

PMB&B

PERSKIE MAIRONE BROG BARRERA & BAYLINSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW

CORNERSTONE COMMERCE CENTER

1201 NEW ROAD, SUITE 204, LINWOOD, NJ 08221

609-601-1775 FAX: 609-601-8440

PHILIP J. PERSKIE*
STEVEN J. BROG**
CHRISTOPHER M. BAYLINSON***
RICHARD S. MAIRONE*
ALEXANDER J. BARRERA*

COUNSEL TO THE FIRM
STEVEN P. PERSKIE*

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

REPLY TO LINWOOD OFFICE

March 8, 2021

Carmella Malfara, Secretary
Ventnor Planning Board
6201 Atlantic Avenue
Ventnor, NJ 08406

Re: Application of Leonard and Teri Schuchman
25 South Avolyn Avenue
Block 72, Lot 3
Ventnor, New Jersey
Our File No.: 12390-1

Dear Ms. Malfara:

We represent Leonard and Teri Schuchman with respect to their application to the Ventnor City Planning Board scheduled to be heard on March 22, 2021. Mr. and Mrs. Schuchman request "c" variance relief for rear yard setback in order to build a second floor addition to accommodate a bedroom and bathroom at the second floor level of their home. In support of the application, the following documentation is enclosed for the Planning Board's review and consideration:

1. (16) – Application for Action by Planning Board with Checklist and Addendum;
2. (16) – Architectural plan prepared by Edwin N. Howell, RA, PP, revised through 1-21-21;
3. (16) – Property Survey prepared by Arthur W. Ponzio Co. & Associates, Inc., revised through 1/19/21;
4. (16) – Ventnor City Tax Map highlighting the subject property;
5. (16) – Residential Property Card;
6. (16) – Photographs of the subject property;
7. (16) – 200 foot property owners' list;

PERSKIE MAIRONE BROG BARRERA & BAYLINSON
A PROFESSIONAL CORPORATION

Carmella Malfara, Secretary
Ventnor Planning Board
March 8, 2021
Page 2 of 2

8. (2) – Confirmation of paid taxes.


Should you require any further documentation in advance of the March 22nd 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
cmbaylinson@pmbb.com

CMB:dbm
Enclosures

c: Leonard and Teri Schuchman (via email) (w/ Application)
Edwin N. Howell, RA, PP (via email) (w/ Application)
Arthur W. Ponzio, Jr., PLS, PP (via email) (w/ Application)

S:\S\Schuchman, Teri & Leonard (12390)\Mat 1 - Ventnor Planning Bd. (25 S. Avolyn)\Malfara (application submission) 3-8-21 CMB ltr.docx



City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorcity.org

Meetings held in Municipal Court Room at 6:30 pm on specified dates

Application for Action by Planning Board
Ventnor City, New Jersey
Please Type or Print Clearly

1. Date of Application: February 4, 2021 (completeness); March 8, 2021 (application submission)

2. **Zoning District:**

R-1 <input type="checkbox"/> Single Family	R-2 <input type="checkbox"/> Single Family	R-3 <input checked="" type="checkbox"/> Single Family
R-4 <input type="checkbox"/> Single Family	R-5 <input type="checkbox"/> Single Family	R-6 <input type="checkbox"/> Single Family
R-7 <input type="checkbox"/> Single Family	R-8 <input type="checkbox"/> Single Family	
R-9 <input type="checkbox"/> Single Family, High Rise, Townhouse	R-10 <input type="checkbox"/> Environmental: Ventnor West	
R-11 <input type="checkbox"/> Special Development District	COMM <input type="checkbox"/> City Commercial District	
CMU <input type="checkbox"/> Commercial Mixed Use	DCD <input type="checkbox"/> Design Commercial District	

3. **Subject Lot:**

Street Address (es) 25 South Avolyn Avenue

Block Number: 72 Lot Number (s): 3

Total Area (in Square Feet): 3,825 sq. ft.

Lot Frontage: 75 ft. Lot Depth: 51 ft.

4. **Information about the Applicant**

Full Name (s): Leonard and Teri Schuchman

If Business entity, Names of Officers or Principals (Subject disclosure statement if appropriate)

Property Address: 25 South Avolyn Avenue, Ventnor, NJ Zip Code: 08406

Other Residence Address: _____ Zip Code: _____

Mailing Address (Address that all correspondence will get mailed to): Same as above

_____ Zip Code: _____

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: (856) 905-7801

Business Address: _____ Best Number to call: _____

Email Address (s): tovahb@comcast.net

Tax ID or Social Security Number (For Escrow Account – This must be filled in):

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: 2017

____ By other Interest in Law (Describe): _____

6. If you do not own the subject property, provide the following regarding the owner:

a. Name (s): _____

b. Address: _____

c. Phone Number (Include Area Code):

i. Residence: _____

ii. Business: _____

d. Describe any contingency regarding the purchase or lease of the premises:

i. _____

7. Type of Application Applied for (Check all applicable):

____ Minor Site Plan

____ Major Site Plan

____ Minor Subdivision

____ Major Subdivision

"C" Variance (s)

____ Use or Density Variance (s) "D"

____ Other (Explain): _____

____ Conditional Use Permit

____ Interpretation

8. Professionals representing the applicant: (Check applicable professional and provide information)

____ Attorney: Name: Christopher M. Baylinson, Esq. Phone: (609) 601-1775

Address: Perskie Mairone Brog Barrera & Baylinson, P.C., 1201 New Rd., Ste. 204, Linwood, NJ 08221

____ Architect: Name: Edwin N. Howell, RA, PP Phone: (609) 398-5246

Address: 9 Otter Lane, Egg Harbor Township, NJ 08234

____ Engineer: Name: _____ Phone: _____

Address: _____

____ Preparer of Sketch plot or Site Plan: (if different from above)

Name: Arthur W. Ponzio, Jr., PLS, PP Phone: (609) 344-8194

Address: Arthur W. Ponzio Co. & Associates, Inc., 400 N. Dover Avenue, Atlantic City, NJ 08401

9. If Site plan action is required:

a. Provide on the Site Plan itself a detailed landscape plan, include types of ground materials and vegetation, including sizes and all pertinent information

b. Provide, if applicable, details of finish materials for the building, including and signing or lighting

c. What is present use: _____

d. How will this be changed: _____

e. Include all current and proposed off-street parking

10. **Variances are required:**

- a. Note: Properly sealed site plan must show all dimensions relevant to variance analysis
- b. Current use of Lot (s) and/or Building (s): Single family home
- c. Proposed use of Lot (s) and/or Building (s): Second floor addition
- d. Number of Bedrooms:
 - i. Current: _____
 - ii. Proposed: _____
- e. Number of Off-street parking:
 - i. Current: _____
 - ii. Proposed: _____
- f. If "D" or "USE" variance is required, Please explain: N/A
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
<u>Rear yard setback</u>	<u>10 ft.</u>	<u>4.92 ft.</u>	<u>4.92 ft.</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

11. **Prior Actions:**

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here: ✓
- i. _____
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. _____

12. **County Actions: Provide necessary dates and decisions**

- a. Site Plan: N/A
- _____
- _____
- b. Subdivision: N/A
- _____
- _____
- c. Other: N/A
- _____
- _____
- _____

13. **Landscaping Plan:** In accordance with article 102-118.4, Applicant must comply with City Landscaping Ordinance. Please include a detailed narrative of the landscaping plans to comply with this article:

✓ *Check here is requesting a waiver. Detail the reason for this waiver*

14. **Narrative:** Provide any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications, and extenuating circumstances. Include a general narrative description of what is being proposed. This narrative should include a description of the current and proposed conditions of the property. Failure to include a complete narrative can constitute an incomplete application. Use another sheet if necessary:

Please see attached Addendum.

Multiple horizontal lines for providing a narrative description.

15. Signature of Applicant (s):



Christopher M. Baylinson, Esq. - Attorney for Applicants

Date: 3/8/21

Date: _____

16. Notarized Statement by Applicant:

State of New Jersey)

ss.

County of Atlantic)

_____, being duly sworn according to the 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 _____ 20____.

Notary Seal _____

City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

- I. Signed and Notarized application
- II. Copy of Ventnor City Tax map highlighting the applicant property
- III. Set of color photographs showing front, oblique, and rear views (if applicable)
 - a. Include photos of neighboring properties if applicable
- IV. Sealed copy of property survey that is not older than 2 years
 - a. Any survey older must be updated or a signed statement noting no changes
- V. Copies of professional plans or detailed sketches of proposed plans
- VI. Detailed sketch (s) of current conditions
- VII. Detailed Sketch (s) or plans of proposed plan
- VIII. Statement of Existing and Proposed use of property
- IX. Copy of Ventnor City Residential Property Card
 - a. This is available from the Ventnor City Tax Assessor
- X. Certification that Property Taxes are current
 - a. This can be obtained from Tax Office
- XI. Statement and/or drawings of existing and proposed Building heights
 - a. If applicable
- XII. Statement and/or drawings of existing and proposed off-street parking
 - a. If applicable
- XIII. Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
 - a. If applicable
- XIV. W Detailed plan for landscaping or street trees as required
 - a. Notice if requesting a waiver for such
- XV. Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI. Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check

W Waiver requested

ADDENDUM TO APPLICATION

**Application of Leonard and Teri Schuchman
25 South Avolyn Avenue
Block 72, Lot 3
Ventnor, New Jersey**

Leonard and Teri Schuchman are the owners of 25 South Avolyn Avenue in Ventnor, identified on the tax map as Lot 3 in Block 72. The property is improved with an attached single family home, but sits on its own lot and is not subject to any condominium or homeowners restrictions. The property is situated in the R-3 single family district and is a pre-existing grandfathered attached home.

This application to the Planning Board seeks a rear yard setback variance to allow the Schuchmans to build an additional bedroom at the second floor level. No improvements are proposed at the first floor. As can be seen from the plan prepared by Edwin Howell, RA, PP, the addition extends from the existing second floor to the side yard and allows for a master bedroom and bath. The Schuchman property is almost 4,000 square feet, easily accommodating the addition. The proposed plan complies with the front yard setback requirement as the improvement is proposed to the back of the existing building. The side yard setback is easily met to the addition at 33.5 feet where 5 feet is required. The only variance requested is for the rear yard setback of 4.92 feet where 10 feet is required. The addition lines up with the building at the existing 4.92 foot setback with no further encroachment.

It is respectfully suggested that the addition will not impose upon the neighbors to the rear as it is adjacent to a garage on each of the adjacent properties. Building coverage remains exceedingly low at 32.2% where 50% is permitted and lot coverage also remains well within what is permitted at 59.1% where 75% is allowed.

It is respectfully requested that the Schuchman's request be acted upon favorably. The addition is located on an oversized lot preserving light, air and open space. Its location is at least 25 feet from the sidewalk and is buffered on each side by the existing Schuchman house and a substantial side yard setback exceeding 50 feet. The only properties which would be impacted are the two lots to the rear of the property, but both are developed with a garage at the back of the property leaving a substantial setback to each of the adjacent homes in the rear.

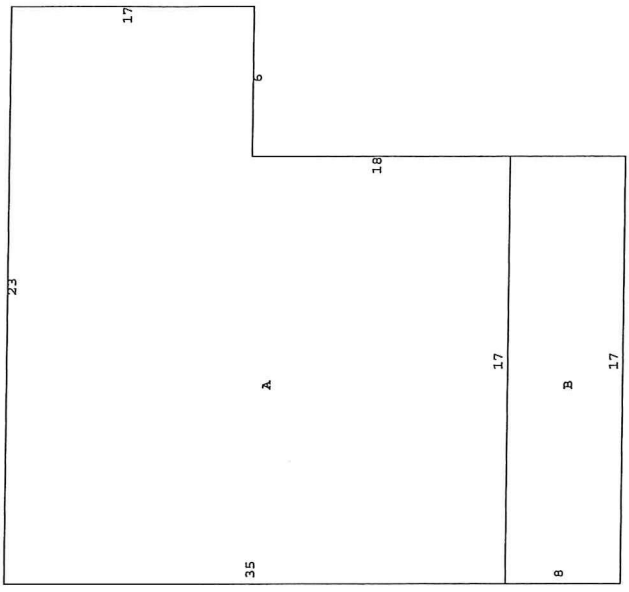
Certainly, the variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance as it is a modest proposal consisting of a single bedroom with bath on a 3,800 square foot property that easily accommodates the proposed improvements.

BLK: 72 LOT: 3
 SCHUCHMAN, LEONARD & TERI
 220 LAUREL LN
 MOUNT LAUREL, NJ 08054

CARD 01 OF 01
 Class: 2
 Zone: 03
 Map: 14
 VCS: 104V

25 S AVOLYN AVE
 Values--
 Land: 332,500
 Impr: 32,500
 Net: 365,000
 --Sales History--
 05/26/2017 315,000
 VENTNOR CITY

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 29	1st Story 833	FRONT FEET	75	Main Bldg Replacement Cost 136,870
ONE FAMILY 2S	Upper Stories 697	PRIME SFT	3825	CCF: 1.30, NetCond: .580, MktAdj: 1.00 * = .75400
2 STORY / TWIN	Half Stories 0	SITE VALUE	1	Main Bldg Appraised Value = 103,200
Built: 1921 Eff Yr: 1975	Attic Area 0			Total Detached Item Value + 0
Fndatn: BLK/CONCRT	Basement Area 0			Total Improve Value (rounded) = 103,200
Roof: FLAT/SHED / ROLL	Sq. Foot Living 1,530			Total Land Value + 362,500
ExtFin: VINYL	ATTACHED ITEMS			TOTAL NET VALUE: 365,000
Heat: GAS RADIATORS 1530	WOOD DECK 136			
Air: ALL SEPART 1530	DETACHED ITEMS			
IntFin: DRYWALL				
FlrFin: MIXED				
Plumb: 3FIX BATH 1				
2FIX BATH 1				
OTHER ITEMS				
FOR SALE 1				
LOW FOUND 1				
* BEDROOMS 3				
* BATHROOMS 1.5				
* TOTAL ROOMS 5				
CONDITION				
INT.: GOOD				
EXT.: GOOD				
LAYOUT: GOOD				
INFOBY: OWNER				



A: 2S-CR 697 B: WD-IS- 136



**Application of Leonard and Teri Schuchman
25 South Avolyn Avenue
Block 72, Lot 3
Ventnor, New Jersey**

Photographs of Property







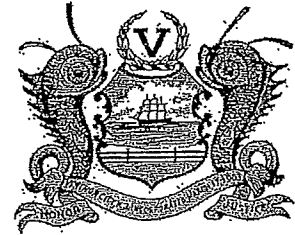




William Crowther, CTA

City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406



Ventnor City Tax Assessor
609-823-7911

January 26, 2021

Christopher M. Baylinson
1201 New Road Suite 204
Linwood, NJ 08221

RECEIVED

JAN 29 2021

PERSKIE MAIRONE BROG
BARRERA & BAYLINSON

Re: Block(s): 72 Lot(s): 3

Dear Mr. Baylinson,

Pursuant to *N.J.S.A. 40:55D-12*, enclosed please find the certified list of property owners within two hundred feet of the above referenced property.

Also to be included on the notification list is:

Connective Real Estate Department
5100 Harding Highway Suite 399
Mays Landing, NJ 08330

Comcast Cable
901 Leeds Ave
Absecon, NJ 08201

Atlantic County Utilities Authority
PO Box 996
Pleasantville, NJ 08232

SJ Gas Company
1 South Jersey Plaza Rte. 54
Folsom, NJ 08037

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

William F. Crowther, CTA
Ventnor City Tax Assessor

ADJACENT PROPERTY LISTING
TAXING DISTRICT 22 VENTNOR CITY

APPLICANT: Block 72 Lot 3
COUNTY 01 ATLANTIC

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
29 8	6602 ATLANTIC AVE	2	LEBOLD, TIMOTHY J 1429 WALNUT ST #1202 PHILADELPHIA, PA	19102
29 9	100 S NEW HAVEN AVE	2	HELLER, PAUL, J, A; GAGNON NATALIE 112 HARVEY LANE CHADDS FORD, PA	19317
30 9	6604 ATLANTIC AVE	2	BRIGANTINE BEACH DEV LLC 199 NEW RD STE 61 #117 LINWOOD, NJ	08221
71 5	6509 ATLANTIC AVE	2	COROSANITE, ANGELA 3118 CAPRI DR. PHILADELPHIA, PA.	19145
71 6	6511 ATLANTIC AVE	2	MARCIN, BETH ANN 1110 CLEAVER RD AMBLER, PA	.19002.1279
71 7	15 S NEW HAVEN AVE	2	GELB, F&E TRUSTEES OF GELB TRUSTS 15 S NEW HAVEN AVE VENTNOR, NJ	08406
71 8	11 S NEW HAVEN AVE	2	RAYMON, MATTHEW & GUERRIERI, EVAMAR 317 WESTMONT AVE HADDONFIELD, NJ	08033
71 9	9 S NEW HAVEN AVE	2	GOODMAN FAMILY, TRUST OF REETA 1 MARY WATERSFORD RD BALA, PA	19004
71 10	7 S NEW HAVEN AVE	2	WEATHERBY, DENNIS & MARILYN 7 S NEW HAVEN AVE VENTNOR, NJ	08406
71 11	5 S NEW HAVEN AVE	2	VANSTEYN, MICHAEL & AGNEW, ABBY 18 FOX HOLLOW DR BOX 19 BLOOMING GROVE, NY	10914
72 1	20 S NEW HAVEN AVE	2	DEPASQUALE, DENNIS & PETRINA 20 S NEW HAVEN AVE VENTNOR, NJ	08406
72 2	6603 ATLANTIC AVE	2	BANASZ, LEON BRUCE & DEBORAH J 6603 ATLANTIC AVE. VENTNOR, NJ,	08406
72 3	25 S AVOLYN AVE	2	SCHUCHMAN, LEONARD & TERI 220 LAUREL LN MOUNT LAUREL, NJ	08054
72 4	23 S AVOLYN AVE	2	FINATERI, MEGAN & JONATHAN 1307 GARMAN DRIVE CHESTER SPRINGS, PA	19425

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
72 5	21 S AVOLYN AVE	2	MERGENTHAL, BRUCE M 43 CLEMSON RD CHERRY HILL, NJ	08034
72 6	19 S AVOLYN AVE	2	KUSTINA, WARREN & JANIS 1037 WARFIELD LN HUNTINGDON VALLEY, PA	19006
72 7	17 S AVOLYN AVE	2	KHAN, MICHAEL 17 S AVOLYN AVE. VENTNOR, NJ.	08406
72 8	15 S AVOLYN AVE	2	HARTER, KATHLEEN AND GERALD 31 N HAVILAND AVE. AUBUBON, NJ	08106
72 9	11-13 S AVOLYN AVE	2	CUTLER, ALAN & MICHELE 11 S AVOLYN AVENUE VENTNOR, NJ	08406
72 10	9 S AVOLYN AVE	2	WEISS, MARVIN & ROSE @ S WEISS 23 ACORN HILL DR VOORHEES, NJ	08043
72 12	8 S NEW HAVEN AVE	2	8 SOUTH NEW HAVEN LLC 8 S NEW HAVEN AVE VENTNOR, NJ	08406
72 13	10 S NEW HAVEN AVE	2	JURNOVOY, JOYCE 10 S NEW HAVEN AVE. VENTNOR, NJ.	08406
72 14	12 S NEW HAVEN AVE)	2	LIPSHUTZ, ROBERT 222 WRIGHTS RD. NEWTOWN, PA.	18940
72 15	14 S NEW HAVEN AVE	2	STRAX, THOMAS E, TRUST 945 LANGHORNE YARDLEY RD LANGHORNE, PA	19047
72 16	16 S NEW HAVEN AVE	2	PELTZ, RUSSELL J 2501 BROWN ST. PHILADELPHIA PA.	19130
72 17	18 S NEW HAVEN AVE	2	CURRAN, BRIAN 18 S NEW HAVEN AVE VENTNOR, NJ	08406
73 1	6605 ATLANTIC AVE	15D	VENTNOR SHUL INC 6605 ATLANTIC AVENUE VENTNOR, NJ	08406
73 2	6627 ATLANTIC AVE	2	CONWAY, RAYMOND A. & MARY T 6627 ATLANTIC AVE VENTNOR, NJ	08406

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
73 3	6629 ATLANTIC AVE	2	GROSS, STEVEN B & IRIS S 524 MANAYUNK RD LOWER MERION, PA	19066
73 4	19 S TROY AVE	2	RICCIO, ROBERT J. & RICHARD JAMES 35106 ANN'S CHOICE WAY WARMINSTER, PA.	18974
73 5	17 S TROY AVE	2	BHENDWAL, SANJAY & PAMELA 10 HARVEST DR PITTSBORO, NJ	08318
73 6	15 S TROY AVE	2	SKALSKI, VINCENT E & KATHLEEN M 15 S TROY AVENUE VENTNOR, NJ	08406
73 7	13 S TROY AVE	2	WOLBRANSKY, STEVEN & BRENDA 13 S TROY AVE VENTNOR, NJ	08406
73 8.01	11 S TROY AVE	1	NIKOS, GEORGE 9 S TROY AVE VENTNOR, NJ	08406
73 14.01	8 S AVOLYN AVE	2	SAMBERG, ROBERT B & JILL B 105 TRENT RD WYNNEWOOD, PA	19096
73 14.02	10 S AVOLYN AVE	2	WOLF JASON & LEAH 156 RENAISSANCE DR CHERRY HILL, NJ	08003
73 15	12 S AVOLYN AVE	2	BENTMAN, RUSSELL F & BARBARA E 48 CYPRESS AVE RICHBORO, PA	18954
73 16	14 S AVOLYN AVE	2	GOLDBERG, MICHAEL & SANDRA 7930 ROLLING GREEN RD CHELTENHAM, PA	19012
73 17	16 S AVOLYN AVE	2	PERLMAN, VICTOR S & ADRIENNE S 1108 SPRUCE ST PHILADELPHIA, PA	19107
73 18	18 S AVOLYN AVE	2	PERLMAN, VICTOR & ADRIENNE 1108 SPRUCE ST PHILADELPHIA, PA	19107
73 19	20 S AVOLYN AVE	2	WALKER, GENEVIEVE & JOHN J 2403 YELLOWSTONE ROAD CINNAMINSON, NJ	08077.3160
73 20	22 S AVOLYN AVE	2	WEISS, FAYE 22 S AVOLYN AVE VENTNOR CITY, NJ	08406

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
73 21	24 S AVOLYN AVE	2	NEIBART, ALLAN 24 S AVOLYN AVE VENTNOR, NJ	08406

Tax Account Maintenance

Notes Exist

Block: 72

Lot: 3

Qualifier:

Owner: SCHUCHMAN, LEONARD & TERL

Prop Loc: 25 S AVOLYN AVE Account Id: 00001921

Year	QTR	Type	Billed	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
			Principal Balance	Interest	Total Balance						
2021	2		2,364.29		2,364.29						
2021	1		2,364.29		-00						
2021		Total	4,728.58		2,364.29						
2020	4		2,366.63		-00						
2020	3		2,376.89		-00						
2020	2		2,358.81		-00						

Other Delinquent Balances: Interest Date: 03/08/21

Other APR2 Threshold Amt: Per Diem: Last Payment Date: 01/25/2021

TOTAL TAX BALANCE DUE

Principal: Penalty: Total:

Misc. Charges: Interest: Total:

This is to certify that the taxes
 are current for 25 S Avolyn Ave.
 Margaret Pacionowski
 Tax Collector

City of Ventnor Tax Office
 6201 Atlantic Ave
 Ventnor, NJ 08406

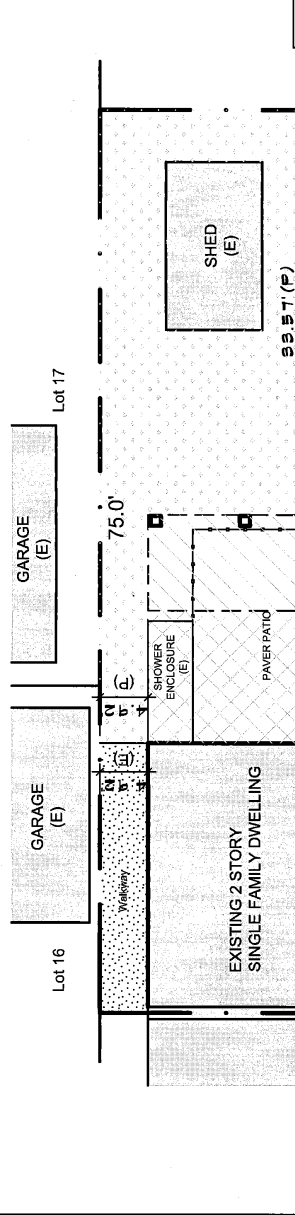
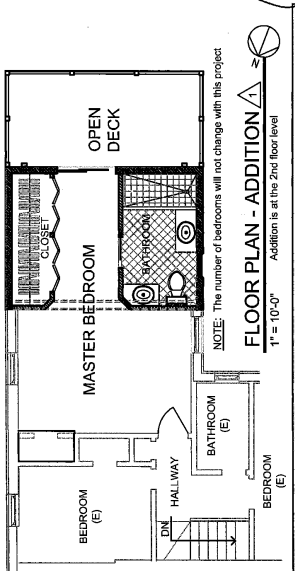
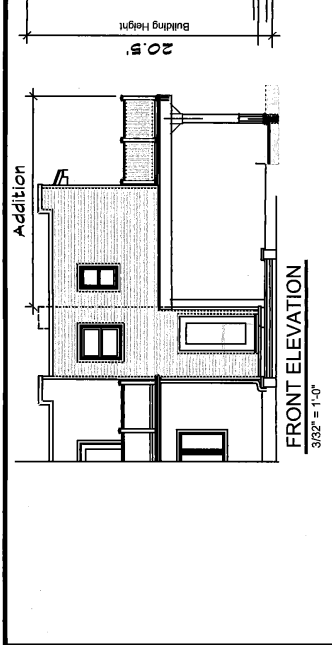
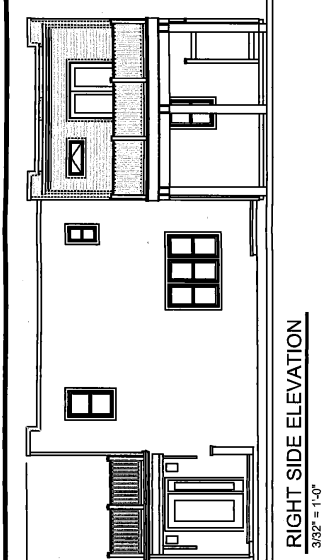
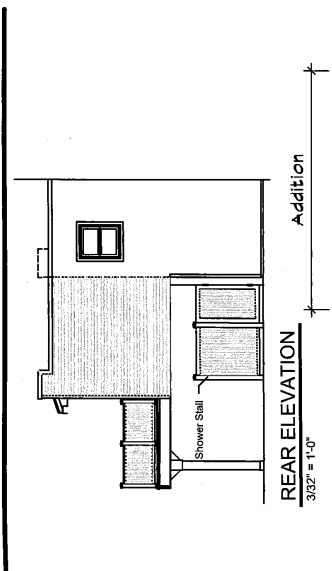
#	REVISION	DATE
1	FLOOR PLAN ADDED	1-21

PROPOSED ALTERATION AND ADDITION TO:
25 S. AVOLYN AVENUE
 VENTNOR, NEW JERSEY
 BLOCK 72 LOT 3

EDWIN N. HOWELL
 ARCHITECT
 9 Outer Lane, Egg Harbor Twp, NJ 08234
 (609) 398-5246 (609) 602-0909
 e-mail: ethowell@earthlink.net

EDWIN N. HOWELL, RA, PP
 Architect
 9 Outer Lane, Egg Harbor Twp, NJ 08234
 (609) 398-5246 (609) 602-0909
 e-mail: ethowell@earthlink.net

PROJ: 22131
 DATE: 1-15-21
 SHEET: 1 OF 1



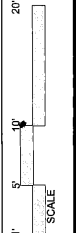
ZONING SUMMARY

DESCRIPTION	REQUIRED OR ALLOWED	EXISTING	PROPOSED	CONFORMS
Alteration and Addition				
LOCATION:				
25 S. Avolyn Avenue, Ventnor NJ				
LOT AND BLOCK:				
Block 72, Lot 3				
ZONE:				
R-3 Residential - Single Family				
PROPOSED USE:				
Existing Use - Single Family Dwelling				
Lot Area	3000sf	3825sf	3825sf	Yes
Lot Width	50ft	75ft	75ft	Yes
Lot Depth	60ft	51ft	51ft	ENC
Set backs				
Front	12ft	3ft	3ft	ENC
Right Side	5ft	52.5ft	33.5ft	Yes
Left Side	5ft	0ft	0ft	ENC(1)
Rear	10ft	4.92ft	4.92ft	No
Building Coverage	50%	24.2%	32.2%	Yes
Lot Coverage	75%	59.1%	59.1%	Yes
Building Height	35ft	20.5ft	20.5ft	Yes
Parking	Two cars	Two cars	2Cars	Yes
ENC	Existing Non Conforming			

(1) Dwelling is a side by side attached single family dwelling

NOTES:

- Information regarding the lot and existing building noted on the Site Plan was taken from a survey prepared by Arthur Ponzio and Associates, Proj No. 35542, dated 1-18-21, Rev. 1-19-21 (Revised Setbacks)



SITE PLAN
 1" = 10'-0"

AVOLYN AVENUE

