE CITY, NJ 08402	
GRANTEE	Name			Address	
	JEFFREY POPPEL			528 DOGWOOD DRIVE, MAPLE GLEN, PA 19002	
	CHRISTINE POPPEL			528 DOGWOOD DRIVE, MAPLE GLEN, PA 19002	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	03	402	1		03

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Deed

This Deed is made on December 21st, 2016

BETWEEN

Peter B. Contini, Jr. and Elizabeth J. Contini, Husband and Wife

whose post office address is

**213 North Argyle Avenue
Margate City, New Jersey 08402**

referred to as the Grantor,

AND

Jeffrey Poppel and Christine Poppel, Husband and Wife

whose post office address is

**528 Dogwood Drive
Maple Glen, Pennsylvania, 19002**

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **\$425,000.00 FORTY HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND NO CENTS.**

The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:26A-3) Municipality of Margate City
Block No. 402, Lot No. 1, Qualifier No. and Account No.

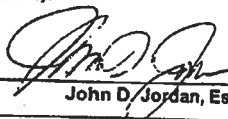
No property tax identification number is available on the date of this Deed. (Check box if applicable)

3. **Property.** The Property consists of the land and all the building and structures on the land in the City of Margate, County of Atlantic and State of New Jersey.

The legal description is:

Please see attached Legal Description annexed hereto and made part hereof. (Check box if applicable)

Prepared by:



John D. Jordan, Esquire

(For Recorders Use Only)

**LEGAL DESCRIPTION
BLOCK 402, LOT 1
CITY OF MARGATE, COUNTY OF ATLANTIC**

BEGINNING at the intersection of the southwest line of Belmont Drive (60.00 feet wide) and the north line of Monmouth Avenue (50.00 feet wide) and extending from said beginning point; thence

- 1) South 58 degrees 05 minutes 00 seconds West, in and along the north line of Monmouth Avenue, a distance of 88.55 feet to a point; thence
- 2) North 31 degrees 55 minutes 00 seconds West, and at right angles to Monmouth Avenue a distance of 75.00 feet to a point; thence
- 3) North 58 degrees 05 minutes 00 seconds East, parallel with Monmouth Avenue a distance of 13.55 feet to a point in the southwest line of Belmont Drive; thence
- 4) South 76 degrees 55 minutes 00 seconds East, in and along same a distance of 106.066 feet to the aforesaid intersection of the southwest line of Belmont Drive and the north line of Monmouth Avenue, also being the point and place of **BEGINNING**.

C
JL

BEING Lot 1, Block 402 on a Tax Map of the City of Margate, County of Atlantic.

BEING the same premises which Gerald A. Steinberg and Linda J. Steinberg, by Deed dated 04/05/2007 and recorded 04/13/2007 in the Atlantic County Clerk's Office as Instrument No. 2007036338, granted and conveyed unto Peter B. Contini, Jr. and Elizabeth J. Contini.

September 18, 2023

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q3 due August 1st, 2023;

And the WATER and SEWER charges for the year 2023

Are paid on property located at 7501 Monmouth Avenue;

Assessed to Poppel, Jeffrey & Christine;

Designated as BLOCK 402, LOT 1, Tax Map of Margate City, N.J.

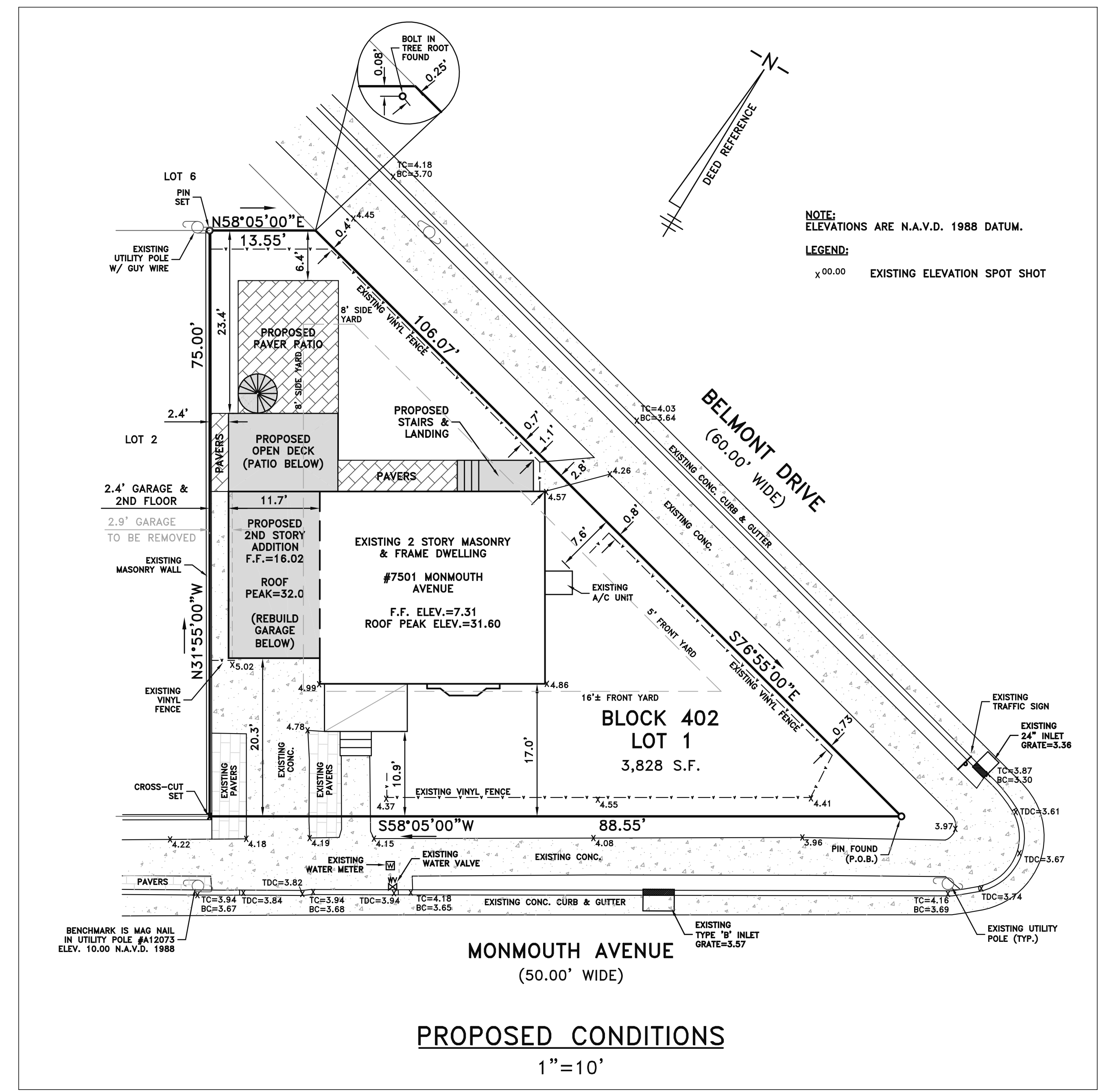
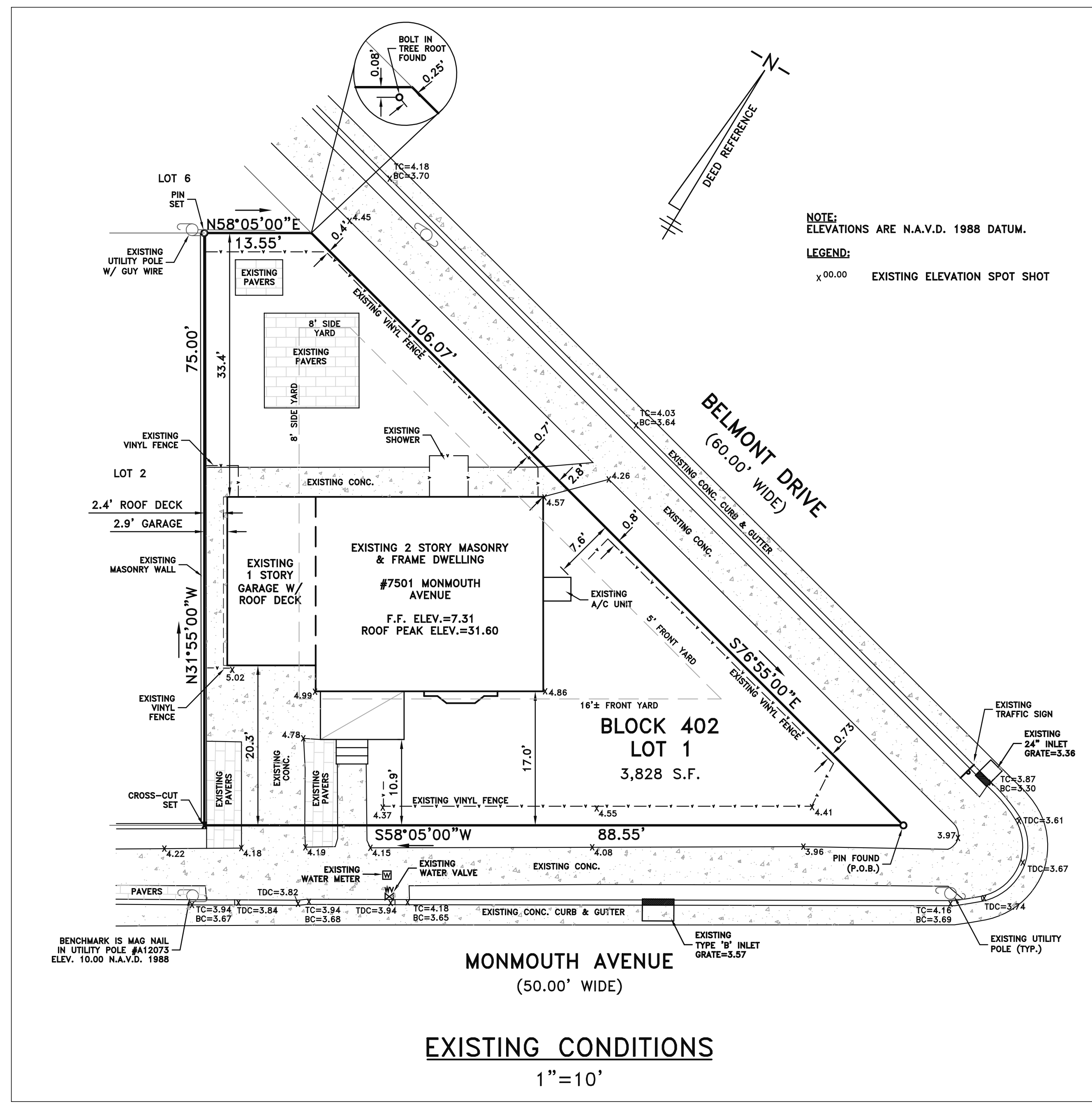
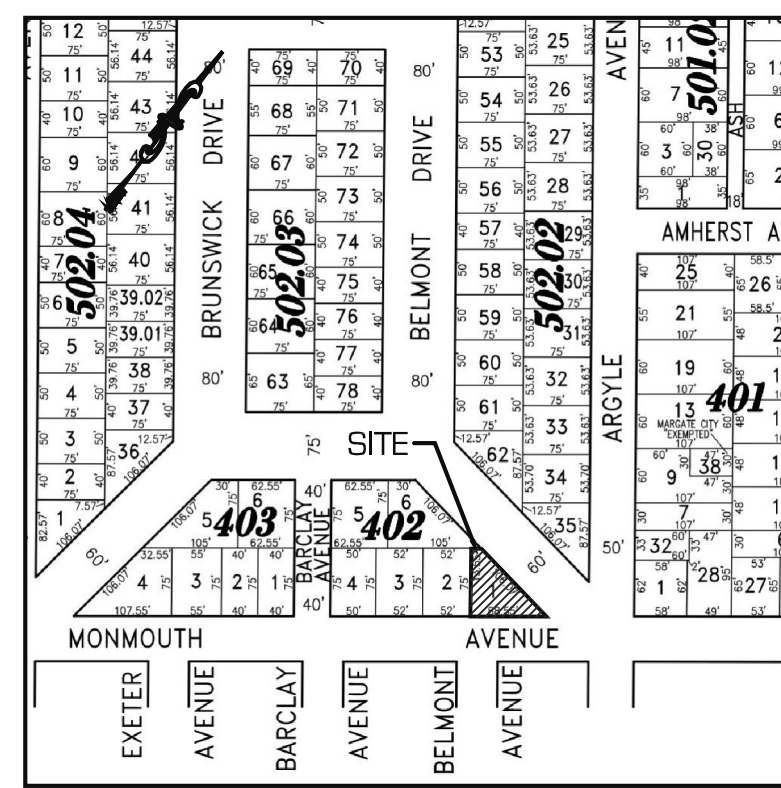
This certification expires on October 31, 2023.

Tara J Mazza, CTC

Tax Collector

Mazza_tara@margate-nj.com

Per *TJM*



ZONING BOARD APPROVALS

CHAIRPERSON	DATE
ADMINISTRATOR	DATE
CITY ENGINEER	DATE
ZONING OFFICER	DATE
CONSTRUCTION OFFICIAL	DATE
CITY CLERK	DATE

NOTES:

- THIS PLOT PLAN WAS PREPARED BY REFERENCING SURVEY BY SCHAEFFER NASSAR SCHEIDEGG CONSULTING ENGINEERS, LLC DATED 3-29-23, SIGNED BY HOWARD TRANSUE, PLS.
- PROPOSED WORK INCLUDES THE FOLLOWING: REBUILD THE EXISTING 1-STORY GARAGE AND CONSTRUCT A 2ND STORY BUILDING ADDITION ABOVE THE GARAGE. CONSTRUCT A 2ND FLOOR OPEN DECK AT THE REAR OF THE NEW ADDITION. REMOVE EXISTING PAVER PATIOS AND CONSTRUCT NEW PAVER PATIO IN THE REAR YARD.
- FEMA PRELIMINARY BASE FLOOD ELEV. FOR THIS SITE IS 8.00 (NAVD 88) PER FIRM PANEL 34001C0453F. WITH A REQUIRED FREEBOARD OF 3 FEET, THE DESIGN FLOOD ELEVATION = 11.00 (NAVD 88).
- ALL EXISTING UTILITIES TO BE UTILIZED.
- SITE GRADING IS NOT TO BE ALTERED AS A RESULT OF THE PROPOSED WORK.
- THE PROPOSED IMPROVEMENTS WILL NOT CHANGE THE DRAINAGE PATTERNS FOR THE SUBJECT LOT. SHOULD THE IMPROVEMENTS CHANGE THE EXISTING RUNOFF PATTERN, A GRADING AND DRAINAGE PLAN WILL BE SUBMITTED FOR APPROVAL BY THE ZONING BOARD ENGINEER.

ZONE: RESIDENTIAL (S-30) (CORNER LOT)

CATEGORY:	REQUIRED:	EXISTING:	PROPOSED:	STATUS
LOT AREA	3,000 SF	3,828 SF	3,828 SF	CONFORMING
LOT WIDTH (AVERAGE, CORNER LOT)	40 FT	51.05 FT	51.05 FT	CONFORMING
LOT DEPTH	N/A	75.00 FT	75.00 FT	N/A
PRINCIPAL BUILDING:				
FRONT SETBACK (MONMOUTH)	16 FT ±	17 FT	17 FT	CONFORMING
FRONT SETBACK (BELMONT)	5 FT	2.8 FT	2.8 FT	EXIST. NON-CONFORM
SIDE SETBACK (ADJ. LOT 2)	8 FT	2.9 FT	2.4 FT	NON-CONFORMING
SIDE SETBACK (ADJ. LOT 6)	8 FT	33.4 FT	33.4 FT	CONFORMING
SIDE YARDS SUM	18.9 FT	35.8 FT	25.8 FT	CONFORMING
DECKS AND PORCHES:				
FRONT SETBACK (MONMOUTH)	10 FT ±	10.9 FT	10.9 FT	CONFORMING
FRONT SETBACK (BELMONT)	5 FT	N/A	1.1 FT	NON-CONFORMING
SIDE SETBACK (ADJ. LOT 2)	8 FT	2.4 FT	2.4 FT	EXIST. NON-CONFORM
SIDE SETBACK (ADJ. LOT 6)	8 FT	N/A	23.4 FT	CONFORMING
BUILDING COVERAGE	35.9% MAX	24.8%	25.2%	CONFORMING
BUILDING HEIGHT	30 FT	19.6 FT	20 FT	CONFORMING
ROOF PITCH MIN.	5:12	6.5:12	6.5:12	CONFORMING
FRONT YD LANDSCAPING	60% MIN.	72.5%	72.5%	CONFORMING
TOTAL LANDSCAPING	35% MIN.	53.2%	49.6%	CONFORMING
PARKING	2 SPACES	2 SPACES	2 SPACES	CONFORMING

- PREVAILING SETBACK WITHIN 200 FT, 5.0' MINIMUM
- 37% OF LOT WIDTH, 22 FT MAX.
- 30 FEET ABOVE BFE+4

VARIANCE REQUESTED:

- A VARIANCE FOR 2.8 FEET FRONT SETBACK (PRINCIPAL BUILDING, BELMONT AVE) WHERE 5 FEET IS REQUIRED (EXISTING NON-CONFORMING).
- A VARIANCE FOR 2.4 FEET LEFT SIDE SETBACK (PRINCIPAL, ATTACHED GARAGE) WHERE 8 FEET IS REQUIRED (EXACERBATED FROM 2.9 FEET TO MATCH FOOTPRINT OF PREVIOUSLY EXISTING GARAGE ROOF DECK).
- A VARIANCE FOR 1.1 FEET FRONT SETBACK (NEW PORCH, BELMONT AVE) WHERE 5 FEET IS REQUIRED.
- A VARIANCE FOR 2.4 FEET LEFT SIDE SETBACK (NEW REAR DECK) WHERE 8 FEET IS REQUIRED (TO MATCH EXISTING NON-CONFORMING GARAGE ROOF DECK).
- A VARIANCE TO PERMIT AN EXTERIOR STAIRCASE TO THE SECOND FLOOR.

REV#	DATE	BY	REVISION DESCRIPTION
1	10-18-23	B.G.	PER STAFF COMMITTEE REVIEW LETTER 10-11-23

PLANS FOR PERMIT PURPOSES ONLY

Schaeffer Nassar Scheidegg
CONSULTING ENGINEERS, LLC
Surveyors • Environmentalists • Planners
1425 Candler Boulevard • Maya Landing • New Jersey
Telephone: (908) 825-7400 • Fax: (908) 909-0253
Certificate of Authorization #24GA2810390

ANDREW F. SCHAEFFER
PROFESSIONAL ENGINEER
NEW JERSEY LIC. NO. 328883
DATE

VARIANCE PLAN FOR:
JEFFREY POPPEL AND CHRISTINE POPPEL
7501 MONMOUTH AVENUE, BLOCK 402, LOT 1
CITY OF MARGATE, ATLANTIC COUNTY, NEW JERSEY
ZONE: S-30 RESIDENTIAL TAX MAP SHEET #9

DATE: 9-20-23
SCALE: 1"=10'
BY: B.G.
CHECKED: A.F.S.
SHEET NO. 1
1 OF 1
FILE# 23-163