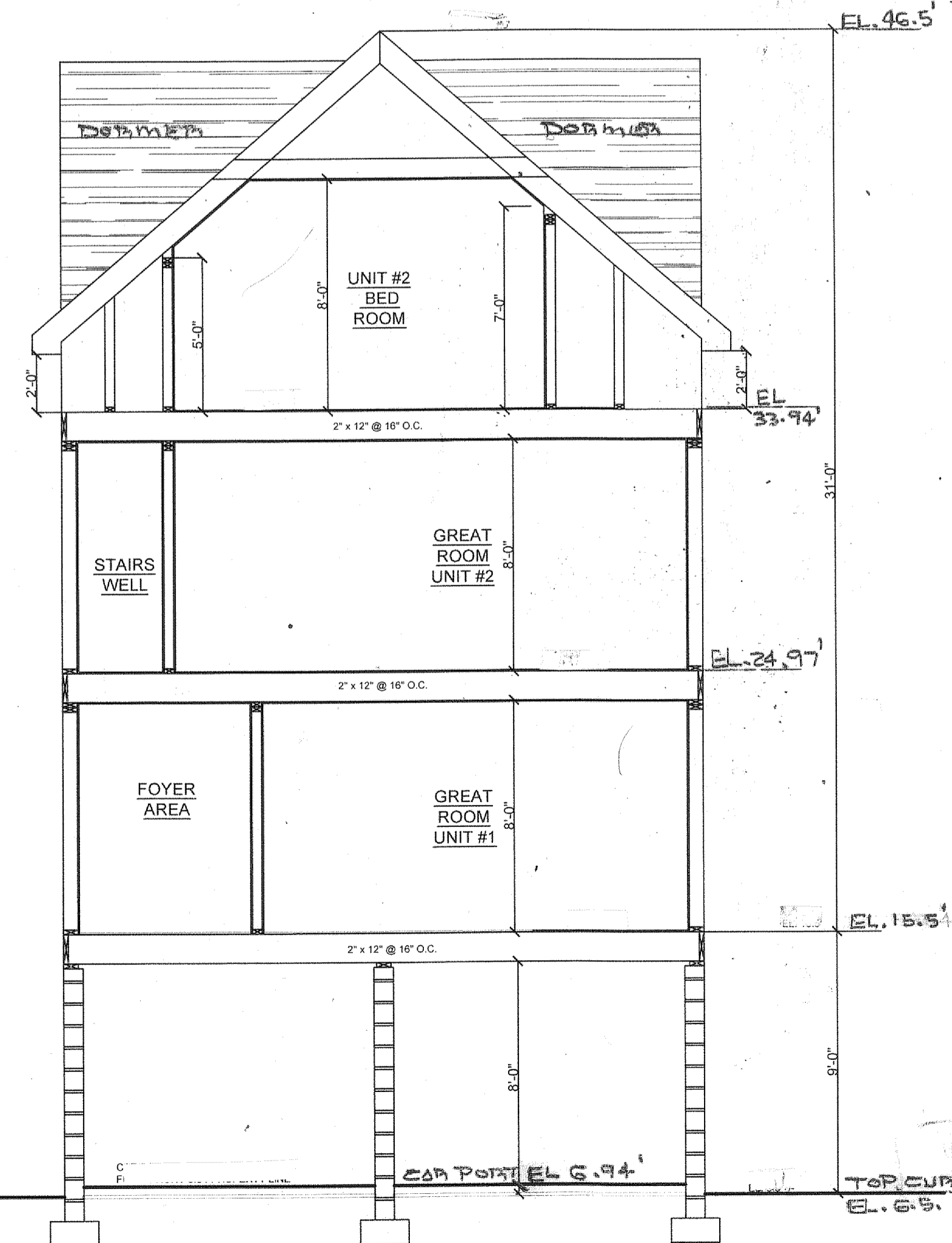
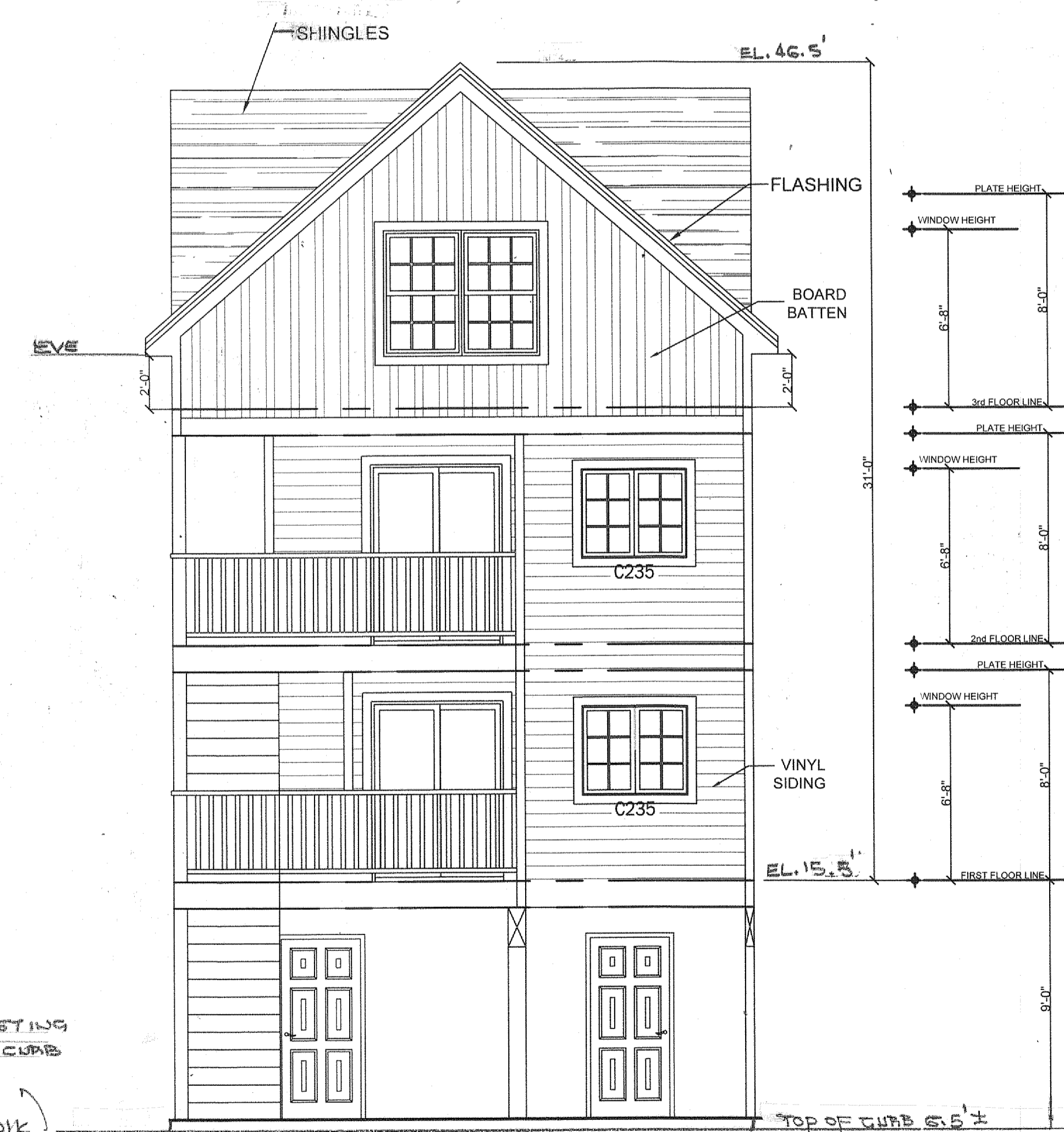
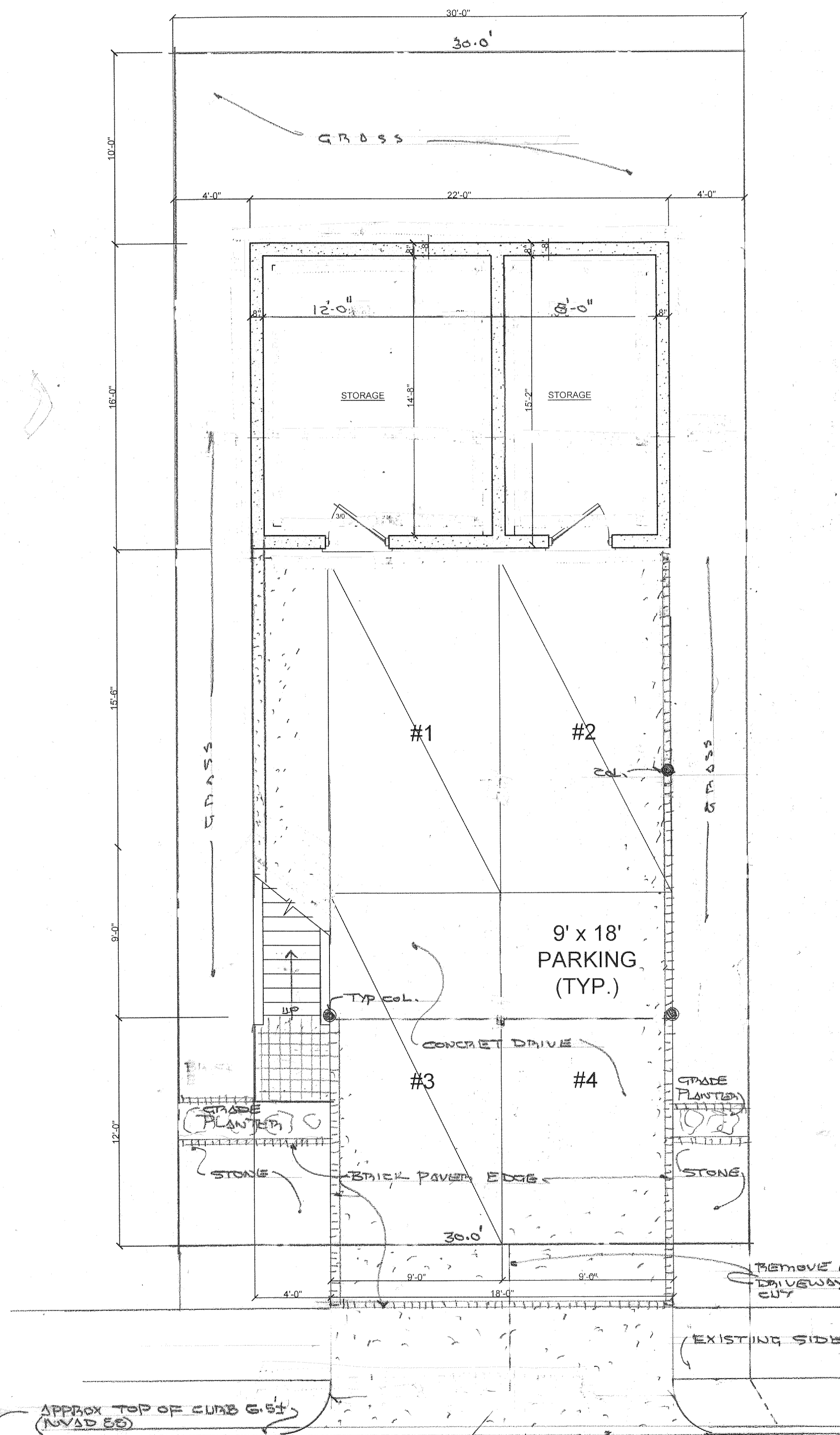
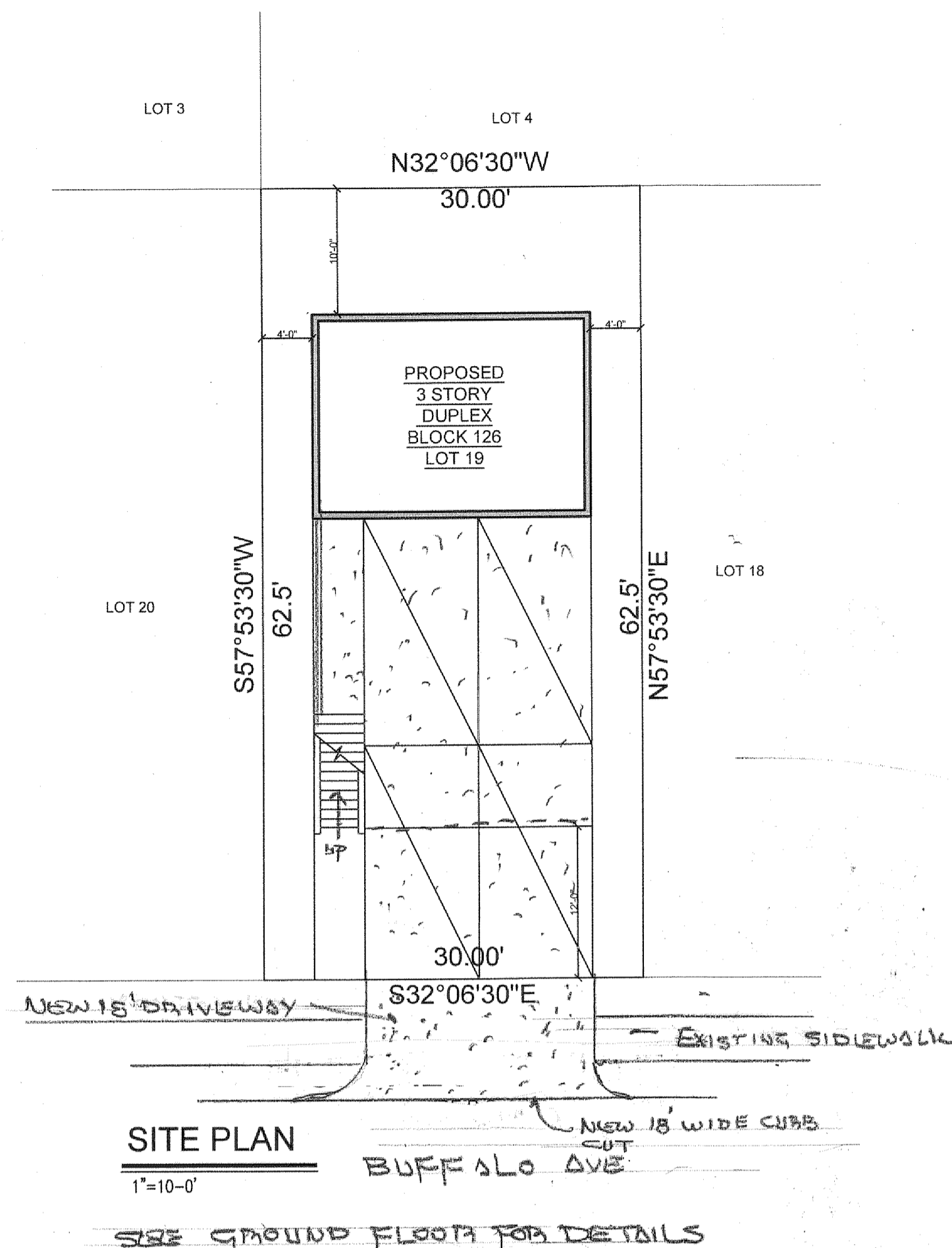


PROPOSED CUSTOM DUPLEX FOR: MICHAEL JOFFEE 8 N BUFFALO AVE VENTNOR CITY, NEW JERSEY

Proposed Duplex
8 N Buffalo Avenue
Ventnor, NJ

ZONING SCHEDULE						
ORD. SECTION	ORD. PAGE NO.	ZONE R-4	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS (3RD FLOOR ADDITION)	CONFORMITY STATUS
102-37 A. (1)	:1	USE	Single family detached dwelling	Duplex	Duplex - 3 bedrooms each unit	Certificate of Non-conformity Issued
102-38 A	:1	MIN. LOT SIZE	2,312 SF	1875 SF	1875 SF	ENC
102-38 B	:1	MIN. LOT WIDTH	37'	30'	30'	ENC
102-38 C	:1	MIN. LOT DEPTH	62.5'	62.5'	62.5'	CONFORMS
102-38 D (1)	:1	MAX. BUILDING COVERAGE	50%	57%	48%	CONFORMS
102-38 D (2)	:2	MAX. LOT COVERAGE	75%	86%	61%	CONFORMS
102-38 E	:2	MIN. FRONT YARD SETBACK	12'	5'	12'	CONFORMS
102-38 F	:2	MIN. SIDE YARD SETBACK	4'	1'	4'	CONFORMS
102-38 G	:2	MIN. REAR YARD SETBACK	10'	5'	10'	CONFORMS
102-38 H	:2	MAX. BUILDING HEIGHT	31'	26'+"	31'	CONFORMS
102-118.6 (2)	:1	MIN. PARKING SPACES	3 bedrooms = 2 Per unit	0	4	CONFORMS

ENC = EXISTING NON-CONFORMING CONDITION NOT BEING INCREASED BY THE PROPOSED DEVELOPMENT.
DNC = EXISTING NON-CONFORMING CONDITION REMOVED BY THE PROPOSED DEVELOPMENT



HARRY S. HARPER
ARCHITECT & PLANNER
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PHONE: (909) 645-7565

PROPOSED CUSTOM DUPLEX FOR:
MICHAEL JOFFEE
8 N. BUFFALO AVE.
VENTNOR CITY, NEW JERSEY

REVISIONS
2/23/21 JP 0575
2/23/21 HSL

COMM. NO. 20-213
DRAWN BY ANA
CHKD. BY HSL
DATE 01/11/21

SHEET NO. 1 of 2