

/Volumes/Architects/1900 Projects/1917 Allen Residence/CAD Files/2. Preliminary Design/Rev #4 3-6-21/Plan Files/1917 210308 PD R4 (21).jpg

APPROVALS
Board of Chairperson
Board Secretary
City Engineer
Land Use Administrator



2  
PD-1
Front View



1  
PD-1
Rear View

QMA  
Architects

15 S. Dorset Avenue  
Ventnor City  
New Jersey 08406  
Tel 609 214 4869

www.QMA-CO.com

Todd Allen Miller AI-10162

Allen Residence

BLOCK 83 LOT 18 6 S. Baltimore Ave. Ventnor NJ 08406

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R3 2-11-21	

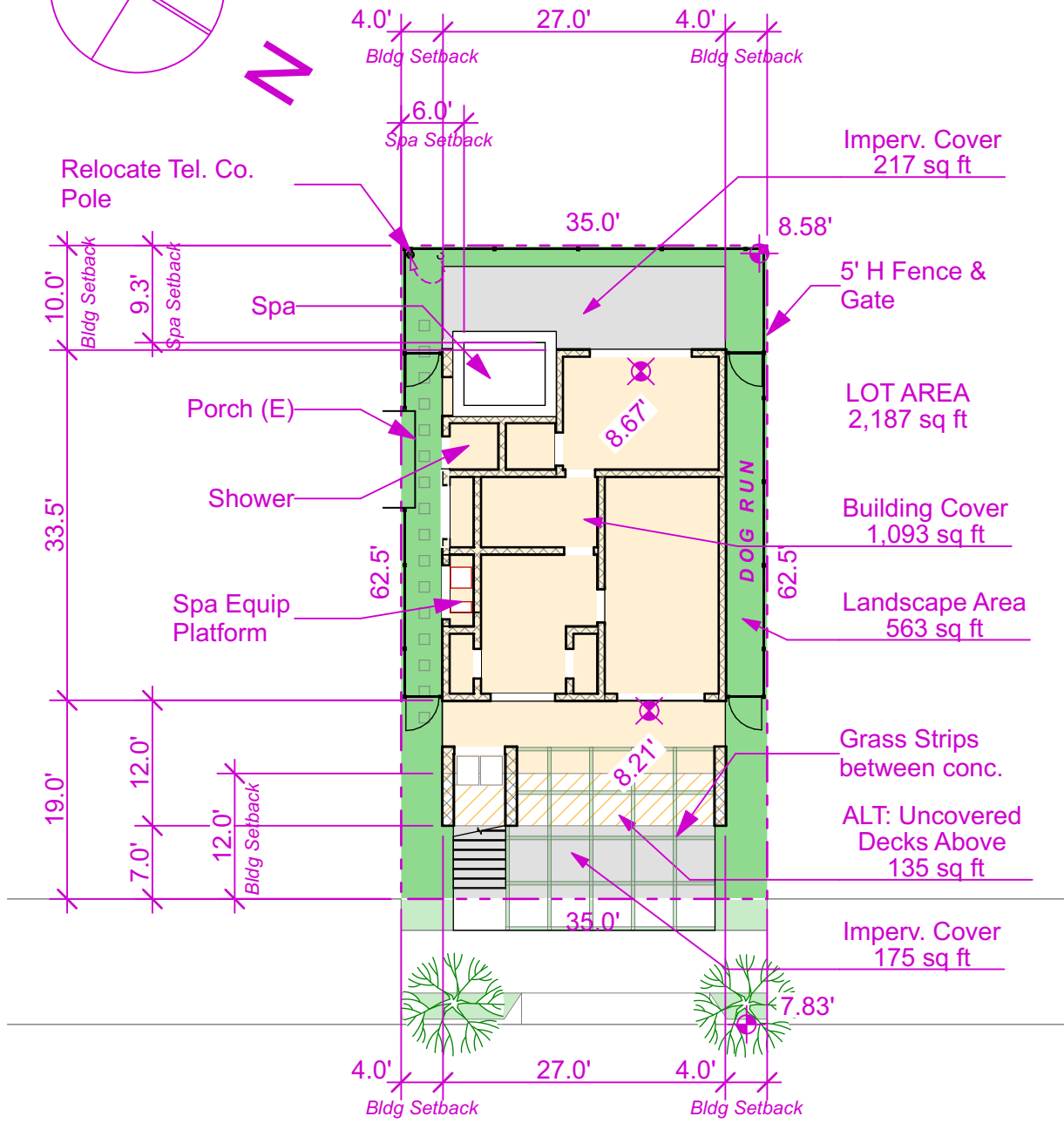
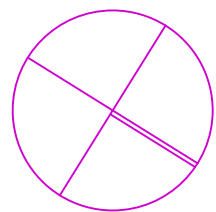
DATE 12-29-20

JOB NO. 1917

SHEET

PD-1

1 OF 9 SHEETS



Baltimore Ave.

Existing building, site, & elevation data from survey by Arthur W. Ponzio Co. & Assoc. dated 7-30-18

**2**  
PD-2  
Site Plan  
SCALE: 1/16" = 1'-0"

**1**  
PD-2

## Zoning Analysis

APPROVALS	
Board of Chairperson	
Board Secretary	
City Engineer	
Land Use Administrator	

6 S. Baltimore Ave., Ventnor City, NJ 08406. AKA Block 83 Lot 18						
	Code Section	Required *	Existing	Conformance	Proposed	Conformance
Zone	Zoning Map	R4	R4	Conforming	R4	Conforming
Use	102-37	SFR	SFR	Conforming	SFR	Conforming
Min. Lot Area	102-38	2,312 SF	2,187 SF	ENC	2,187 SF	ENC*
Min. Lot Width	102-38	37 Feet	35'	ENC	35 Feet	ENC
Min. Lot Depth	102-38	62.5 feet	62.5'	Conforming	62.5 Feet	Conforming
<b>Principal Bldg. Setbacks</b>						
Front	102-61 B(4)	12 feet	11.77'		19 feet	Conforming
Side (left)	102-115.3	4 feet	8.11'	Conforming	4 feet	Conforming
Side (Right)	102-115.3	4 feet	2.22'	Non-conform	4 feet	Conforming
Rear	102-61 B(4)	10 feet	< 10'	Non-conform	10 feet	Conforming
Front Porch	102-118.3.B	7' setback (5' into front setback)*	4'+/-	Non-conform	7 feet	Conforming
<b>Principal Bldg. Height</b>						
Principal Bldg. Height	102-118 A, 102-11	35 feet above first floor	unknown		NA	
<b>Parking under house</b>						
Parking under house	102-118.2 Exceptions J	First Floor 9' Max above curb when parking below			ZFE 16.83'	Conforming
<b>Max. Eave Height</b>						
Max. Eave Height	102-118 A(2)	Max 2' above 3rd floor fin floor			NA	
<b>Parapet Height</b>						
Parapet Height	102-118 C	1'			1'	Conforming
<b>Chimney Height</b>						
Chimney Height	102-118 C	3' above 31' Roof Ht			3'	Conforming
<b>Effective Bldg. Width</b>						
Effective Bldg. Width	102-118 A	Building Height 31 Feet for lots less than 40' wide			31'	Conforming
<b>Dormers</b>						
Dormers	102-118 B	30% of length (13.7')	unknown		NA	
Dormer Roof Pitch	102-118 B	4:12 Gable, 3:12 Shed			NA	
Dormer Offset	102-118 A	2'			NA	
Dormer Setback	102-118 B	5'			NA	
Dormer Spacing	102-118 B	5'			NA	
<b>Roof Eaves</b>						
Roof Eaves	102-118.3.A	18 inches or 23" with gutter			18"	Conforming
<b>Roof Pitch</b>						
Roof Pitch	102-118 B	5:12	unknown		NA	
<b>Principal Build. Height Flat Roof</b>						
Principal Build. Height Flat Roof	102-118 C	31' max above 1st FL			31'-0	Conforming
<b>Third Fl of Flat Roof</b>						
Third Fl of Flat Roof	102-118 C	5' inset			5', except @ Stair	Variance req'd
<b>Roof over 2nd Floor Deck</b>						
Roof over 2nd Floor Deck	102-118.3 B	Not permitted			Roof over 2nd FL Deck	Variance req'd
<b>Accessory Bldg. Setbacks</b>						
Side	102-38 F	4 feet	0	Non-conform	NA	Conforming
Rear	102-38 G	10 feet	0.5'	Non-conform	NA	Conforming
Height	102 Attach 1:1, 102-11	12 Feet	unknown		NA	Conforming
<b>Fire Place &amp; Bay Windows</b>						
Fire Place & Bay Windows	102-118.3 E	2' max projection, 30% of length of wall			2' projection, 7.5' length (18.8%)	Conforming
<b>Bay Window</b>						
Bay Window					2' projection, 8' (29.6%)	Conforming
<b>Landscaping</b>						
Landscaping	102-118.4	20% Total, 5% Front Yard	8.5%	Non-conform	25.7% (563 SF) total, 17% Front Yd	Conforming
<b>Fence</b>						
Fence	102-118.5	6' H rear & side, 4' H front			6'	Conforming
<b>Lot Coverage</b>						
Lot Coverage	102-38	75% (1,640.6 SF)	91.5% (2,116 SF)	Non-conform	74.2% (1,623 SF)	Conforming
<b>Building Coverage (Including Covered Decks)</b>						
Building Coverage (Including Covered Decks)	102-38	50% (1,093.75 SF)	54.5% (1,261 SF)	Non-conform	56.3% (1,231 SF)	Variance req'd
<b>Building Coverage W/ ALT UNCOVERED Decks</b>						
Building Coverage W/ ALT UNCOVERED Decks	102-11	50%			49.99% (1,093 SF)	Conforming
<b>Pool</b>						
Pool	102-13	6' to water edge Side & Rear	N/A		>6'	Conforming
<b>HVAC</b>						
HVAC	102-118.3.A	4' side, rear			>4'	Conforming
<b>Parking</b>						
Parking	102.118.6, 102-11	5 BR = 3.0 spaces, 10 x 20 enclosed, 9 x 19 open	2 Spaces open, 8' x 19'	Non-conform size	3 Parking spaces. One in garage two outside.	Conforming
<b>FEMA Base Flood Elevation (BFE)</b>						
FEMA Base Flood Elevation (BFE)	126-17 A(1)	AE10 (10.0' NAVD88)	13.15' NAVD88	Conforms	10' + 7.83' = 17.83'	Variance req'd
<b>Zoning Floor Elevation</b>						
Zoning Floor Elevation		Garage below 9' + 7.83' Curb = 16.83' NAVD88				

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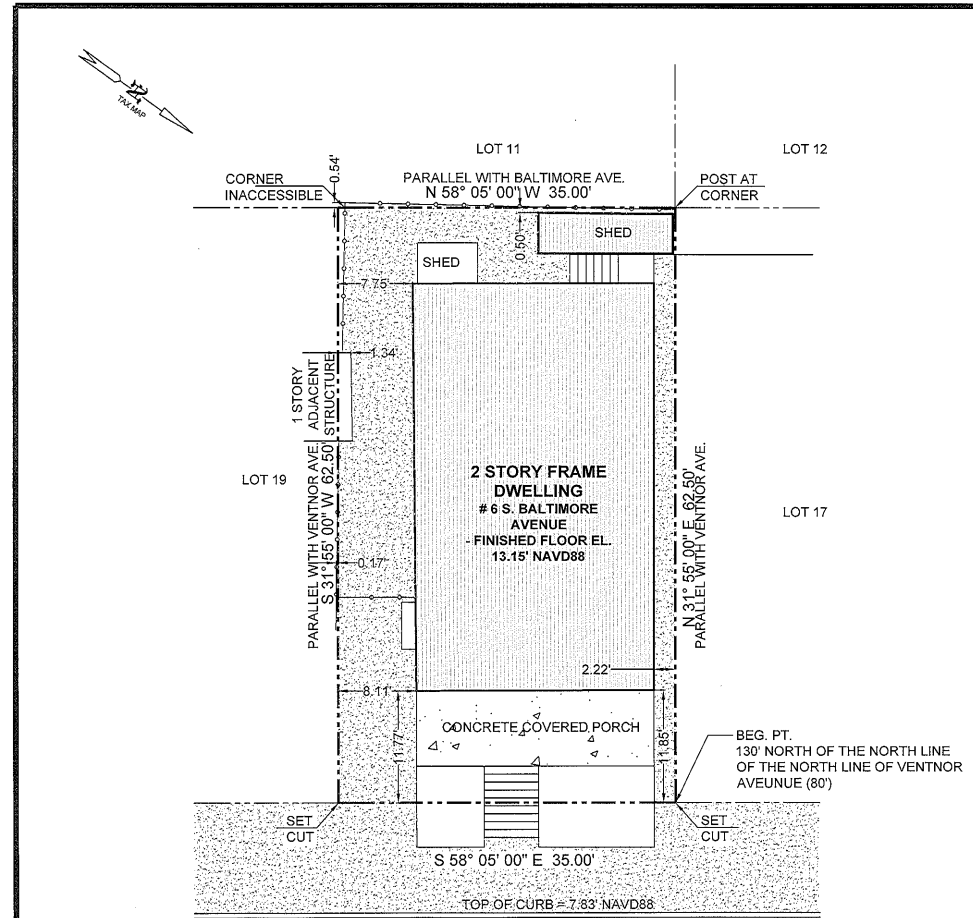
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SHEET

**PD-2**

2 OF 9 SHEETS

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**BALTIMORE AVENUE**  
(50' WIDE)

**PROPERTY SURVEY**  
THE CITY OF VENTNOR  
BLOCK 83 LOT 18  
ATLANTIC COUNTY, NEW JERSEY

1. SUBJECT PROPERTY CONTAINS A CALCULATED TOTAL AREA OF 2187.5 SF
2. PERMANENT MARKERS HAVE BEEN PREVIOUSLY SET
3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS NOT LISTED IN THE REFERENCED TITLE COMMITMENT ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

JEFF ALLEN  
  
**DANIEL J. PONZIO, SR**  
PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 37803

**ARTHUR W. PONZIO CO. & ASSOCIATES, INC.**  
CIVIL ENGINEERING - PROFESSIONAL PLANNING -  
LAND SURVEYING AND ENVIRONMENTAL PERMITTING  
  
400 NORTH DOVER AVENUE  
ATLANTIC CITY, NEW JERSEY 08401  
PHONE 609.344.9194 FAX 609.344.1084  
INFO@AWPONZIO.COM  
DATE: 7/30/18 DRAWN BY: N. ZURINSKAS  
SCALE: 1" = 10' PROJECT NO.: 34191

**1**  
PD-3  
**Survey - Reduced Scale**  
NOT TO SCALE

APPROVALS	
Board of Chairperson	
Board Secretary	
City Engineer	
Land Use Administrator	



**2**  
PD-3  
**P.I.Q.**

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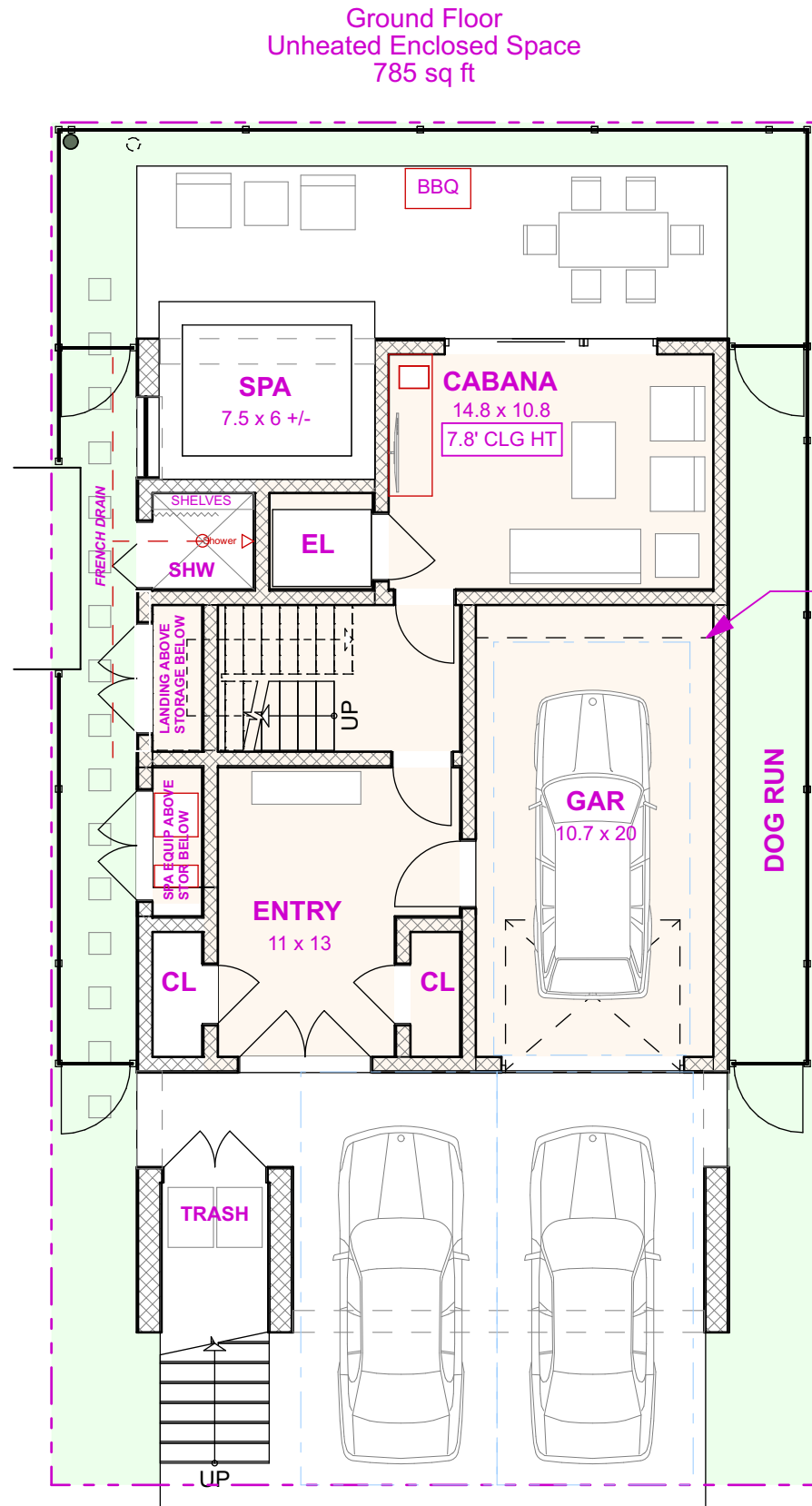
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SHEET

**PD-3**

3 OF 9 SHEETS

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Wall Mounted Storage Cabinet (high)

2  
PD-4

## PROPOSED Ground Floor Plan

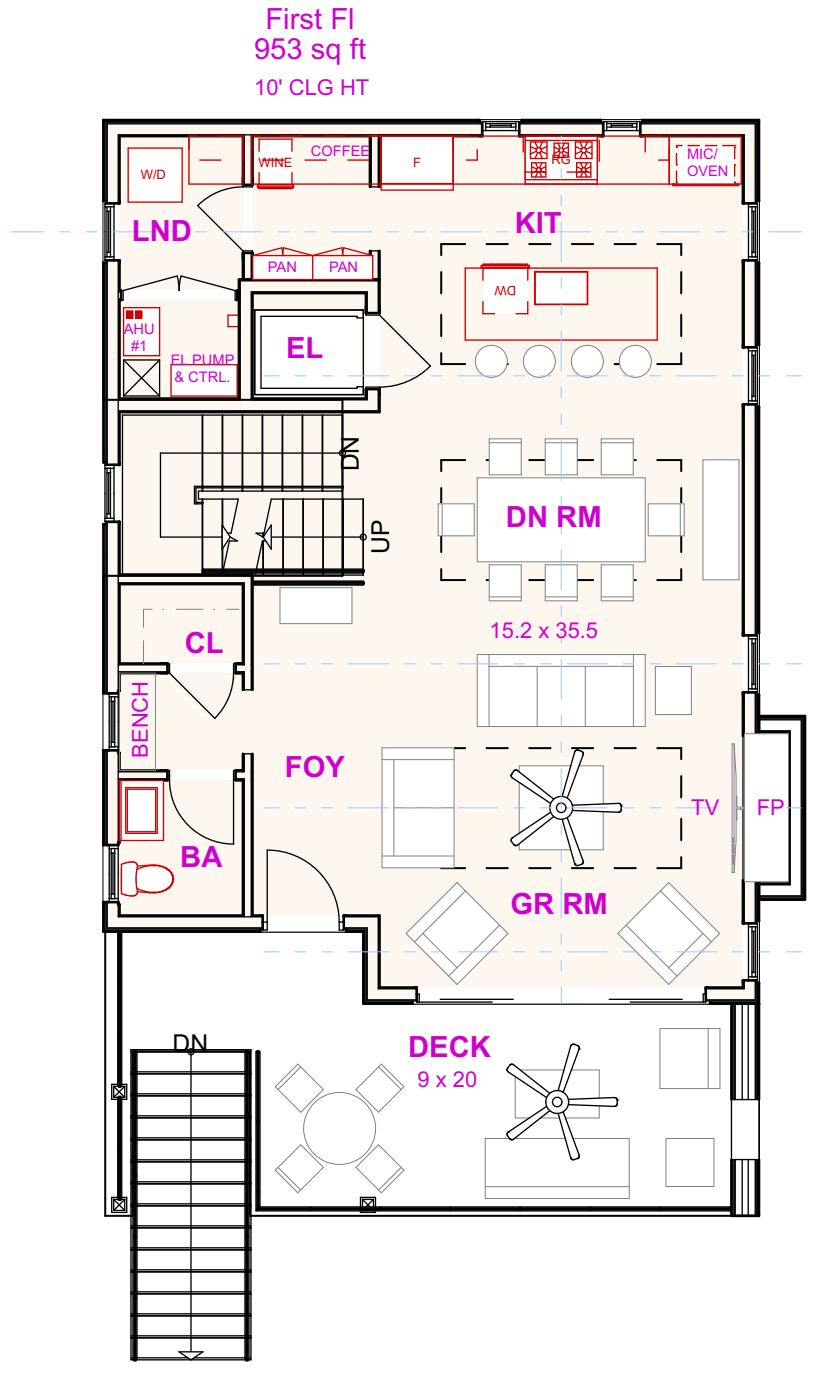
SCALE: 1/8" = 1'-0"

1  
PD-4

## PROPOSED First Floor Plan

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

APPROVALS	
Board of Chairperson	
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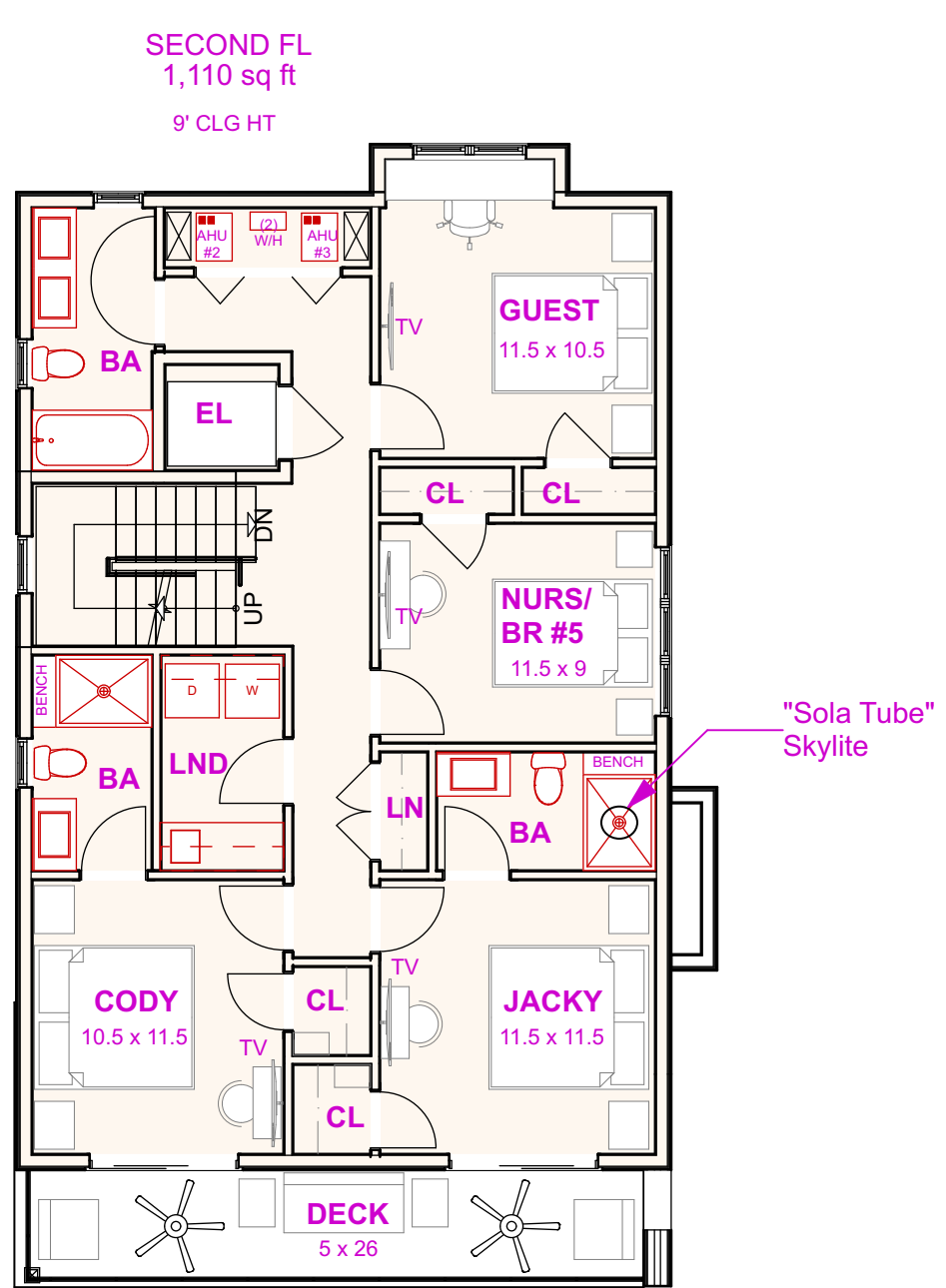
SHEET

**PD-4**

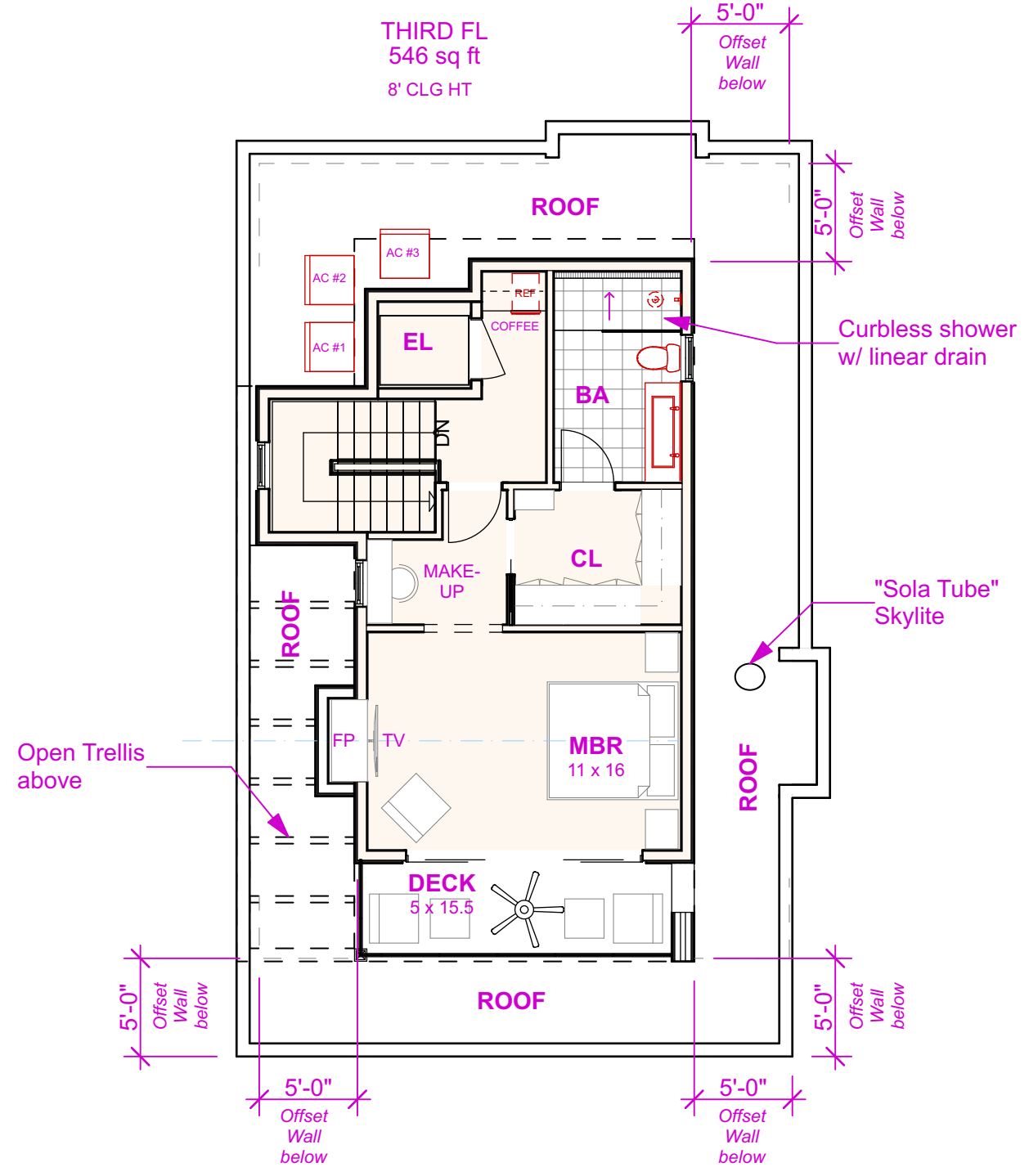
4 OF 9 SHEETS

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APPROVALS	
Board of Chairperson	
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City Engineer	
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**2** PROPOSED Second Floor Plan  
PD-5 SCALE: 1/8" = 1'-0"



**1** PROPOSED Third Floor Plan  
PD-5 SCALE: 1/8" = 1'-0"

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**PD-5**  
5 OF 9 SHEETS

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APPROVALS
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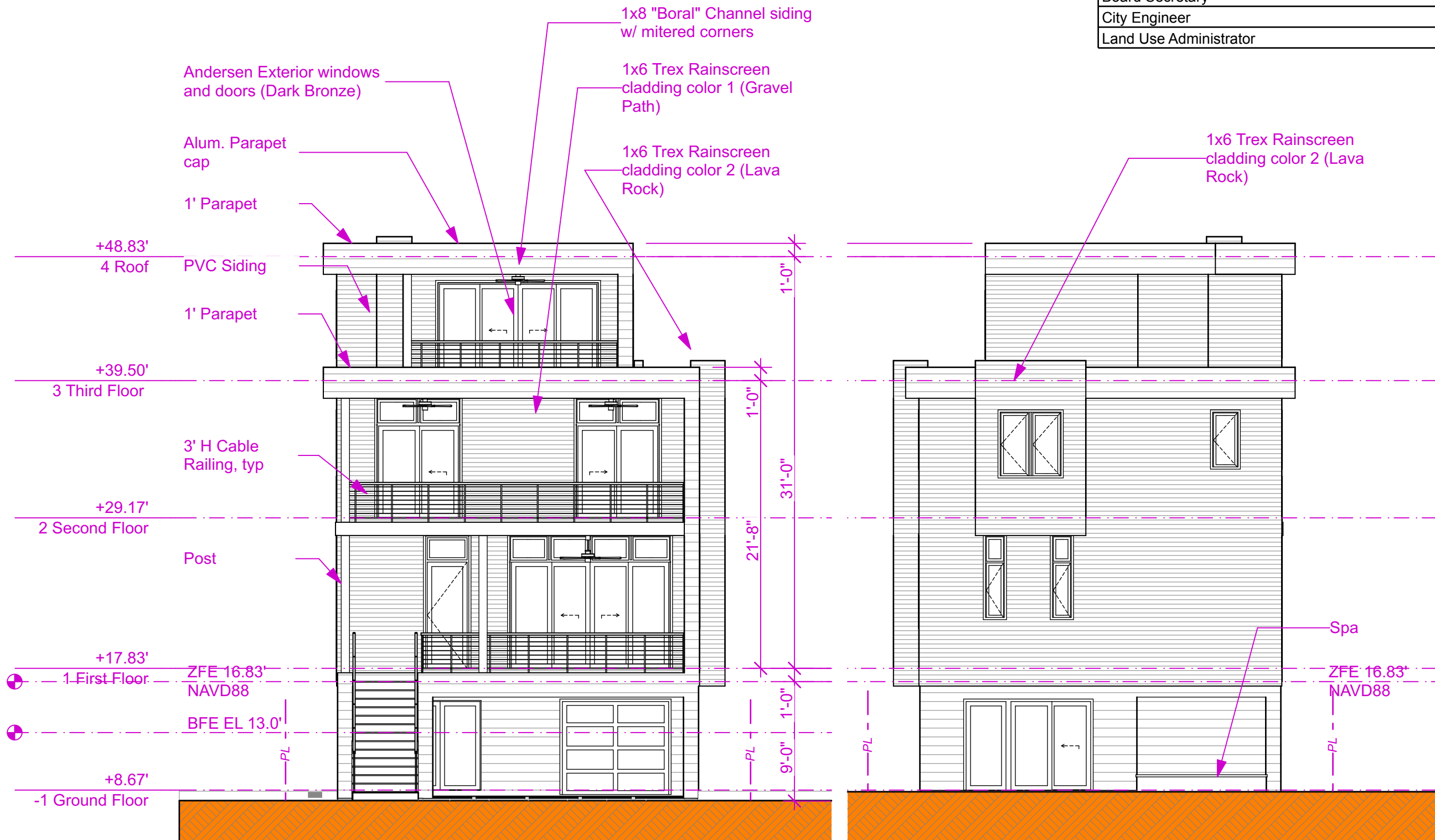
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SHEET

**PD-6**

6 OF 9 SHEETS

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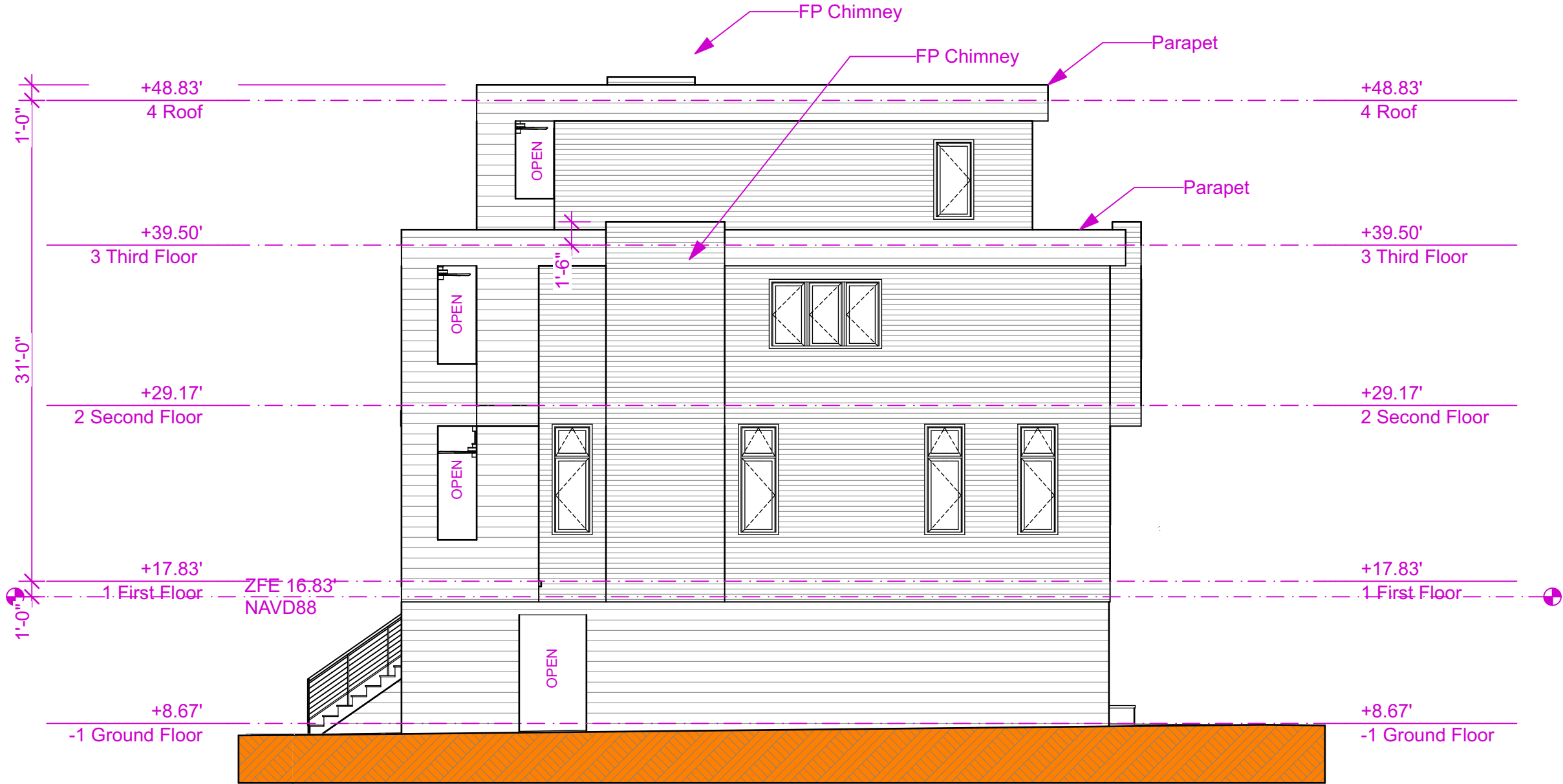


**1**  
PD-6 **1 PROPOSED Front Elevation**  
SCALE: 1/8" = 1'-0"

**2**  
PD-6 **PROPOSED Rear Elevation**  
SCALE: 1/8" = 1'-0"

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SHEET

**PD-7**

7 OF 9 SHEETS

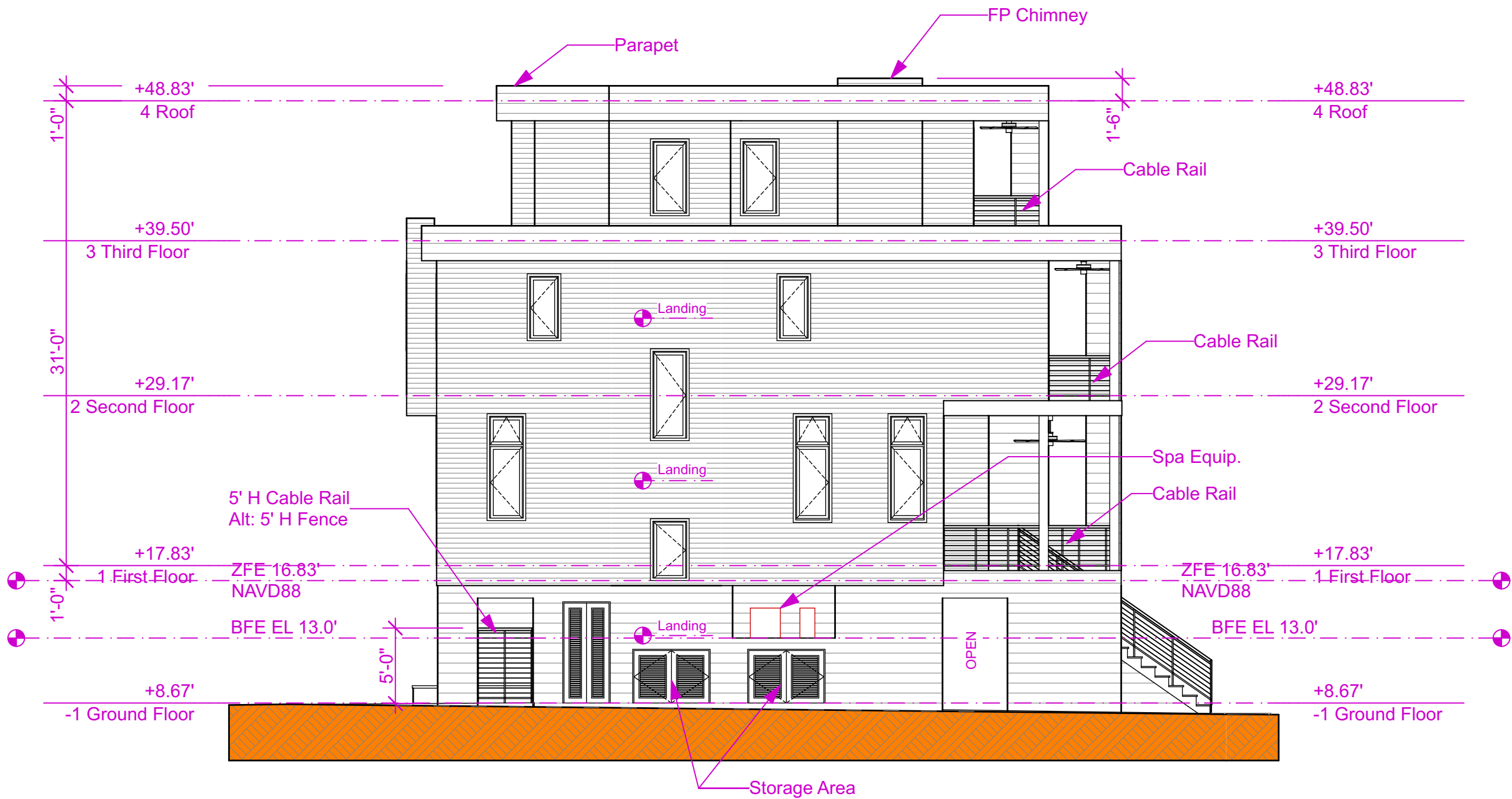
1  
PD-7

**PROPOSED Right Elevation**

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

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APPROVALS	
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1  
PD-8

# PROPOSED Left Elevation

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

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SHEET

**PD-8**

8 OF 9 SHEETS

I:\Volumes\Architects\1900 Projects\1917 Allen Residence\CAD Files\2. Preliminary Design\Rev #4 3-6-21\Plan Files\1917 210308 PD R4 (21).jpg



3 Neighbor  
PD-9



2 Neighbor  
PD-9



1 Neighbor  
PD-9

APPROVALS
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Board Secretary
City Engineer
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6 Neighbor  
PD-9



5 Neighbor  
PD-9



4 Neighbor  
PD-9

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SHEET

**PD-9**

9 OF 9 SHEETS