

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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PHILIP J. PERSKIE*
STEVEN J. BROG**
CHRISTOPHER M. BAYLINSON***
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

March 8, 2024

Via Hand Delivery

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

Re: Application of Daniel Dizio, III
8903 Amherst Avenue
Block 520, Lot 51.02
Margate, New Jersey
Our File No.: 10390-2

Dear Ms. Shiles:

We represent Daniel Dizio with respect to his application to the Margate Planning Board scheduled to be heard on March 21, 2024. Mr. Dizio makes application requesting "C" variance relief for side yard setback and combined side yard setback in order to lift his house. 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) – Architectural Plan prepared by Thomas / Bechtold Architecture & Engineering, consisting of Sheets ZB-1 through ZB-4 dated 2-9-24;
3. (18) – Plan of Survey prepared by Monarch Surveying & Engineering, last revised September 25, 2023;
4. (18) – Staff Committee Application and Action;
5. (18) – Margate Zoning Board Resolution #13 of 2010;
6. (18) – Elevation Certificate;
7. (18) – Photographs of the subject property;
8. (1) – 200 foot property owners' list;
9. (1) – Confirmation of paid taxes, water and sewer;

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Palma Shiles, Administrator
Margate Planning Board
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Page 2 of 2

10. (1) – Applicant’s check in the amount of \$250.00 representing the application fee.

Should you require any further information in advance of the March 21st 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
cbaylinson@pmbb.com

CMB:dbm/encl.

c: Daniel Dizio, III (via email) (w/ Application)
Andrew C. Bechtold, R.A. (via email) (w/ Application)

S:\D\Dizio, Daniel (10390)\Mat 2 - Margate Planning Bd. - 8903 Amherst\Shiles (applic submission) 3-6-24 CMB ltr.docx

LAND USE

Variance Application Checklist

VARIANCE CHECKLIST (Page 1 of 1)		Submitted	Waiver Requested
1.	Submit the following documents with the Standard Development Application: a. Copy of an area map showing all lots within 200 feet of the property. 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. 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. d. Copies of subdivision, site plan or conditional use applications when applicable. e. Certification that taxes are paid.	a. ✓ b. ✓ ✓ d. N/A e. ✓	
2.	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.	✓	
3.	A statement containing the following information: a. Date of acquisition of property and from whom. b. The number of dwelling units in existing building(s). c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s). d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.	a. ✓ b. N/A c. N/A d. N/A	
4.	Ten (10) folded copies of a plot plan, map or survey.	✓	
	Checklist prepared by: <u>Christopher M. Baylinson, Esq.</u> Checklist reviewed by City: _____ Application found complete on: _____ Application found incomplete on: _____	Date: <u>3/6/24</u> _____ Date: _____	

Application of Daniel Dizio, III
 8903 Amherst Avenue
 Block 520, Lot 51.02
 Margate, New Jersey

N/A Not applicable

APPLICATION FOR ACTION BY PLANNING BOARD
MARGATE, NEW JERSEY

PLEASE
TYPE OR
PRINT

1. **Date of Application:** March 7, 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) 8903 Amherst Avenue
 Block Number 520 Lot No(s) 51.02
 Total Area (in square feet) 5,360 sq. ft.
 Frontage: 67 ft.
 Depth: 80 ft. (irregular)

4. Information about the Applicant:

Full name(s) Daniel Dizio, III
 If Business Entity, Names of Officers or Principals (Submit disclosure statement if appropriate)

 Local Residence Address _____ Zip _____
 Other Residence Address 713 Bently Ct., Moorestown, NJ Zip 08057
 Business Address _____ Zip _____
 Phone Number(s) (include area code);
 Email Address dan@phillypretzefactory.com
 Business _____ Fax _____ Cell Phone (215) 962-5593

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 2015

____ 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: X 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 Andrew C. Bechtold, R.A. Phone (609) 927-5050
 Address 599 Shore Road, Somes Point, NJ 08244
 Fax (609) 927-3330 Cell _____ Email andrew@gwthomas.net

____ 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): Existing single family home

-Proposed use: House lift

-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
Side yard (E)	<u>10'</u>	<u>9.9'</u>	<u>9.9'</u>
Side yard (W)	<u>10'</u>	<u>9.9'</u>	<u>9.9'</u>
Side aggregate	<u>22'</u>	<u>19.8'</u>	<u>19.8'</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 Daniel Dizio, III
8903 Amherst Avenue
Block 520, Lot 51.02
Margate, New Jersey**

Daniel Dizio, III is the owner of 8903 Amherst Avenue, identified on the tax map as Lot 51.02 in Block 520. The lot is oversized with 67' of frontage, approximately 80' of depth and 5,360 square feet of lot area including a portion of the lot extending into Sunset Lagoon. The property is situated in the S-40 zoning district and is improved with Mr. Dizio's existing single family home.

This application is to request "C" variance relief in order to raise the Dizio house to comply with local, state and federal flood hazard regulations. Due to lot width, the property requires a 10' setback on each side; the Dizio house is 1.2" short of 10' on each side. Therefore, variances are requested for each side yard setback of 9' 10.8" versus 10' required and combined side yard setback of 19' 8.4" where 22' is required. No other variances are necessary.

The de minimis variance request is necessary as the house is being raised in order to accommodate parking below. While the house plans show varying interior first floor elevations depending upon where in the house the dimension is taken from, the request is for an additional 2' 3" above required first floor. The additional 2.3' will provide sufficient height from grade for parking underneath and still be 2' below the 30' height limitation.

It is respectfully submitted that the de minimis variances for side yard setback of slightly more than 1" per side is well justified when balancing the positives and negatives of raising this waterfront home to comply with the flood regulations. The project as proposed also takes cars off of busy Amherst Avenue with four spaces on site where only two are required.

The purpose of this project is specifically to lift the house as is in place such that parking can be accommodated underneath as is encouraged by the ordinance and flood hazard controls. Even though additional ceiling height from grade is proposed, the house remains 2' below Margate's height limitation above first floor. It is therefore suggested that the de minimis setback variances 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.



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

Block	Lot	Applicant Name
520	51.02	Daniel Dizio
	District	Address of Subject Application
	S-40	8903 Amherst Avenue

Dear (Name of Submitting Party) Christopher M Baylinson, Esq.
 Your submittal was considered at the Staff Committee meeting of Thursday, February 22, 2024
 The action(s) required prior to building permit are:

Staff committee reviewed and agree with the request provided plans are submitted.

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:

Submission of a flood elevation certificate. Checklists. Meeting starts at 7 pm instead of 6:30 (March 21 only).

APPLICATION FEES:

D Variance:	\$0.00	Court Reporter:	\$0.00
C Variance:	\$250.00	Other:	\$0.00
Site Plan:	\$0.00		\$0.00
Subdivision:	\$0.00		\$0.00
Conditional Use Permit:	\$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.

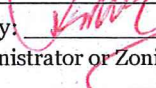
Please note that in proceeding further with the formal Board Application, you are responsible for satisfying all of the checklist particulars in the appropriate section(s) of the Administrative Regulations. The instructions and checklist for your particular application can be found on the following pages 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
 Thursday, February 22, 2024

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

Office Use Only:	Date Submitted: <u>2-5-24</u>	Received By:  Board Administrator or Zoning Officer
	Paid: <input checked="" type="checkbox"/> Check/Receipt #: <u>C713</u>	

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.

- Date of Application: February 2, 2024
- 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
- 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: Daniel Dizio Phone No.: (215) 962-5593
Address: 713 Bently Ct., Moorestown, NJ 08057
Email Address: dan@phillypretzefactory.com
- The applicant would be (Check one):
 Owner Buyer under Agreement of Sale
 Tenant Other: _____
- If the applicant for Board action would be Tenant or Buyer, who is the present OWNER?
Name: _____ Phone No.: _____
Address: _____

6. Proposed Action is Located as Follows: Street Address: <u>8903 Amherst Avenue</u> Block: <u>520</u> Lot(s): <u>51.02</u> Zoning District: <u>S-40</u>

- Describe site (and buildings, if any) as existing now: (THIS SECTION MUST BE COMPLETED)
Existing single family home

8. Answer the following as to:	<u>Existing Condition</u>	<u>Proposed Condition</u>
a. Size and Dimension of Lot:	See Zoning Schedule	on Plan
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)

House lift - "C" variance relief requested for side yards due to an additional 3' of first floor elevation (16.68' v. 13.60'); side yard of 9.9' v. 10' in each side yard; and combined side yard of 19.8' v. 20'.

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

- | | |
|---|---|
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Site Plan |
| <input checked="" type="checkbox"/> C-Variance(s) | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> D-(Use) Variance | <input type="checkbox"/> Other: _____ |

11. Which variances are needed, if any? Side yard setback and combined side yard

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: Variance relief granted in 2010 - Resolution #13 of 2010 adopted

Signature of Submitting Party:  _____

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

RESOLUTION OF FINDINGS AND CONCLUSIONS
ZONING BOARD OF ADJUSTMENT OF MARGATE CITY

RESOLUTION #13 OF 2010

WHEREAS, it has been determined factually by the Zoning Board of Adjustment of the City of Margate City that DANIEL DIZIO has applied for "C" Variance relief for a side setback to the pool of 5 ft., rear setback to the pool of 5 ft., landscape area of 32% and location of the pool equipment structure of 6 ft., in order to construct a 10 ft. x 20 ft. swimming pool with brick paver decking, as well as a structure to house pool equipment at 8903 Amherst Avenue, Block 520, Lot 51.02, which premises is located in an S-40 Zone; and

WHEREAS, the applicant was represented by Christopher Baylinson, Esquire; and expert testimony was presented by John Barnhart, a licensed Professional Engineer and Professional Planner; and three exhibits were presented on behalf of the applicant namely A-1, a photograph of the site and adjacent area; A-2, a photograph of the existing deck on the site; and A-3, a photograph of the existing fence on the side yard; and additional testimony was presented by Edwin Snyder, a neighbor who testified in favor of the application; and the report of the Margate City Zoning Officer was read into the record by Roger Rubin; and

WHEREAS, the Board, after carefully considering the evidence presented by the applicant and of the adjoining property owners and general public, has made the

following additional factual findings:

- (1) The applicant is the owner of the subject premises;
- (2) All notice requirements have been met;
- (3) The taxes on the subject property are current;

AND WHEREAS, the purposes of the Land Use Act would be advanced by a deviation from the Zoning Ordinance requirements and the benefits of the deviation would substantially outweigh any detriment for the following reasons:

- (1) The proposed addition will provide a significant aesthetically enhancement to the surrounding area.
- (2) The applicant has designed the addition in such a way as to preserve the existing light, air, and open space that presently exists.

AND WHEREAS, the Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Ordinance of the City of Margate City for the following reasons:

- (1) The property's addition will fit in with the developmental pattern of the neighborhood.
- (2) Testimony before the Board indicated that the proposed development will have a de minimis impact on the surrounding area.

AND WHEREAS, a Resolution to grant the subject application was Introduced by

Ms. Wolfson and Moved by Mr. Guerrieri;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the City of Margate City on this 15th day of April, 2010, that approval of the application of DANIEL DIZIO for "C" Variance relief for a side setback to the pool of 5 ft., rear setback to the pool of 5 ft., landscape area of 32% and location of the pool equipment structure of 6 ft., in order to construct a 10 ft. x 20 ft. swimming pool with brick paver decking, as well as a structure to house pool equipment, as aforementioned, be granted, subject however to the following conditions:

- (1) The applicant shall submit eight sets of revised plans showing:
 - a. a raised rail across the sliding glass door to be 48 inches;
 - b. the pool equipment structure shall be located to the street side of the air conditioning units; and
 - c. the pool equipment shall be housed in a noise resistant structure and this shall be approved by the Construction Official and Zoning Officer prior to the issuance of a building permit.

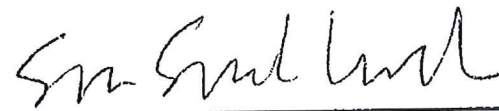
The Vote Was: Six (6) in Favor, None (0) Opposed

Those in Favor: Guerrieri, Wolfson, Kiejdan, Federman, Chipkin, Sinderbrand

Those Opposed: None

**ZONING BOARD OF ADJUSTMENT OF
MARGATE CITY**

By:



STEVE SINDERBRAND CHAIRPERSON

DATED: APRIL 15, 2010

NOTICE OF DECISION

MARGATE CITY ZONING BOARD OF ADJUSTMENT

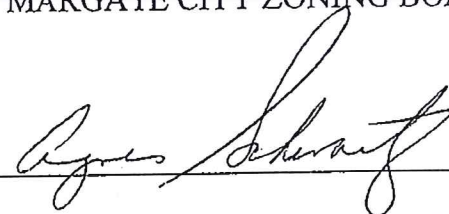
TO WHOM IT MAY CONCERN:

PUBLIC NOTICE is hereby given to all persons that a public hearing was held on April 15, 2010 at the Municipal Building, Margate City, at which hearing the application of DANIEL DIZIO was heard for "C" Variance relief for a side setback to the pool of 5 ft., rear setback to the pool of 5 ft., landscape area of 32% and location of the pool equipment structure of 6 ft., in order to construct a 10 ft. x 20 ft. swimming pool with brick paver decking, as well as a structure to house pool equipment at 8903 Amherst Avenue, Block 520, Lot 51.02, Margate City, New Jersey.

The application of the aforementioned was granted by the members of the Zoning Board who were present. The Resolution is on file and available for inspection in the Municipal Building, Clerk's Office, Margate City, New Jersey.

MARGATE CITY ZONING BOARD OF ADJUSTMENT

BY:



AGNES SCHWARTZ, ZONING BOARD ADMINISTRATOR

**NOTICE OF DECISION
MARGATE CITY
ZONING BOARD OF ADJUSTMENT**

TO WHOM IT MAY CONCERN:

PUBLIC NOTICE is hereby given to all persons that a public hearing was held on April 15, 2010 at the Municipal Building, Margate City, at which hearing the application of DANIEL DIZIO was heard for "C" Variance relief for a side setback to the pool of 5 ft., rear setback to the pool of 5 ft., landscape area of 32% and location of the pool equipment structure of 6 ft., in order to construct a 10 ft. x 20 ft. swimming pool with brick paver decking, as well as a structure to house pool equipment at 8903 Amherst Avenue, Block 520, Lot 51.02, Margate City, New Jersey.

The application of the aforementioned was granted by the members of the Zoning Board who were present. The Resolution is on file and available for inspection in the Municipal Building, Clerk's Office, Margate City, New Jersey.

**MARGATE CITY
BOARD OF ADJUSTMENT**

**BY: AGNES SCHWARTZ,
ZONING BOARD ADMINISTRATOR**

Printer Fee: \$20.52

#0090586429

Pub Date: May 14, 2010

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Daniel N DiZio, III</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>8903 Amherst Avenue</u>	Company NAIC Number: _____
City: <u>Margate City</u> State: <u>NJ</u> ZIP Code: <u>08402</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Lot 51.02, Block 520, Plate 13</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>	
A5. Latitude/Longitude: Lat. <u>39° 19' 42.3" N</u> Long. <u>74° 30' 46.5" W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>7</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>1,915</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: <u>6</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>0</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>1,200</u> sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>1,400</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>440</u> sq. ft. Note: Area of Attached Garage included with total area listed above	
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>n/a</u> Engineered flood openings: <u>n/a</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>n/a</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>n/a</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>n/a</u> sq. ft.	

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>City of Margate City</u>	B1.b. NFIP Community Identification Number: <u>345304</u>
B2. County Name: <u>Atlantic County</u>	B3. State: <u>NJ</u> B4. Map/Panel No.: <u>34001C0434F</u> B5. Suffix: <u>F</u>
B6. FIRM Index Date: <u>08/28/2018</u>	B7. FIRM Panel Effective/Revised Date: <u>08/28/2018</u>
B8. Flood Zone(s): <u>Zone AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>EL 8</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 8903 Amherst Avenue	FOR INSURANCE COMPANY USE
City: <u>Margate City</u> State: <u>NJ</u> ZIP Code: <u>08402</u>	Policy Number: _____ Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: NGS CORS Sta: NJCM (DI3828) Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No
If Yes, describe the source of the conversion factor in the Section D Comments area.

- | | | Check the measurement used: |
|---|--------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | <u>4.80</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | <u>11.20</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | <u>n/a</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | <u>5.65</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | <u>9.70</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | <u>4.80</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | <u>5.50</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | <u>5.50</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

Certifier's Name: Bruce R. McKenna, PE, PLS License Number: NJ GB-042562

Title: Project Manager

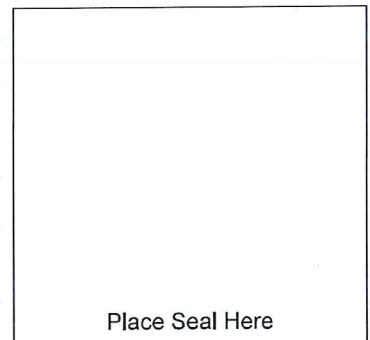
Company Name: Monarch Surveying & Engineering, LLC

Address: P.O. Box 177

City: Pitman State: NJ ZIP Code: 08071

Signature: _____ Date: _____

Telephone: (856) 582-8200 Ext.: _____ Email: info@monarcheng.com



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
Building elev. info. based upon field survey observations in September 2023;
Equip. elev. info: C.2.e. is for elevated deck for external A/C equipment;
C.2.h. is for entrance deck landing. Elev. info. for C.2.a. is for bottom concrete slab of enc. area.
Observed Flood Vents at time of field survey noted as Smart Vents, Model #1540-510 (rated at 2000 sf Enc. Area Coverage per Vent)

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 8903 Amherst Avenue	FOR INSURANCE COMPANY USE
City: Margate City State: NJ ZIP Code: 08402	Policy Number: _____ Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is: _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>8903 Amherst Avenue</u>	FOR INSURANCE COMPANY USE
City: <u>Margate City</u> State: <u>NJ</u> ZIP Code: <u>08402</u>	Policy Number: _____ Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: New Construction Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ feet meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ feet meters Datum: _____
- G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 8903 Amherst Avenue	FOR INSURANCE COMPANY USE
City: <u>Margate_City</u> State: <u>NJ</u> ZIP Code: <u>08402</u>	Policy Number: _____ Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–9. Top of bottom 0.10 feet meters above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: 6.40 feet meters above the LAG

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
108 South Thurlow Avenue

City: Margate City State: NJ ZIP Code: 08204

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo One

Photo One Caption: View of Front / Left Side of Residential Dwelling

Clear Photo One

Photo Two

Photo Two Caption: View of Front / Right Side of Residential Dwelling

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

108 South Thurlow Avenue

City: Margate City State: NJ ZIP Code: 08204

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Three

Photo Three Caption: **View of Rear / Right Side of Residential Dwelling**

Clear Photo Three

Photo Four

Photo Four Caption: **View of Rear / Left Side of Residential Dwelling**

Clear Photo Four

**Application of Daniel Dizio, III
8903 Amherst Avenue
Block 520, Lot 51.02
Margate, New Jersey**

Photographs of Property











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

RECEIVED

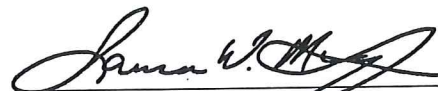
MAR 01 2024

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

James W. Manghan, CTA
Tax Assessor

Christopher M. Baylinson
Perskie Mairone
Brog Barrara & Baylinson
327 Central Ave, Suite 200
Linwood, NJ 08221

Block: 520 Lot: 51.02
Location: 8903 Amherst Ave
Date: February 27, 2024


James W. Manghan, CTA
Tax Assessor

Your file No: 10390-2

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

www.margate-nj.com

Atlantic County

VARIANCE REPORT (200 Ft)

0116 Margate City
02/27/24 Page: 1

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
419 1	8808 AMHERST AVE	2	LUTZER, ANDREW & SAMANTHA 34 HUDSON RIDGE GARRISON, NY	10524
419 2	219 N SUMNER AVE	2	STARKWEATHER, SUSANNAH 40 ABERDALE ROAD BALA CYNWYD, PA	19004
419 4	215 N SUMNER AVE	2	FRYE, DIANE B 9614 VENTNOR AVE MARGATE, NJ	08402
419 12	8804 AMHERST AVE	2	ROBINSON, JACQUELYNN G & LAWRENCE 2035 CARMEL DRIVE JAMISON, PA	18929
419 13	218 N RUMSON AVE	2	SPERLING, NEIL ALAN & LYNN 218 N RUMSON AVENUE MARGATE, NJ	08402
420 1.01	8902 AMHERST AVE 1	2	MILLER, JARRET C & LISA I 302 CENTENNIAL DRIVE BLUE BELL, PA	19422
420 1.02	219 N THURLOW AVE 1	2	ROSENBERG, STEVEN & MILLER, C 50 S 16TH ST #4206 PHILADELPHIA, PA	19102
420 3	217 N THURLOW AVE	2	SUCHOFF, BRIAN K & ROCHELLE 10 BYRON PLACE LIVINGSTON, NJ	07039
420 4	213 N THURLOW AVE	2	BIERIG, DANIEL 12 WHITE POND CT CHERRY HILL, NJ	08003
420 12	222 N SUMNER AVE	2	AMSUM ASSOCIATES, LLC 1114 SPRINGMONT CIRCLE BRYN MAWR, PA	19010
420 13	220 N SUMNER AVE	2	GOODMAN, STEVEN & JANIS 333 DRYDEN ROAD DRESHER, PA	19025
420 14	218 N SUMNER AVE	2	CHARRIEZ, MARIO & KING, MEGAN K 218 N SUMNER AVE MARGATE, NJ	08402
420 15	216 N SUMNER AVE	2	BADUINI TRUST, MICHAEL R & MARYANN 215 LORING COURT SEWELL, NJ	08080

Atlantic County

VARIANCE REPORT (200 Ft)

0116 Margate City
02/27/24 Page: 2

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
420 16	214 N SUMNER AVE	2	MC CAFFREY, JOSEPH J 214 N SUMNER AVE MARGATE, NJ	08402
421 1	8906 AMHERST AVE	2	ALBERICI, VINCENT 514 MAPLE HILL ROAD HAVERTOWN, PA	19083
421 12	8904 AMHERST AVE	2	MATT, MICHAEL A & ERIN L 7 WILLOW RIDGE MARLTON, NJ	08053
421 13	220 N THURLOW AVE	2	CHERRY, ANDREW L & ROBERTA T 1500 CHESTNUT ST #7B PHILADELPHIA, PA	19102
421 15	216 N THURLOW AVE	2	MARGATE BAYSHORE LLC 4216 PROSPEROUS DRIVE HARRISBURG, PA	17112
520 41	THURLOW AVE	1	DONOFF, ELAINE & MILLER, SCOT 1956 NE 151ST ST NORTH MIAMI, FL	33162
520 42	309 N THURLOW AVE	2	BACHMAN, STEPHEN & RACHEL 309 N THURLOW AVE MARGATE, NJ	08402
520 44	307 N THURLOW AVE	2	ABRAMSON, JOHN 330 SE 20TH AVE #503 DEERFIELD BEACH, FL	33441
520 45	305 N THURLOW AVE	2	CARROCCIA, EUGENE 305 N THURLOW AVE MARGATE, NJ	08402
520 47	303 N THURLOW AVE	2	DIVENTURA, GIUSEPPE & DOMENICA 12 ARCADIAN DRIVE SICKLERVILLE, NJ	08081
520 51.01	301 N THURLOW AVE	2	SACKS, SCOT A & MICHEL 301 N THURLOW AVE MARGATE, NJ	08402
520 51.02	8903 AMHERST AVE	2	DIZIO III, DANIEL N 1525 FORD ROAD BENSALEM, PA	19020
520 53	8901 AMHERST AVE	2	LICHTER, STEVE & HOLLY 8901 AMHERST AVE MARGATE, NJ	08402

Atlantic County

VARIANCE REPORT (200 Ft)

0116 Margate City
02/27/24 Page: 3

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
521 7	309 N UNION AVE	2	BELLINO, MICHAEL & SHERRI 980 CROPWELL RD CHERRY HILL, NJ	08003
521 9	307 N UNION AVE	2	HORNER, BARBARA ANN 307 N UNION AVE MARGATE, NJ	08402
521 10	305 N UNION AVE	2	BARRETTA, JOSEPH V. & THERESA 305 N. UNION AVE. MARGATE, NJ	08402
521 11	303 N UNION AVE	2	MENDELSON, JULES & PATRICIA 909 TYSON AVE PHILADELPHIA, PA	19111
521 12	8907 AMHERST AVE	2	ROSNER, CARL L 8907 AMHERST AVE MARGATE, NJ	08402
521 17	308 N THURLOW AVE	2	GIGLIOTTI, DAVID T & LISA 141 PREAKNESS DR MT LAUREL, NJ	08054
521 19	306 N THURLOW AVE	2	DEABREU, ROBERT & RAQUEL 412 HEARTWOOD DR CHERRY HILL, NJ	08003
521 20	304 N THURLOW AVE	2	FRADIN, MATTHEW & LISA 3 WEDGEWOOD CIRCLE CHERRY HILL, NJ	08003
521 22	302 N THURLOW AVE	2	SWIFT, JENNIFER C & WAGNER, JOHN P 302 N THURLOW AVE MARGATE, NJ	08402
521 24	8905 AMHERST AVE	2	GOMES, LUIS & LOUISE D 111 TANYARD RD RICHBORO, PA	18954
619 30	308 N RUMSON AVE 29	2	MORGAN, JEFFREY & MAXINE 3700 S OCEAN BLVD #906 HIGHLAND BEACH, FL	33487
619 32	304 N RUMSON AVE	2	LASDON, ALAN M & CARI R 304 N RUMSON AVENUE MARGATE, NJ	08402
619 34	8801 AMHERST AVE	2	MCCARRON, MICHAEL & JANET (HELMIG) 8801 AMHERST AVE. MARGATE, NJ	08402

Atlantic County

VARIANCE REPORT (200 Ft)

0116 Margate City
02/27/24 Page: 4

<u>Block Lot Qual</u>	<u>Property Location Additional Lot Additional Lot</u>	<u>Property Class</u>	<u>Owner Address City, State</u>	<u>Zip Code</u>
619 36	8807 AMHERST AVE	2	BATT, JENNIFER M & JONATHAN H 108 BUNNING DR VOORHEES, NJ	08043
619 38	8809 AMHERST AVE	2	MURRAY, MICHAEL 1915 LOMBARD STREET PHILADELPHIA, PA	19146

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.....44



TARA J. MAZZA, CTC
TAX COLLECTOR

OFFICE OF THE TAX COLLECTOR

MUNICIPAL BUILDING
9001 WINCHESTER AVENUE
MARGATE CITY, NEW JERSEY 08402
(609) 822-2508
FAX (609) 822-8316
E-mail: mazza_tara@margate-nj.com

RECEIVED

FEB 29 2024

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

Date: February 26, 2024

To Whom It May Concern:

I HEREBY CERTIFY THAT the TAX for Q1 2024;

And the WATER and SEWER charges for the year 2023

Are paid on property located at 8903 Amherst Ave

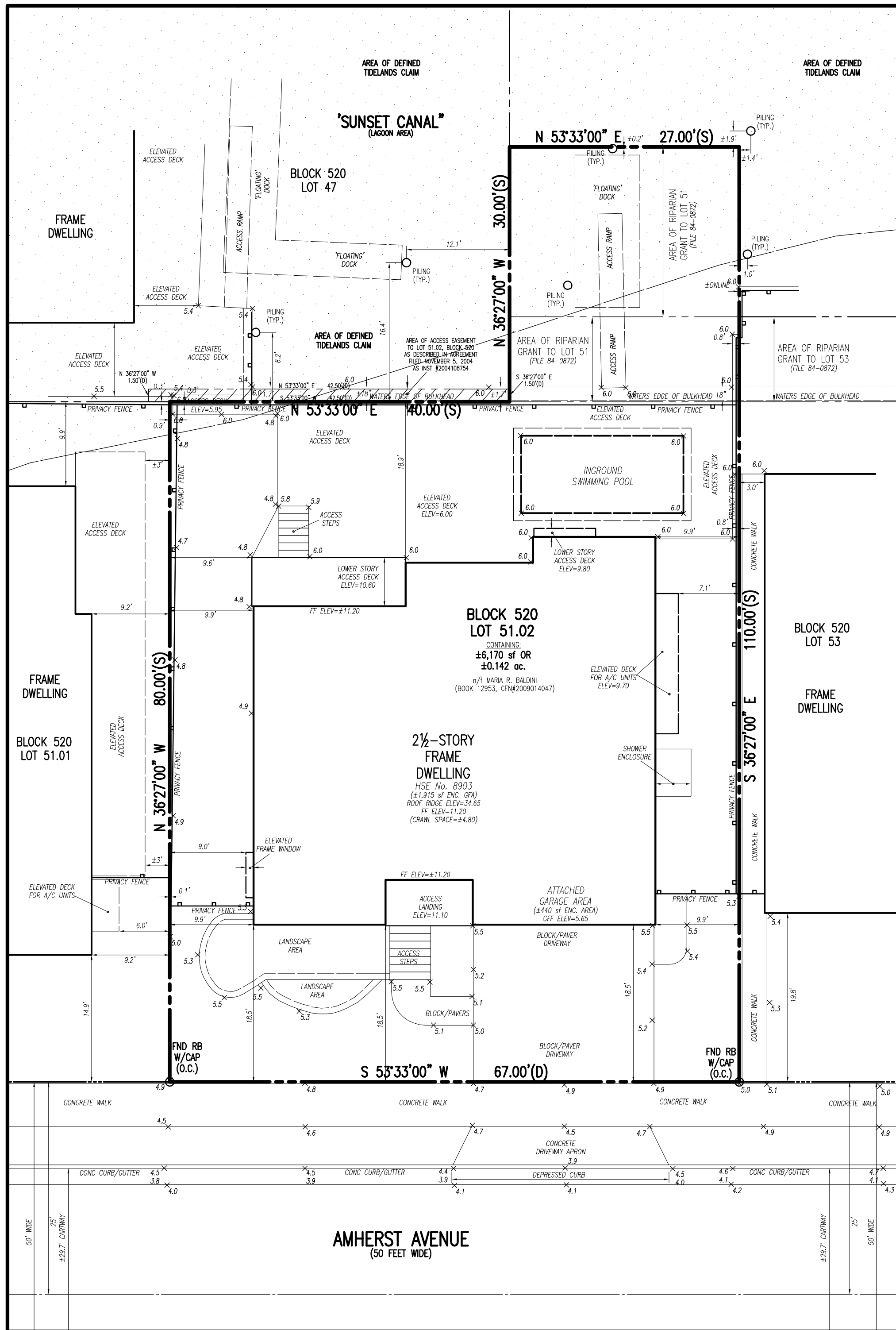
Assessed to Daniel N. Dizio III

Designated as BLOCK 520 Lot 51.02

This certification expires on April 30, 2024

Tara J Mazza, CTC
Tax Collector
Mazza_tara@margate-nj.com

Per *TJM*



NOTE:

MEAN HIGH WATER LINE FOR AREAS SHOWN NOW OR FORMERLY BELOW THE MEAN HIGH WATER BASED UPON PLANS PREPARED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) AND FILED IN THE CLERK'S OFFICE OF ATLANTIC COUNTY, ON MAP No. 175-2040. THE BOUNDARY LINE OF AREAS NOW OR FORMERLY BELOW THE MEAN HIGH WATER OBTAINED FROM GIS RESOURCE DATA PROVIDED BY THE NJDEP, AND FOR INFORMATION PURPOSES ONLY.

NOTE:

BY GRAPHICAL PLOTTING ONLY, SUBJECT PREMISES APPEARS TO BE PARTIALLY LOCATED WITHIN ZONE AE (BFE EL=8.0) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR MARGATE CITY (ATLANTIC COUNTY), PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), EFFECTIVE DATE: AUGUST 28, 2018, MAP No. 34001C0434F, AS PANEL 434 OF 457.

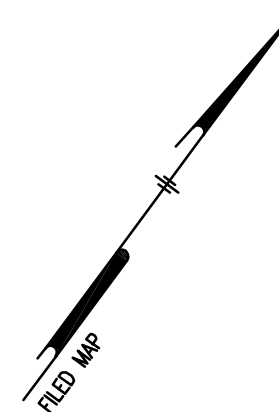
THE RELEVANT TIDAL ELEVATIONS AND PRESENTED BELOW, IS PROVIDED FOR REFERENCE ONLY, ARE BASED UPON SURVEY OBSERVATIONS, RELATED TO TIDAL BENCHMARKS, PROVIDED BY NGS/NOAA:

STATION ID: 8535101
CORSON INLET, NEW JERSEY

REFERENCE ELEVATION	NAVD 1988 (ft)
MEAN HIGHER HIGH WATER (MHHW)	1.98
MEAN HIGH WATER (MHW)	1.59
MEAN LOW WATER (MLW)	-2.21

LEGEND:

- - CONCRETE MONUMENT TO BE SET
- - REBAR W/CAP SET OR TO BE SET
- - CONCRETE MONUMENT FOUND
- - IRON PIPE FOUND
- (S) - SURVEY BEARING/DISTANCE
- (D) - DEED BEARING/DISTANCE
- (P) - PLAN BEARING/DISTANCE

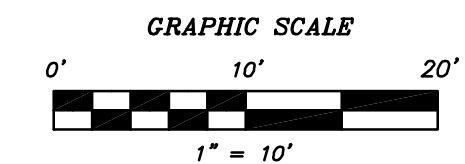


SURVEY REFERENCES:

- PLAN TITLED "MINOR SUBDIVISION PLAN, BLOCK 520, LOT 51", AS PREPARED BY ARTHUR W. PONZIO CO. & ASSOCIATES, INC., DATED AUGUST 13, 2003, LAST REV. APRIL 6, 2004, AND RECORDED IN THE CLERK'S OFFICE OF ATLANTIC COUNTY, APRIL 30, 2004, MAP No. M14041175.
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GENERAL NOTES:

- THIS PLAN DOES NOT GUARANTEE OWNERSHIP. DOCUMENTS OF RECORD WHICH MAY HAVE BEEN REVIEWED AND CONSIDERED AS PART OF THIS PLAN ARE NOTED HEREON AND HAVE BEEN OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PLAN.
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- BLOCK AND LOT NUMBERS AS SHOWN HEREON ARE BASED UPON THE TAX MAPS OF MARGATE CITY, ATLANTIC COUNTY, NEW JERSEY.
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 - DEED OR RECORD(S) AND/OR TITLE DOCUMENTS AS OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC, SEPTEMBER 2023.
 - FOUND SURVEY MONUMENTATION RECOVERED AT TIME OF FIELD SURVEY OF SUBJECT PREMISES, SEPTEMBER 2023.
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LAST REVISED: SEPTEMBER 25, 2023

MONARCH
SURVEYING & ENGINEERING

P.O. BOX 177
PITMAN, NEW JERSEY 08071
PH (856) 582-8200 FAX (856) 582-8204
www.monarchsurgeng.com

NJ CERT. OF AUTHORIZATION: 24G428133000
DE CERT. OF AUTHORIZATION: S8-000087

BRUCE R. McKENNA
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 42562
PROFESSIONAL ENGINEER, N.J. LIC. NO. 42562

PLAN OF SURVEY
LOT 51.02 * BLOCK 520 * PLATE 34
No. 8903 AMHERST AVENUE
MARGATE CITY, ATLANTIC COUNTY, NEW JERSEY

DANIEL N. DiZIO III
1525 FORD ROAD
BENSALEM, PENNSYLVANIA 19020

DATE	SCALE	DRAWN	CHECK	JOB No.
09/25/2023	1" = 10'	STAFF	BRM	223122

AS OUTLINED IN §170-29.E., SCHEDULE B-1, THE MINIMUM FRONT YARD SETBACK IS BASED UPON THE PREVAILING SETBACK WITHIN 200 FEET WITHIN THE SAME BLOCK, OR 10 FEET MINIMUM, WHICH EVER IS GREATER. AS SUCH, THE MINIMUM FRONT YARD SETBACK, AS SHOWN HEREON IS BASED UPON FIELD OBSERVED FRONT YARD SETBACKS FOR THE FOLLOWING:

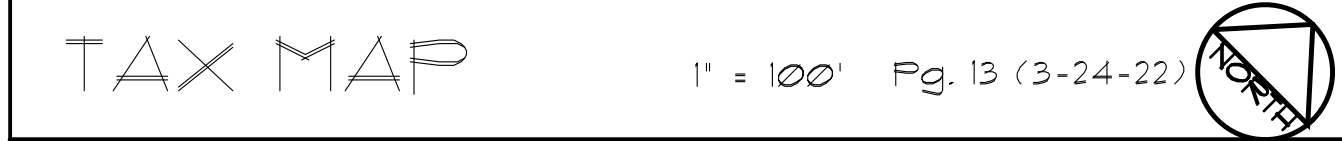
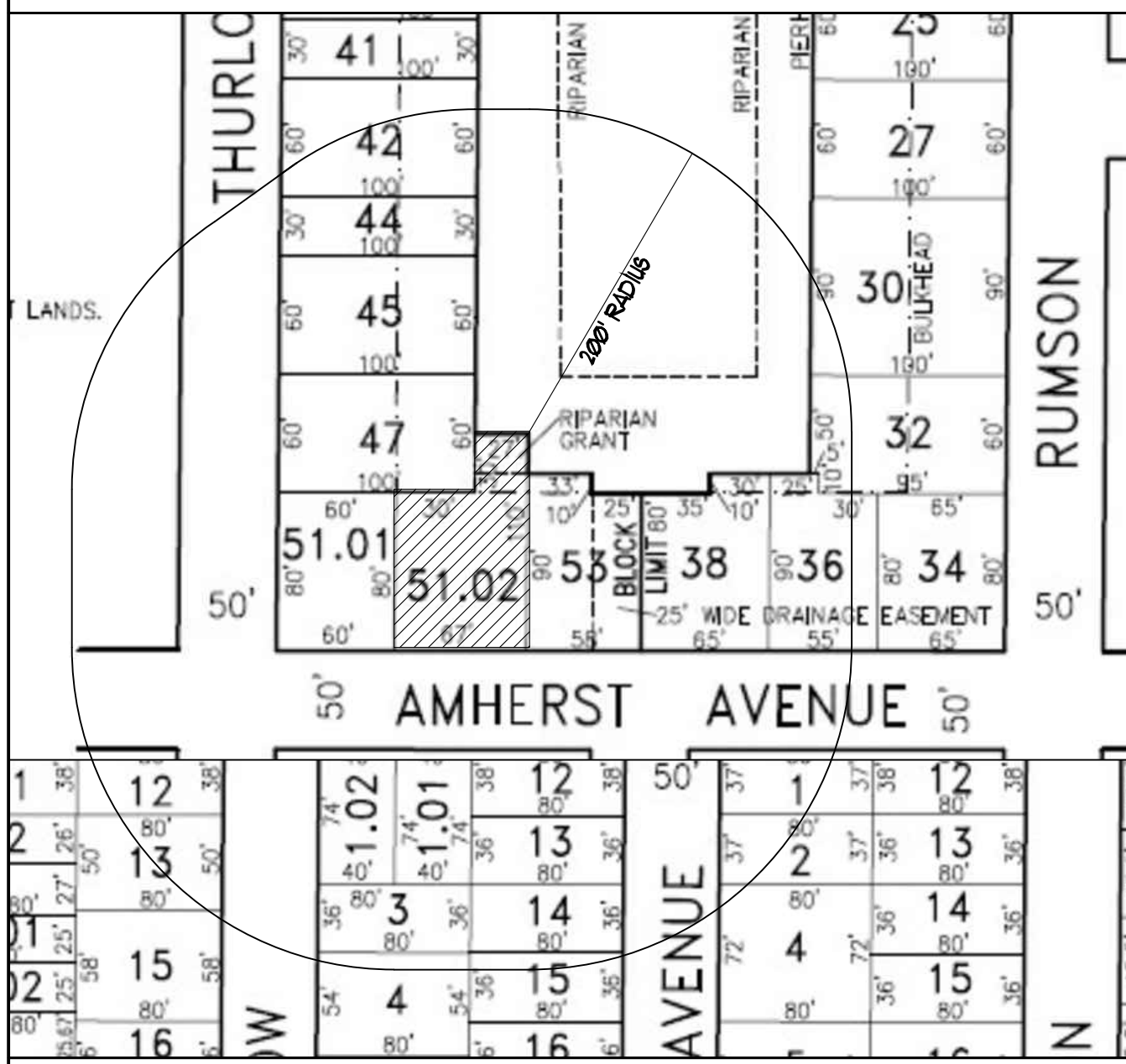
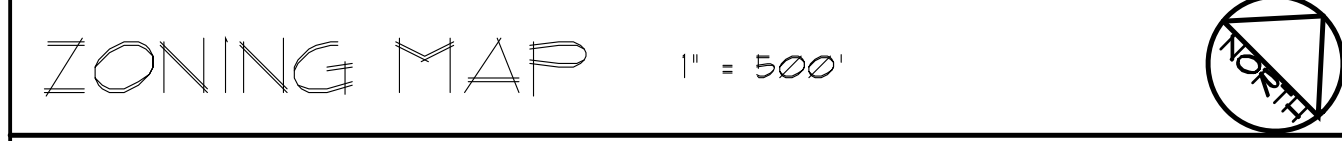
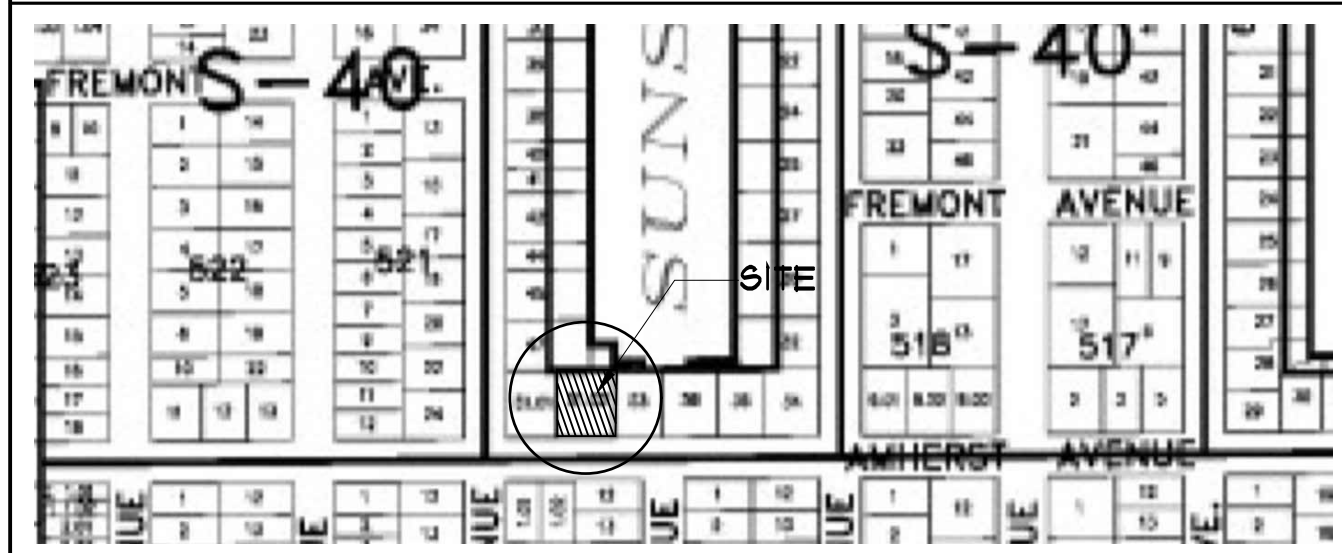
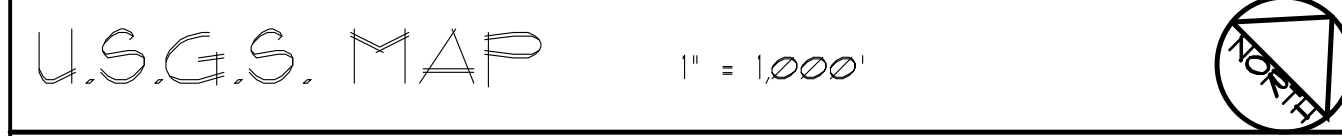
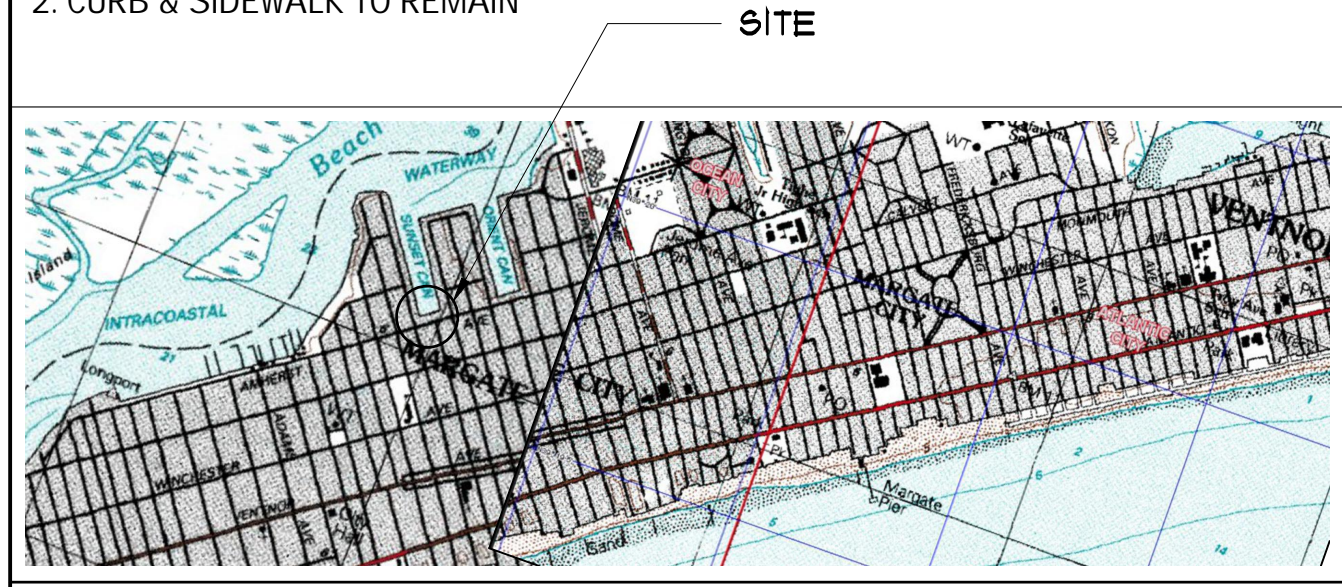
	DWELLING:	PORCH/DECK:
No. 301 N. THURLOW	LOT 51.01 * BLOCK 520	±14.9 ft.
No. 8903 AMHERST	LOT 51.02 * BLOCK 520	±18.5 ft.
No. 8901 AMHERST	LOT 53 * BLOCK 520	±18.0 ft.
No. 8809 AMHERST	LOT 38 * BLOCK 619	±14.9 ft.
No. 8807 AMHERST	LOT 36 * BLOCK 619	±18.2 ft.
No. 8801 AMHERST	LOT 34 * BLOCK 619	±19.8 ft.

/projects/223122/SURVEY.dwg

APPLICANT
DIZIO III, DANIEL N
1525 FORD ROAD
BENSALEM, PA 19020

OWNER
DIZIO III, DANIEL N
1525 FORD ROAD
BENSALEM, PA 19020

NOTES:
1. EXISTING STRUCTURE TO BE LIFTED
2. CURB & SIDEWALK TO REMAIN



NOTE: NO WETLANDS & CAFRA PERMIT REQUIRED



Office of the Tax Assessor
Municipal Building
9001 Winchester Avenue
Margate City, NJ 08402
PHONE: 609-522-1950
FAX: 609-487-1142

James W. Manghan, CTA
Tax Assessor

Thomas Bechtold LLC
599 Shore Road
Somers Point, NJ 08244

Block: 520 Lot: 51.02
Location: 8903 Amherst Ave
Date: December 27, 2023

James W. Manghan
James W. Manghan, CTA
Tax Assessor

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

P. 002
DEC/27/2023/WED 06:29 AM Tax assessor margate FAX No. 6094871142

P. 003
DEC/27/2023/WED 06:29 AM Tax assessor margate FAX No. 6094871142

Block Lot	Property Location	Property Class	Owner Address City, State	Zoning Code
419 1	8908 AMHERST AVE	2	LUTZEL, ANDREW & SAMANTHA 34 HUDSON RIDGE GARDEN, NY	10524
419 2	219 N SUMNER AVE	2	STARKEWEATHER, SUSANNAH 40 ABERDALE ROAD BASKA COUNTRY, PA	19054
419 4	215 N SUMNER AVE	2	FRYL, DIANE B 964 VENTNOR AVE MARGATE, NJ	08402
419 12	8904 AMHERST AVE	2	ROBINSON, JACQUELYNN G & LAWRENCE 2035 CANDEL DRIVE JAMISON, PA	18929
419 13	218 N RUMSON AVE	2	SPELINS, NETI ALAN & LYNN 218 N RUMSON AVENUE MARGATE, NJ	08402
420 1.01	8903 AMHERST AVE	2	HILLER, JARRET C LISA I 302 CENTRAL DRIVE BLUE BELL, PA	19422
420 1.02	218 N THURLOW AVE	2	ROSENBERG, STEVEN & MILLER, C 50 S 16TH ST #4205 PHILADELPHIA, PA	19102
420 2	217 N THURLOW AVE	2	SUCHOFF, BRIAN K & ROCHELLE 18 BRON PLACE LYNNSTON, NJ	07039
420 4	213 N THURLOW AVE	2	BERG, DANIEL 12 WHITE POND CT CHERY HILL, NJ	08003
420 12	222 N SUMNER AVE	2	AMSH ASSOCIATES, LLC 114 SPRINGHONY CIRCLE BETH LEVY, PA	19010
420 13	220 N SUMNER AVE	2	GOODMAN, STEVEN & JAMES 333 OYDEN ROAD OAKESHIRE, PA	19025
420 14	216 N SUMNER AVE	2	CHAUZZEMARCO & KING, MEGAN K 216 N SUMNER AVE MARGATE, NJ	08402
420 15	216 N SUMNER AVE	2	RADZINSKI TRUST, MICHAEL R & MARYANN 216 N SUMNER COURT SEWELL, NJ	08080

Block Lot	Property Location	Property Class	Owner Address City, State	Zoning Code
420 16	214 N SUMNER AVE	2	MC CAFFEY, JOSEPH J 214 N SUMNER AVE MARGATE, NJ	08402
421 1	8906 AMHERST AVE	2	ALBERICI, VINCENT 514 MARLE HILL ROAD HAVERTOWN, PA	19083
421 12	8904 AMHERST AVE	2	MATT, MICHAEL & ERIN L 2 WILLOW RIDGE MARLTON, NJ	08053
421 13	220 N THURLOW AVE	2	CHERRY, ANDREW J & ROBERTA T 1500 CHESTNUT ST #79 PHILADELPHIA, PA	19102
421 15	216 N THURLOW AVE	2	MARGATE BAYSHORE LLC 4216 PROSPEROUS DRIVE HANOVER, PA	17112
520 41	THURLOW AVE	1	DOVOFF, ELANE & MILLER, SCOTT 1956 NE LESLIE ST NORTH WASH, FL	33162
520 42	309 N THURLOW AVE	2	SACHAN, STEPHEN & RADIEL 309 N THURLOW AVE MARGATE, NJ	08402
520 44	307 N THURLOW AVE	2	ABRAMSON, JORNI 238 NE 20TH AVE #403 DEERFIELD BEACH, FL	33441
520 45	305 N THURLOW AVE	2	CARROCCA, EUGENE 305 N THURLOW AVE MARGATE, NJ	08402
520 47	303 N THURLOW AVE	2	DEVINTRA, GIUSEPPE & DOMINICA 12 ARCADIAN DRIVE BOULDERVILLE, NJ	08081
520 51.01	301 N THURLOW AVE	2	SADOK, SCOTT A & MICHEL 301 N THURLOW AVE MARGATE, NJ	08402
520 51.02	8903 AMHERST AVE	2	DIZIO III, DANIEL N 1525 FORD ROAD BENSALEM, PA	19020
520 53	8901 AMHERST AVE	2	LICHTER, STEVE & HOLLY 8901 AMHERST AVE MARGATE, NJ	08402

DIZIO RESIDENCE

8903 AMHERST AVE



Block Lot	Property Location	Property Class	Owner Address City, State	Zoning Code
521 7	309 N UNION AVE	2	BELLINO, MICHAEL & SHERAJ 980 CROFWELL RD CHERY HILL, NJ	08003
521 9	307 N UNION AVE	2	HORNER, BARBARA ANN 307 N UNION AVE MARGATE, NJ	08402
521 10	305 N UNION AVE	2	BANNETTA, JOSEPH V. & THERESA 305 N UNION AVE MARGATE, NJ	08402
521 11	303 N UNION AVE	2	HENDELSON, JULIE & PATRICIA 909 TISON AVE PHILADELPHIA, PA	19131
521 12	8907 AMHERST AVE	2	ROSENER, CARL L 8907 AMHERST AVE MARGATE, NJ	08402
521 17	308 N THURLOW AVE	2	GIELOTTI, DAVID T LISA 141 PRAKNESS DR MT LAUREL, NJ	08054
521 19	306 N THURLOW AVE	2	OSARIEL, ROBERT & RAQUEL 412 HEARTWOOD DR CHERY HILL, NJ	08003
521 20	304 N THURLOW AVE	2	FRANZI, MATTHEW & LISA 3 WOODWOOD CIRCLE CHERY HILL, NJ	08003
521 22	302 N THURLOW AVE	2	SWIFT, BENNETT C & WAGNER, JOHN P 302 N THURLOW AVE MARGATE, NJ	08402
521 24	8905 AMHERST AVE	2	GOMES, LUIS & LOUISE D 131 TANKARD RD RICHMOND, PA	18954
619 29	308 N RUMSON AVE	2	MORGAN, SEFFREY & MAXINE 3702 S OCEAN BLVD #906 HIGHLAND BEACH, FL	33487
619 32	304 N RUMSON AVE	2	LASDON, ALAN H & CAROL R 304 N RUMSON AVENUE MARGATE, NJ	08402
619 34	8901 AMHERST AVE	2	MCCARRON, MICHAEL & JANETHELMED 8901 AMHERST AVE MARGATE, NJ	08402

Block Lot	Property Location	Property Class	Owner Address City, State	Zoning Code
619 36	8907 AMHERST AVE	2	BATT, JENNIFER R & JOHANNAN H 108 BURNING DR VOORHEES, NJ	08043
619 38	8909 AMHERST AVE	2	MURRAY, MICHAEL 1915 LOMBARD STREET PHILADELPHIA, PA	19146

UTILITIES TO BE NOTIFIED WITH TAXLIST

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

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

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

ITEMS PRINTED.....44

SIGNATURES

ZONING BOARD CHAIRMAN _____

ZONING BOARD SECRETARY _____

BOARD ENGINEER _____

DIZIO RESIDENCE
8903 AMHERST AVE
LOT: 51.02 BLOCK: 520
MARGATE, NJ

ZONING BOARD DOCUMENT
VARIANCE PLAN
TAX MAP #13
TITLE SHEET

THOMAS / BECHTOLD
ARCHITECTURE & ENGINEERING

F. (609) 927-3330
WWW.GWTHOMAS.NET
599 SHORE ROAD SOMERS POINT NEW JERSEY

Andrew Bechtold
17642

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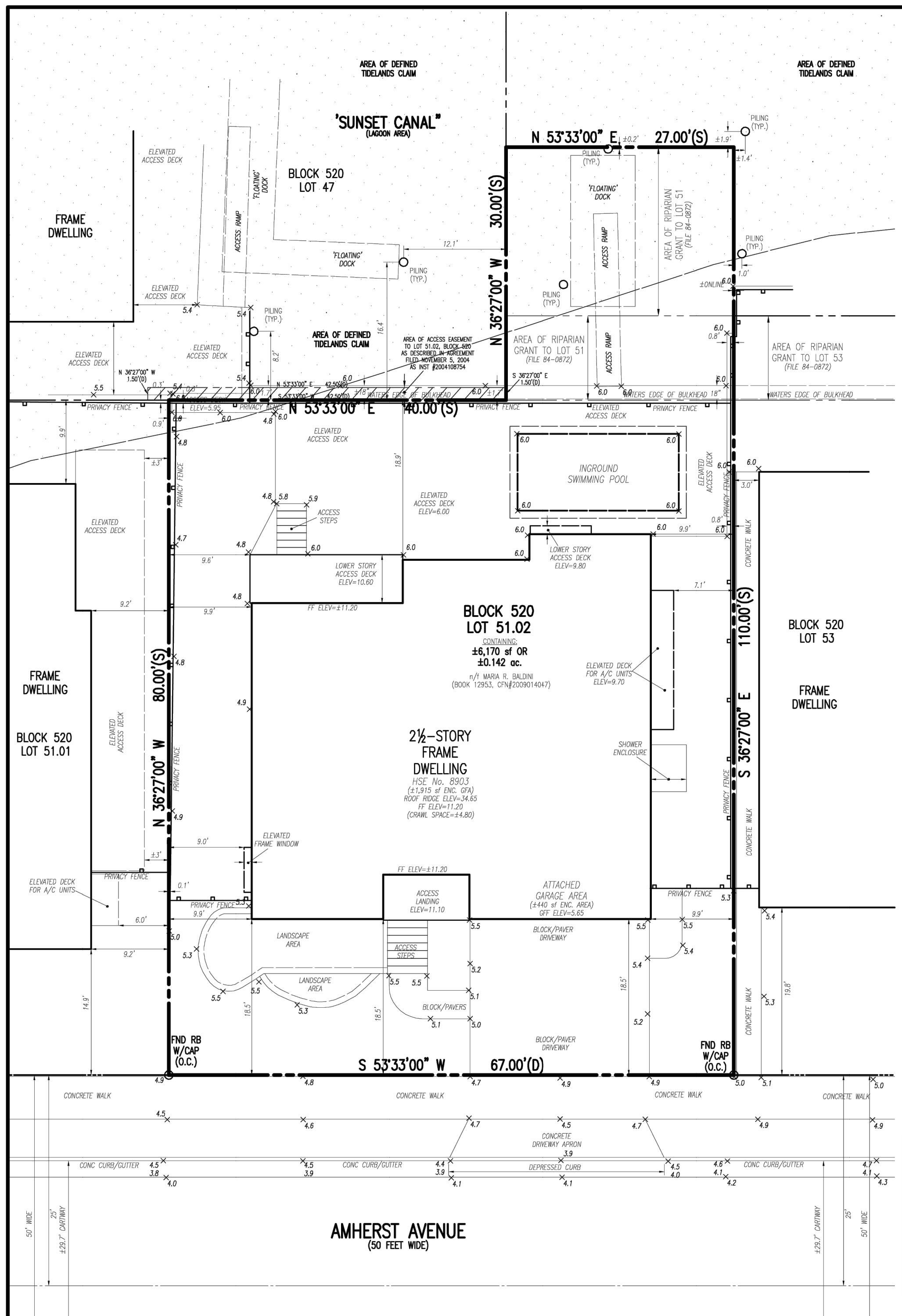
Revisions:

Date: 2-9-24
Scale: AS NOTED
Drawn: AMB
Checked: GWT/ACB

File No: 13723
Dwg. No: ZB-1

ZONING STANDARD	ZONING COMPLIANCE			VARIANCE REQUIRED
	REQUIRED/ PERMITTED	EXISTING CONDITIONS	PROPOSED CONDITIONS	
USE	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	NO
MINIMUM LOT AREA	2,750	5,380	5,380	NO
MINIMUM LOT WIDTH	50'	67'	67'	NO
MINIMUM BUILDING SETBACKS				
FRONT TO DWELLING	17.4' BLOCK AVG.	18.5'	18.5'	NO
FRONT TO PORCH	14.8' BLOCK AVG.	18.5'	18.5'	NO
REAR TO BLDG	10'	15.92'	15.92'	NO
REAR TO DECK	10'	18.9'	18.9'	NO
E SIDE	10'	9.9'	9.9'	ENC/YES
W SIDE	10'	9.9'	9.9'	ENC/YES
SIDE AGGREGATE	24.79'	19.8'	19.8'	ENC/YES
SIDE TO LOWER DECK (LESS THAN 18" FROM GRADE)	3'	12.63'	3'	NO
MAXIMUM BUILDING HEIGHT				
PITCHED	28' FROM ZFE	22.47' FROM ZFE	28' FROM ZFE	NO
MAXIMUM BUILDING COVERAGE	2,680 SF, 50%	1,962 SF, 36.6%	1,962 SF, 36.6%	NO
MIN. LANDSCAPE COV.	1,608 SF, 30% TO INCLUDE FRONT STAIR	1,770 SF 33%	1,687 SF 31.5%	NO
HABITABLE STORIES	2.5	2.5	2.5	NO
PARKING	2 PARKING SPACES	4 PARKING SPACES	4 PARKING SPACES	NO
STREET TREES	2 REQUIRED	NONE	1 PROVIDED (DUE TO SITE CONDITIONS)	NO
GUTTERS	REQUIRED	PROVIDED	PROVIDED	NO

8903 AMHERST AVENUE



NOTE:
 MEAN HIGH WATER LINE FOR AREAS SHOWN NOW OR FORMERLY BELOW THE MEAN HIGH WATER BASED UPON PLANS PREPARED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP) AND FILED IN THE CLERK'S OFFICE OF ATLANTIC COUNTY, ON MAP No. 175-2040. THE BOUNDARY LINE OF AREAS NOW OR FORMERLY BELOW THE MEAN HIGH WATER OBTAINED FROM GIS RESOURCE DATA PROVIDED BY THE NJDEP, AND FOR INFORMATION PURPOSES ONLY.

NOTE:
 BY GRAPHICAL PLOTTING ONLY, SUBJECT PREMISES APPEARS TO BE PARTIALLY LOCATED WITHIN ZONE AE (BFE EL=8.0) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR MARGATE CITY (ATLANTIC COUNTY), PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), EFFECTIVE DATE: AUGUST 28, 2018, MAP No. 34001C0434F, AS PANEL 434 OF 457.

THE RELEVANT TIDAL ELEVATIONS AND PRESENTED BELOW, IS PROVIDED FOR REFERENCE ONLY, ARE BASED UPON SURVEY OBSERVATIONS, RELATED TO TIDAL BENCHMARKS, PROVIDED BY NGS/NOAA:

STATION ID: 8535101
 CORSON INLET, NEW JERSEY

REFERENCE ELEVATION	NAVD 1988 (ft)
MEAN HIGHER HIGH WATER (MHHW)	1.98
MEAN HIGH WATER (MHW)	1.59
MEAN LOW WATER (MLW)	-2.21

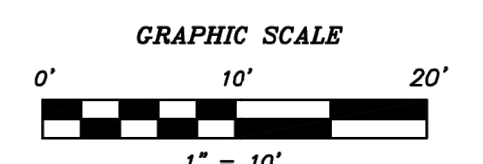
- LEGEND:**
- - CONCRETE MONUMENT TO BE SET
 - - REBAR W/CAP SET OR TO BE SET
 - - CONCRETE MONUMENT FOUND
 - - IRON PIPE FOUND
 - (S) - SURVEY BEARING/DISTANCE
 - (D) - DEED BEARING/DISTANCE
 - (P) - PLAN BEARING/DISTANCE

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	DWELLING:	PORCH/DECK:	
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LAST REVISED: SEPTEMBER 25, 2023

MONARCH
 SURVEYING & ENGINEERING
 P.O. BOX 177
 PITMAN, NEW JERSEY 08071
 PH (856) 582-3220 FAX (856) 582-3204
 www.monarcheng.com
 NJ CERT. OF AUTHORIZATION 28648/33000
 DE CERT. OF AUTHORIZATION 563000097

BRUCE R. McKENNA
 PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 42562
 PROFESSIONAL ENGINEER, N.J. LIC. NO. 42562

PLAN OF SURVEY
 LOT 51.02 * BLOCK 520 * PLATE 34
 No. 8903 AMHERST AVENUE
 MARGATE CITY, ATLANTIC COUNTY, NEW JERSEY

DANIEL N. DIZIO III
 1525 FORD ROAD
 BENSALEM, PENNSYLVANIA 19020

DATE	SCALE	DRAWN	CHECK	JOB No.
09/25/2023	1" = 10'	STAFF	BRM	223122

EXISTING CONDITIONS

DIZIO RESIDENCE
 8903 AMHERST AVE
 LOT: 51.02 BLOCK: 520
 MARGATE, NJ

ZONING BOARD DOCUMENT
 VARIANCE PLAN
 TAX MAP #13
 EXISTING CONDITIONS
 SURVEY

THOMAS / BECHTOLD
 ARCHITECTURE & ENGINEERING

F. (609) 927-3330
 WWW.GWTHOMAS.NET
 599 SHORE ROAD SOMERS POINT NEW JERSEY

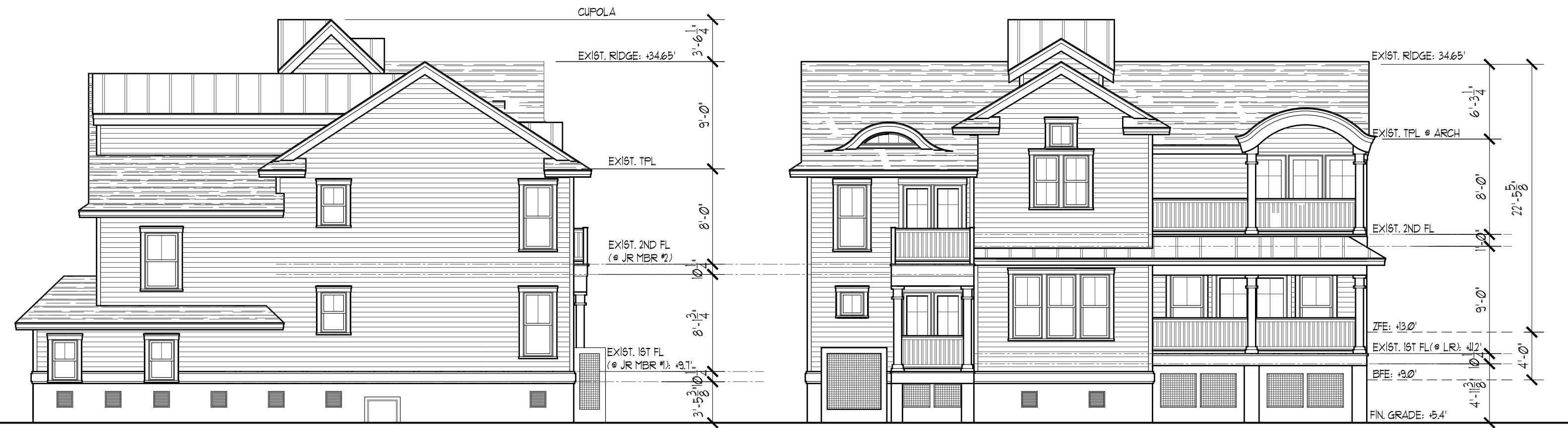
Andrew Bechtold
 17642

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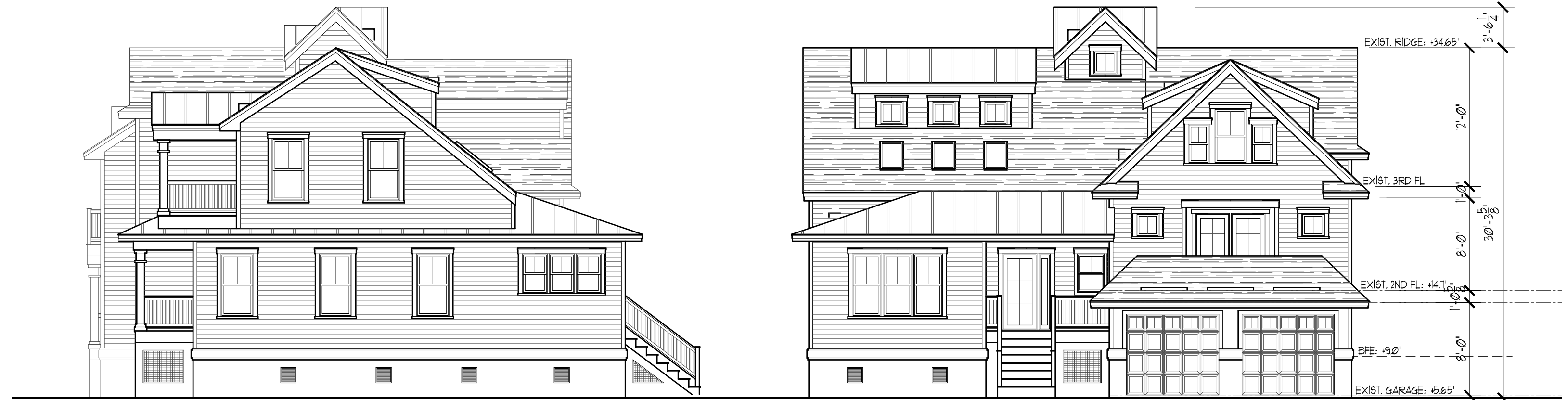
Revisions:

Date:	2-9-24	File No.:	
Scale:	AS NOTED		13723
Drawn:	AMB	Dwg. No.:	
Checked:	EW/ACB		ZB-2



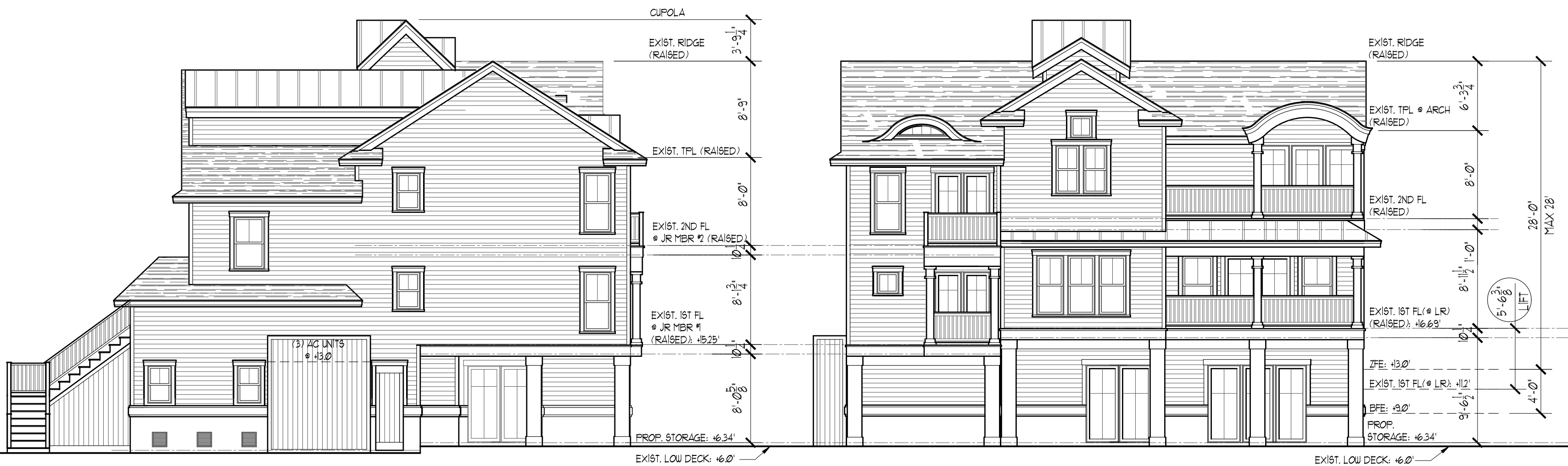
EXIST. RIGHT SIDE ELEVATION

EXIST. REAR ELEVATION



EXIST. LEFT SIDE ELEVATION

EXIST. AMHERST AVE. ELEVATION



PROPOSED RIGHT SIDE ELEVATION

PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION

PROPOSED AMHERST AVE. ELEVATION



DIZIO RESIDENCE
8903 AMHERST AVE
LOT: 5102 BLOCK: 520
MARGATE, NEW JERSEY

ZONING BOARD DOCUMENT
VARIANCE PLAN
TAX MAP SHEET #13

EXIST. VS. PROP.
ELEVATIONS

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Revisions:

Date:
2-9-24

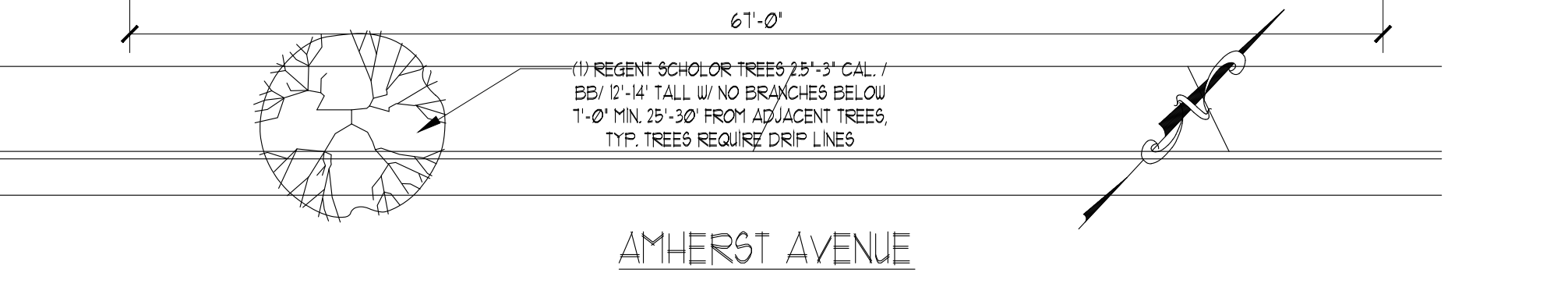
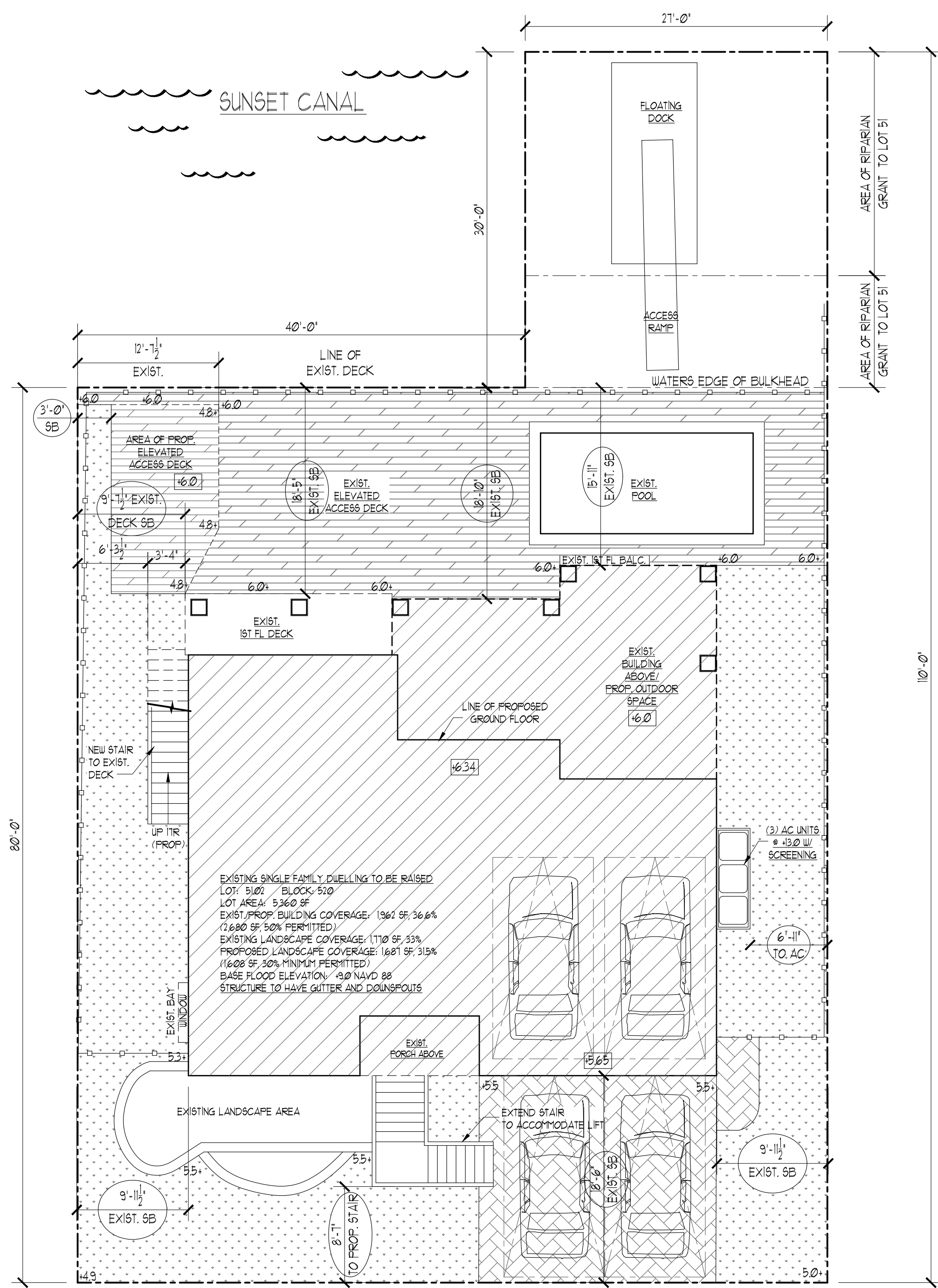
Scale:
1/8" = 1'-0"

Drawn:
AMB

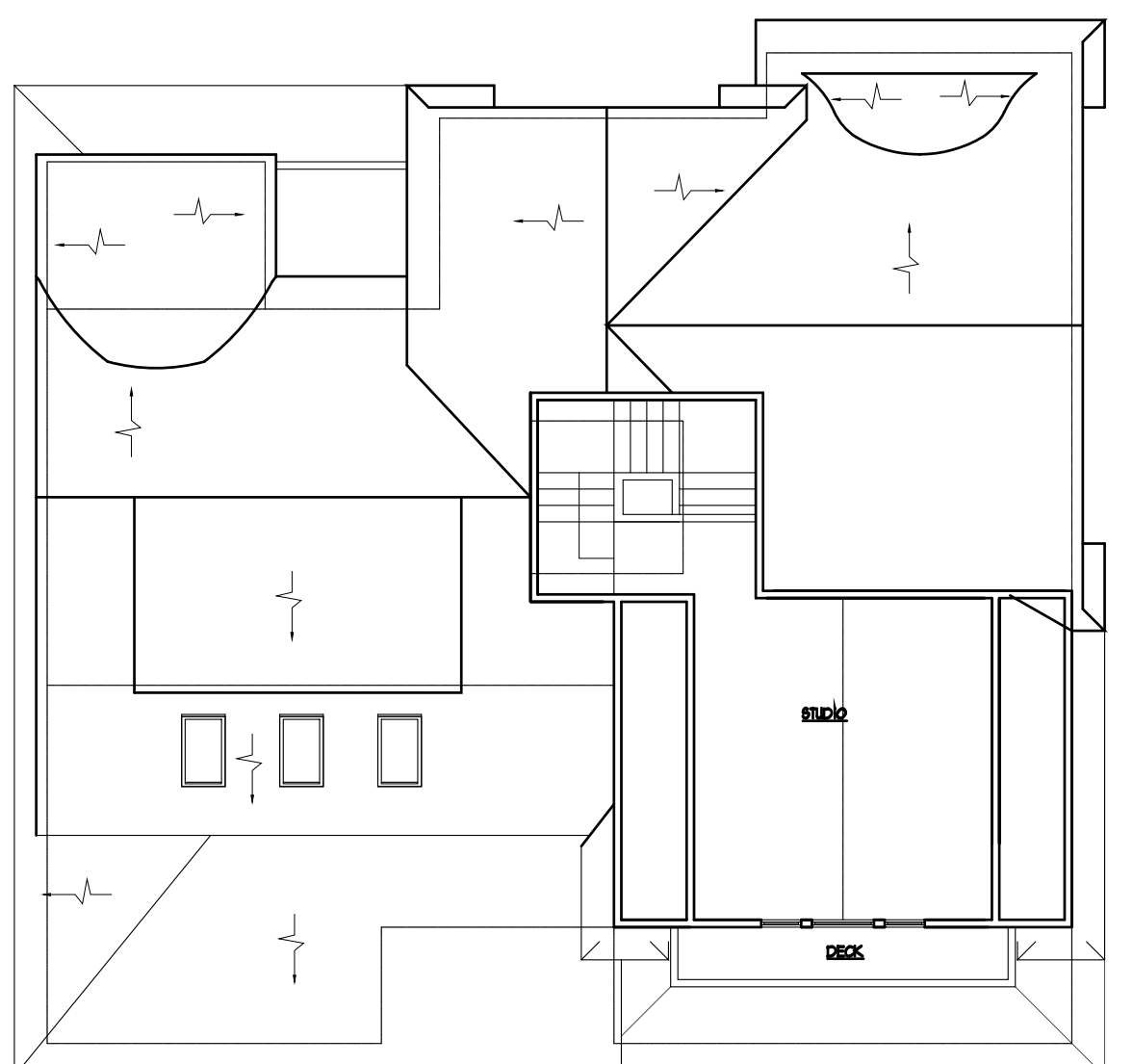
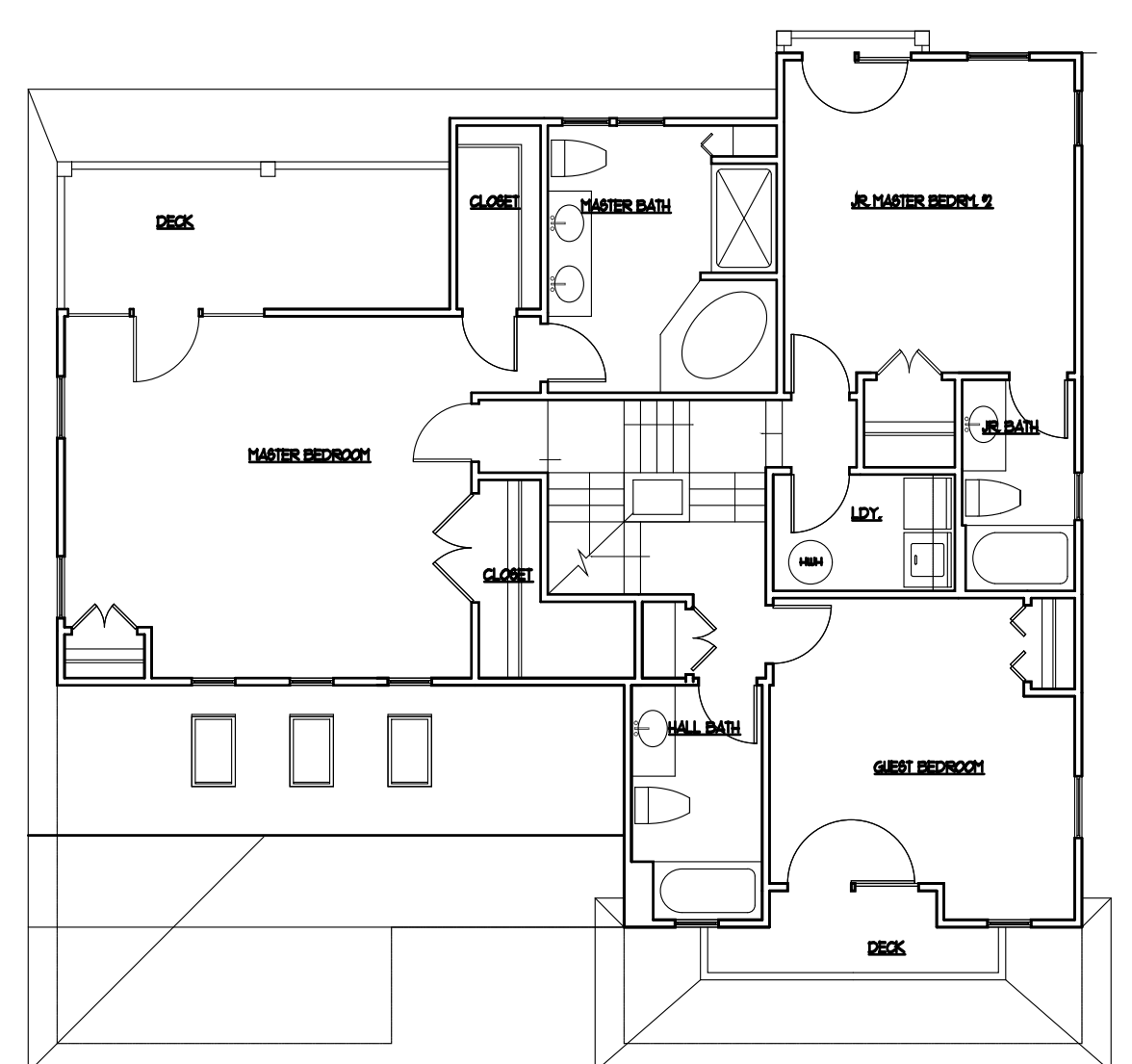
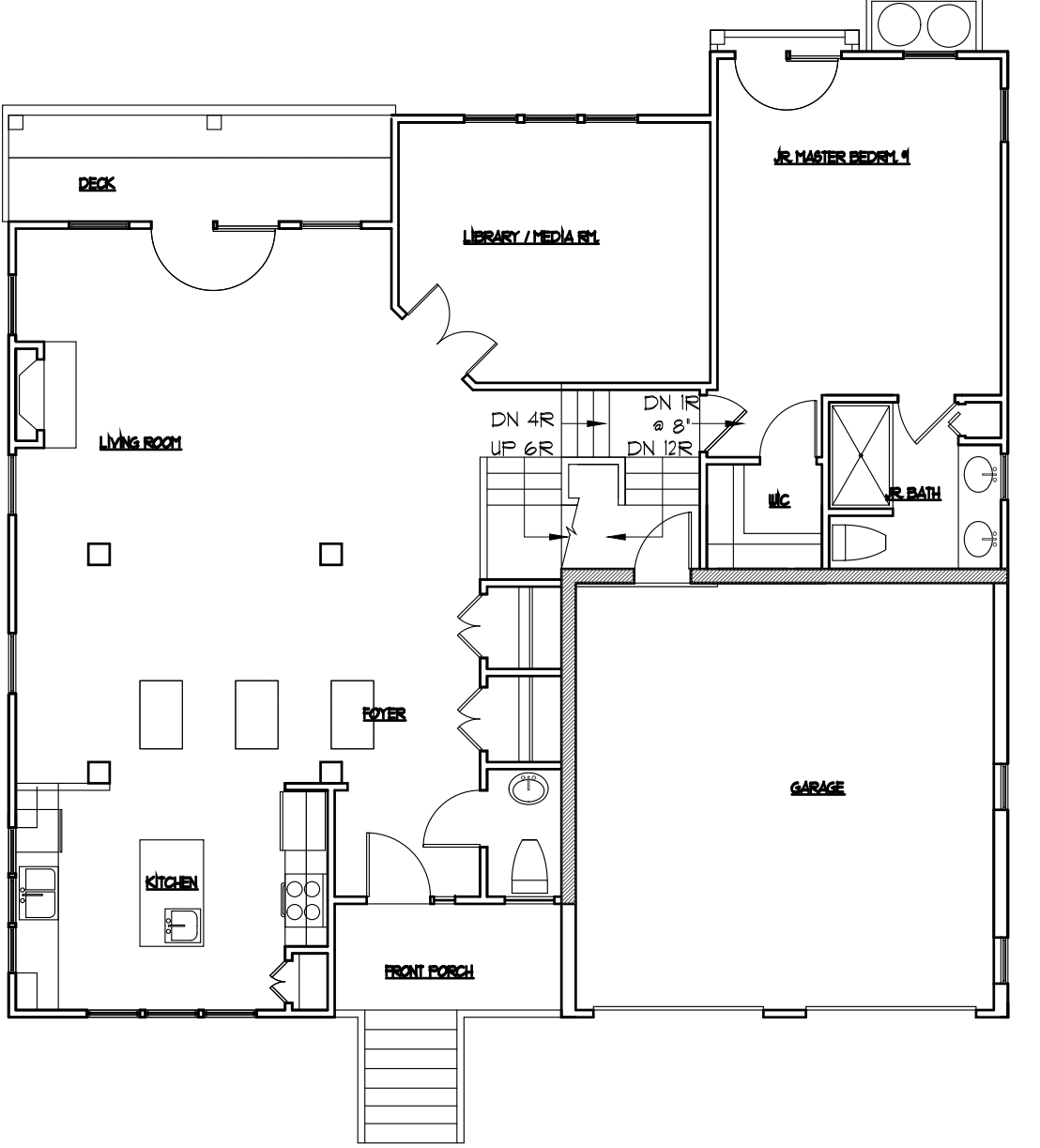
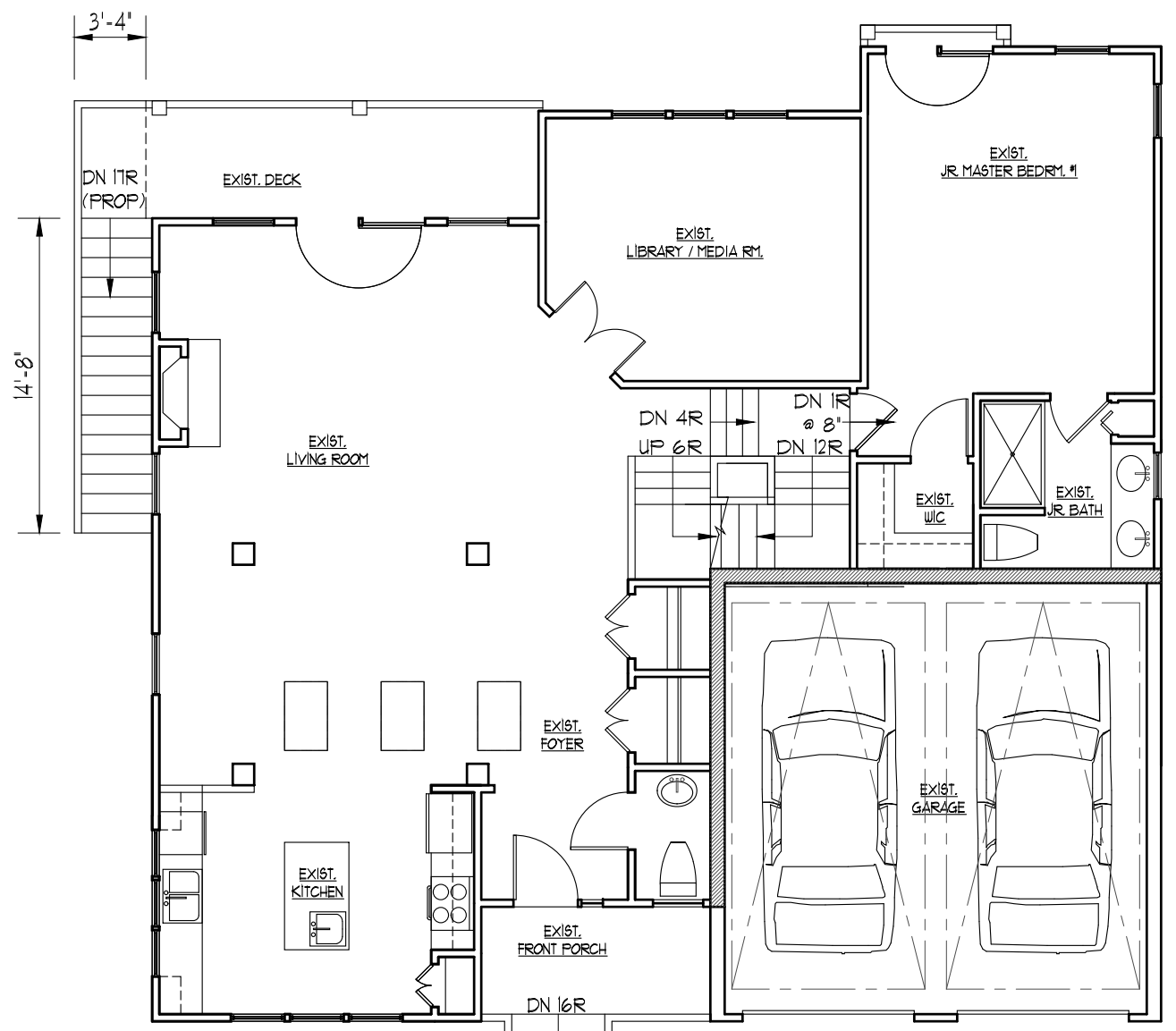
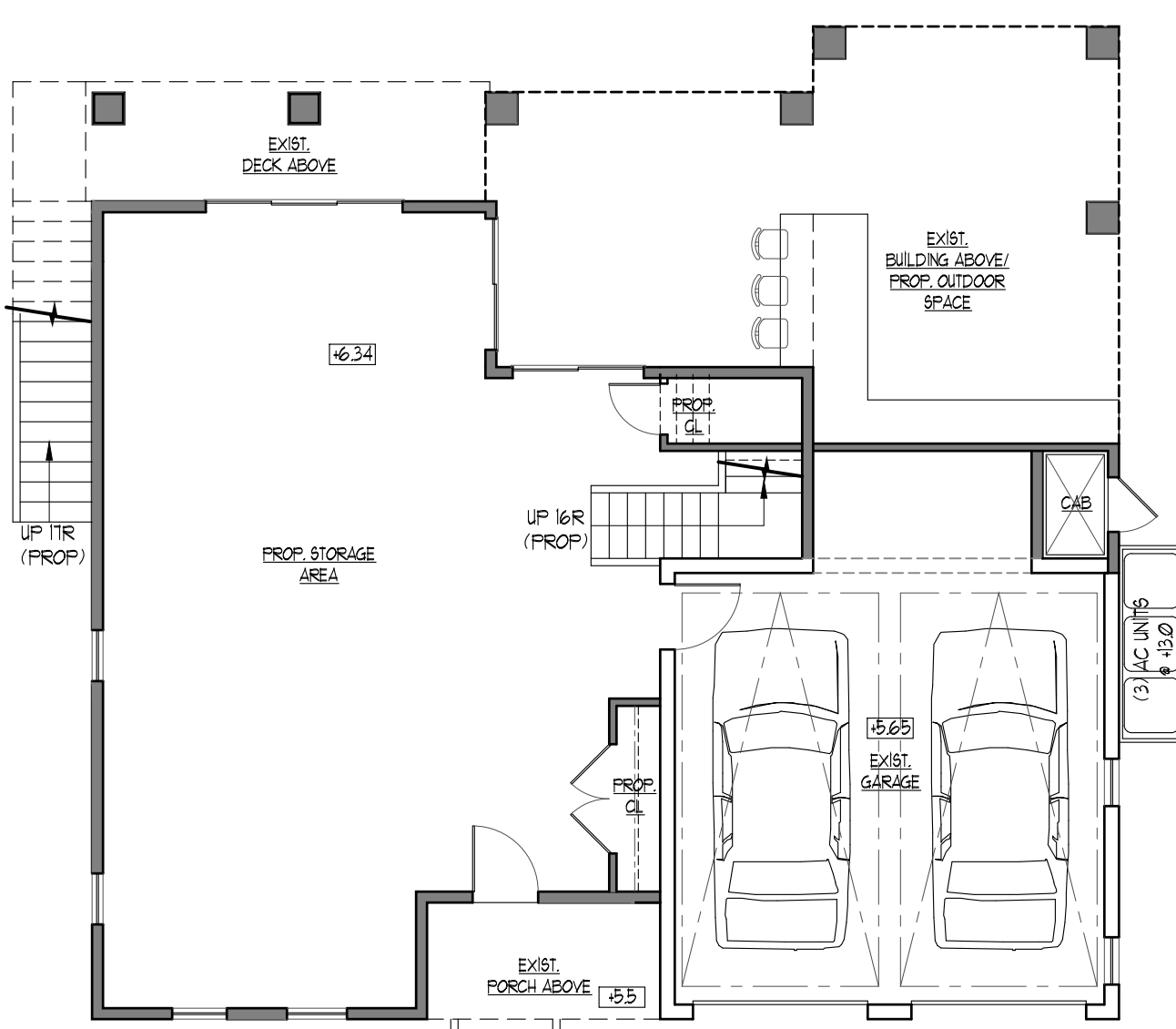
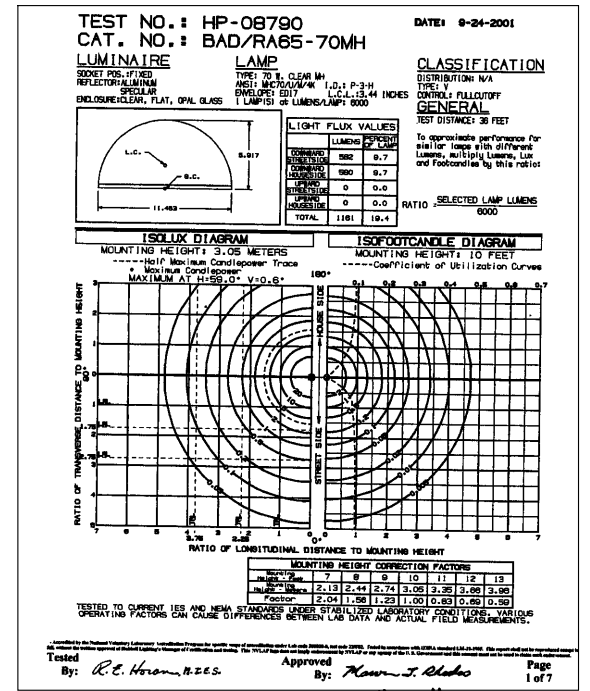
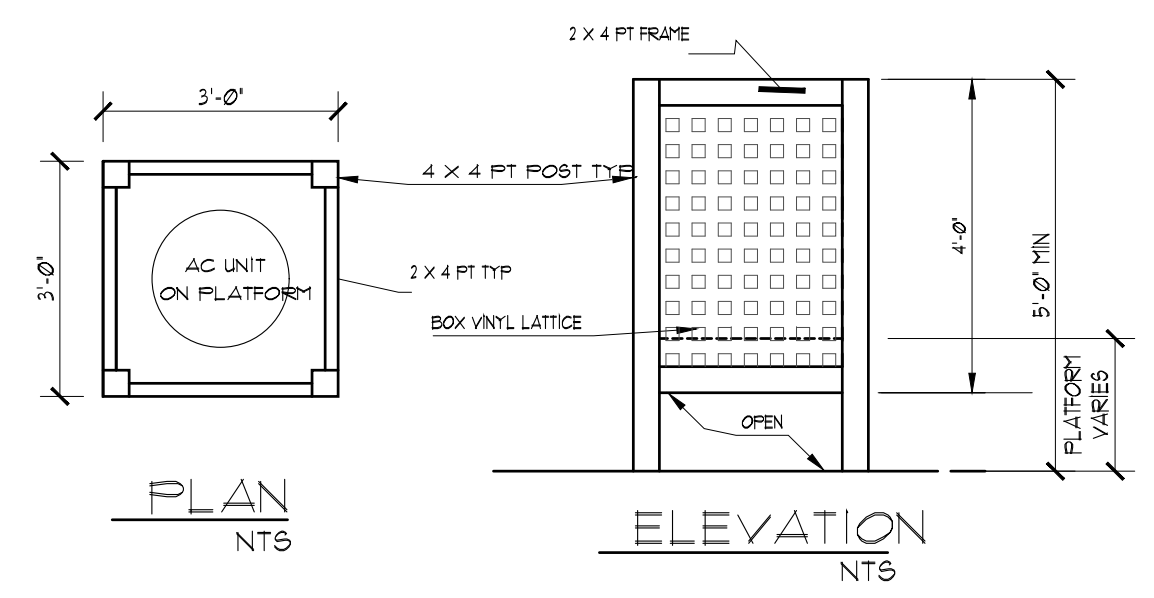
Checked:
GWT/ACB

File No:
13123

Dwg. No.
ZB-3



PLOT PLAN / EXISTING CONDITIONS
 NOTE: EXISTING CURB & SIDEWALK TO REMAIN



DIZIO RESIDENCE
 8903 AMHERST AVE
 LOT: 5102 BLOCK: 520
 MARGATE, NEW JERSEY

ZONING BOARD DOCUMENT
 VARIANCE PLAN
 TAX MAP SHEET #13
 PROPOSED CONDITIONS
 EXIST. VS. PROP.
 FLOOR PLANS

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Revisions:

Date:	2-9-24
Scale:	1/8" = 1'-0"
Drawn:	AMB
Checked:	GWT/ACB

File No:	13723
Dwg. No.	ZB-4