



# City of Ventnor City

City Hall  
6201 Atlantic Avenue  
Ventnor City, New Jersey 08406

Information can be found on City Website: [www.ventnorcitny.org](http://www.ventnorcitny.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: 03/11/2021

2. Zoning District: \_\_\_\_\_

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

3. Subject Lot: \_\_\_\_\_

Street Address (es) 308 North Oxford Avenue

Block Number: 214

Lot Number (s): 18

Total Area (in Square Feet): 2000

Lot Frontage: 25 feet

Lot Depth: 80 feet

4. Information about the Applicant

Full Name (s): Christopher Ireland

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

Property Address: 308 North Oxford Avenue, Ventnor, NJ

Zip Code: 08406

Other Residence Address: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Mailing Address (Address that all correspondence will get mailed to): \_\_\_\_\_

Zip Code: \_\_\_\_\_

Phone Number (s) (Include Area Code): \_\_\_\_\_

Home Address: \_\_\_\_\_ Cell Phone: 609-442-4381

Business Address: \_\_\_\_\_ Best Number to call: \_\_\_\_\_

Email Address (s): Drinks57@hotmail.com

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: 12/29/1989
- 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:  
\_\_\_\_\_

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: Brian J. Callaghan, Esquire Phone: 609-348-5300  
Address: 2428 Atlantic Avenue, Atlantic City, NJ 08401
- \_\_\_ Architect: Name: \_\_\_\_\_ Phone: \_\_\_\_\_
- \_\_\_ Engineer: Name: \_\_\_\_\_ Phone: 352-64-8154
- \_\_\_ Preparer of Sketch plot or Site Plan: (if different from above)  
Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

9. If site plan action is required: N/A

- 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. If 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): single family home
- d. Number of Bedrooms:
  - i. Current: 3
  - ii. Proposed: 3
- e. Number of Off-street parking:
  - i. Current: 2
  - ii. Proposed: 2
- f. If "D" or "USE" variance is required, Please explain: \_\_\_\_\_
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.): \_\_\_\_\_

Variance Type	Zone requirement	Present Condition	Proposed Condition
Front yard set back to deck			

**11. Prior Actions:** N/A

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here: Yes
  - i. See Decision and Resolution P-27-2016
- b. Detail any current and prior permits on the property that could be relevant to the application: \_\_\_\_\_

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

- a. Site Plan:
  - None: \_\_\_\_\_
- b. Subdivision:
  - None: \_\_\_\_\_
- c. Other:
  - None: \_\_\_\_\_

**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:

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

\*See attached Plan\*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.

See Attached Narrative

[Lined area for narrative text]

15. Signature of Applicant (s):

Bc J Callaghan

Date: 3/12/2021

Date:

16. Notarized Statement by Applicant:

State of New Jersey )

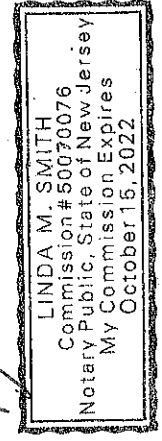
ss.

County of Atlantic )

Brian S Callaghan

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 12th day of March, 2021.

Notary Seal Linda M. Smith



NARRATIVE FOR  
CHRISTOPHER IRELAND  
308 NORTH OXFORD AVENUE  
BLOCK 214 LOT 18

The Applicant pursuant to Decision and Resolution P-27-2016 demolished the existing structure and built a new flood compliant property. He is asking for a front yard setback to construct a new deck which would be overtop of the existing parking. The deck will require a front yard variance as it extends more than 5 feet from the existing house. The new deck would be 10 feet by 10 feet 6 Inches. It will still provide 8 feet of open space to the existing property line.

The Applicant believes the deck will have no negative impact on character of the neighborhood as it is an open deck with railing and will have no detriment to the zone plan.

Date \_\_\_\_\_

Brian J. Callaghan

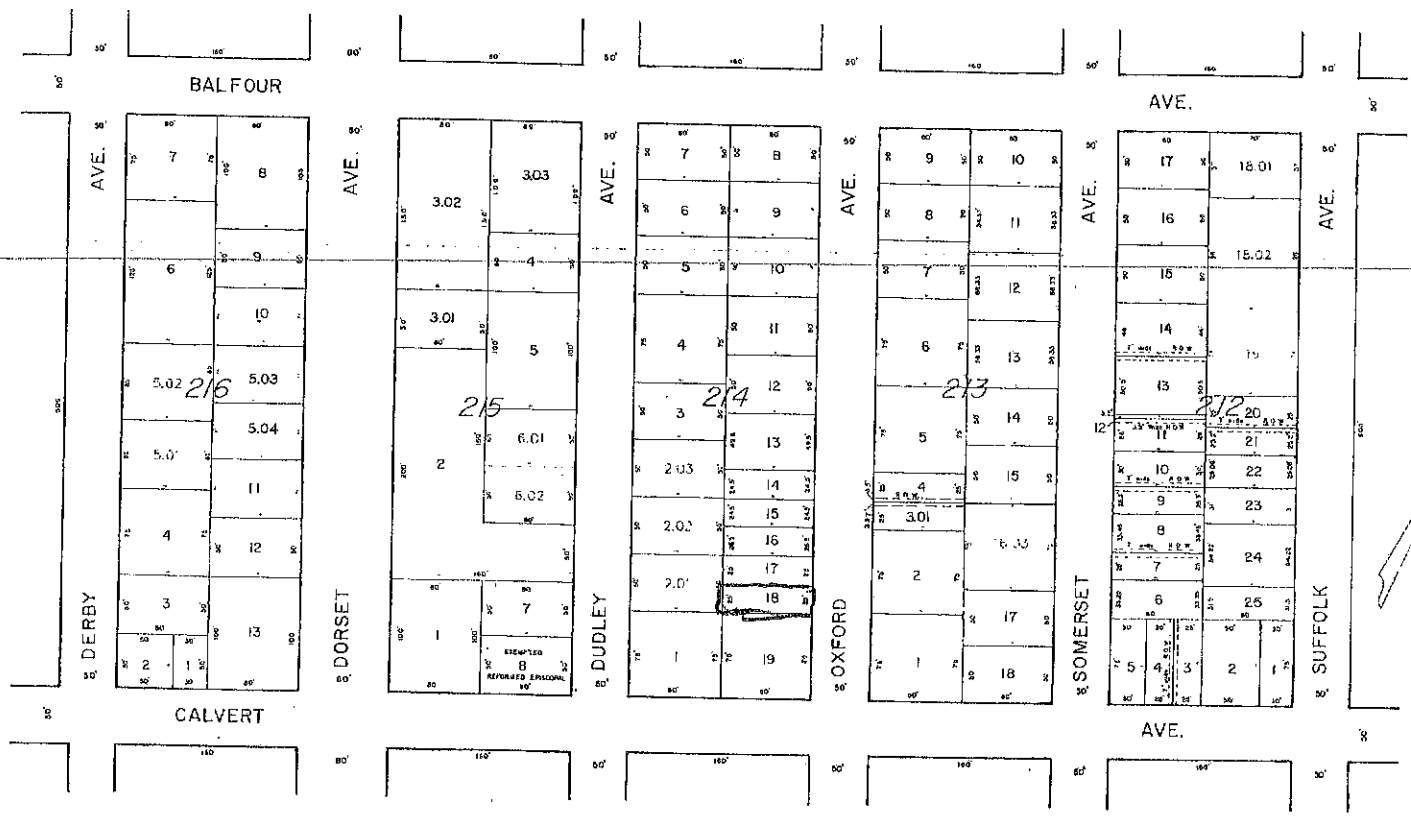
Brian J. Callaghan, Esquire  
Attorney for Applicant

## 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)
- IV.  a. Include photos of neighboring properties if applicable  
 Sealed copy of property survey that is not older than 2 years
- V.  a. Any survey older must be updated or a signed statement noting no changes
- VI.  Copies of professional plans or detailed sketches of proposed plans
- VII.  Detailed sketch (s) of current conditions
- VIII.  Detailed Sketch (s) or plans of proposed plan
- IX.  Statement of Existing and Proposed use of property  
 Copy of Ventnor City Residential Property Card
- X.  a. This is available from the Ventnor City Tax Assessor  
 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
- XII.  a. If applicable  
 Statement and/or drawings of existing and proposed off-street parking
- XIII.  a. If applicable  
 Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
- XIV.  a. If applicable  
 Detailed plan for landscaping or street trees as required
- XV.  a. Notice if requesting a waiver for such  
 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



1/2/2012	BLK 25 LOT 14 02	02/23
1/2/2010	BLK 248 L3 1 3 02	02/23
1/2/2010	BLK 248 L3 1 3 02	02/23
1/2/2010	BLK 248 L3 1 3 02	02/23
1/2/2010	BLK 248 L3 1 3 02	02/23
1/2/2010	BLK 248 L3 1 3 02	02/23

NEW AMENITY DEPARTMENT OF THE FINANCIAL SERVICES DIVISION  
 LOCAL PROPERTY AND PUBLIC UTILITY DIVISION  
 APPROVED AS A TAX MAP PURSUANT TO THE PROVISIONS OF CHAPTER 127, LAWS OF 1997, BY THE CLERK OF THE BOARD OF HEALTH

*J. Thomas Wood Jr.*

DATE: 11/13/2011

NEW AMENITY DEPARTMENT OF THE FINANCIAL SERVICES DIVISION  
 LOCAL PROPERTY AND PUBLIC UTILITY DIVISION  
 APPROVED AS A TAX MAP PURSUANT TO THE PROVISIONS OF CHAPTER 127, LAWS OF 1997, BY THE CLERK OF THE BOARD OF HEALTH

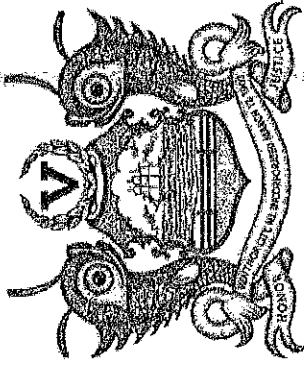
*J. Thomas Wood Jr.*

DATE: 11/13/2011

TAX MAP  
 OF  
 VENTNOR CITY  
 ATLANTIC CO., N.J.  
 PREPARED BY

J. THOMAS WOOD JR., P.E., R.L.S. 0159  
 421 CINCINNATI AVE.  
 LEE HARBOR CITY, N.J.





# Ventnor City, New Jersey

Block/Lot/Qual:	214, 18,	Tax Account Id:	4698
Property Location:	308 N OXFORD AVE	Property Class:	2 - Residential
Owner Name/Address:	IRELAND, CHRISTOPHER 308 N OXFORD AVE VENTNOR, NJ 08406	Land Value:	68,000
Special Taxing Districts:		Improvement Value:	170,000
		Exempt Value:	51,000
		Total Assessed Value:	187,000
		Additional Lots:	None
		Deductions:	

### Taxes Utilities

Year Due Date	Type	Billed	Balance	Interest	Total Due	Status
2021 02/01/2021	Tax	1,211.30	0.00	0.00	0.00	PAID
2021 05/01/2021	Tax	1,211.29	1,211.29	0.00	1,211.29	OPEN
<b>Total 2021</b>		<b>2,422.59</b>	<b>1,211.29</b>	<b>0.00</b>	<b>1,211.29</b>	
2020 02/01/2020	Tax	1,208.49	0.00	0.00	0.00	PAID
2020 05/01/2020	Tax	1,208.49	0.00	0.00	0.00	PAID
2020 08/01/2020	Tax	1,218.77	0.00	0.00	0.00	PAID
2020 11/01/2020	Tax	1,209.42	0.00	0.00	0.00	PAID
<b>Total 2020</b>		<b>4,845.17</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2019 02/01/2019	Tax	1,567.23	0.00	0.00	0.00	PAID
2019 05/01/2019	Tax	1,567.23	0.00	0.00	0.00	PAID
2019 08/01/2019	Tax	849.75	0.00	0.00	0.00	PAID
2019 11/01/2019	Tax	849.74	0.00	0.00	0.00	PAID
<b>Total 2019</b>		<b>4,833.95</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

Last Payment: 02/01/21

[Return to Home](#)

BLK: 214

LOT: 18

CARD 01 OF 01

308 N OXFORD AVE

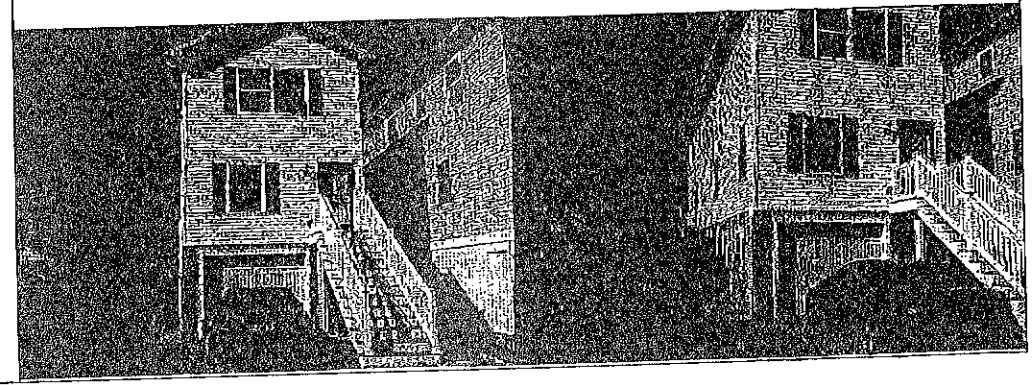
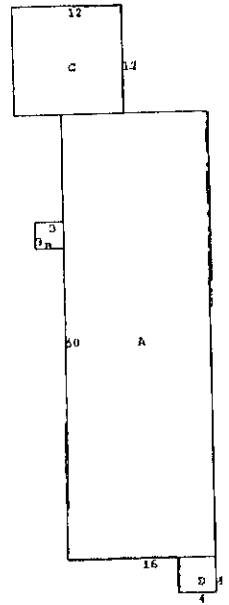
VENTNOR CITY

IRELAND, CHRISTOPHER  
308 N OXFORD AVE  
VENTNOR, NJ 08406

Class: 2 --Curr. Values--  
Zone: 02 Land: 68,000  
Map: 36 Impr: 170,000  
VCS: 110V Net: 187,000

--Sales History--  
10/30/2009 1

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 17 ONE FAMILY 2S-BG 2 STORY / CONVENTIONAL Built: 2017 Fndatn: BLK/CONCRT Roof: GABLE / ASPH SHNGL ExtFin: VINYL Heat: GAS FORCED AIR 1600 Air: ALL COMBIN 1600 IntFin: DRYWALL FlrFin: MIXED Plumb: 3FIX BATH 2 OTHER ITEMS * BEDROOMS 3 * BATHROOMS 2.0 * TOTAL ROOMS 7 CONDITION INT.: GOOD EXT.: GOOD LAYOUT: GOOD INFOBY: OWNER * For Informational Purposes Only	1st Story	FRONT FEET	25	Main Bldg Replacement Cost 130,769
	Upper Stories	SITE VALUE	1	CCF:1.30,NetCond:1.000,MktAdj:1.00 + 1.30000
	Half Stories	PRIMARY SF	2000	Main Bldg Appraised Value = 170,000
	Attic Area			Total Detached Item Value + 0
	Basement Area			Total Improve Value (rounded) = 170,000
	Sq. Foot Living 1,600			Total Land Value + 68,000
	<b>ATTACHED ITEMS</b>			<b>TOTAL NET VALUE: 238,000</b>
	BSMT GAR. 800		A: 2S-BG 800sf	
	WOOD DECK 9		B: WD 9sf	
	CONC PATIO 144		C: CP 144sf	
WOOD DECK 16		D: WD 16sf		
<b>DETACHED ITEMS</b>				



Mar. 12. 2021 8:5/AM



NORTHWESTERLY LINE OF CALVERT AVENUE

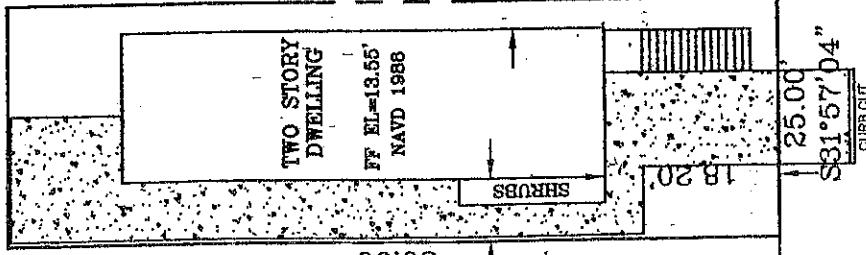
N31°57'04"W  
25.00'

S58°02'56"W  
80.00'

N58°02'56"E  
80.00'

6.50'

3.00'



75'

COVERAGES:  
 Lot Area = 2,000 s.f.  
 Building = 750 s.f.  
 Impervious = 615.4 s.f.  
 Decks/Steps = 67.1 s.f.

OXFORD AVE 50'

### FINAL AS BUILT SURVEY

Owner: Christopher Ireland

To the above parties, any insurer of title relying hereon and any other party of interest. In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements if any that may be located below the surface of lands and not visible) as an inducement for any insurer of title to insure the title of, lands and premises shown hereon. This certification is only for the above named parties for purchase and/or mortgage. No liability or responsibility is assumed for the use of survey for any other purpose including but not limited to survey affidavit, resale of property, new construction or use by any other person not listed in certification. SURVEY NOT VALID WITHOUT RAISED SEAL.

**Thomas A. Prendergast**

NJ License No. 37604

Block 214 Lot 18

Address: 308 N. Oxford Avenue

Municipality: Ventnor City

County: Atlantic

Scale: 1" = 20' by: tap

Date: 7/9/2017 Revised:

Prendergast & Associates, LLC, 318 Discovery Lane, Egg Harbor Twp., NJ 08234 (609) 553-2047

**DEED**

This Deed is made on December 29, 1989.

BETWEEN

Etta V. Burkmar, Executrix of the Estate  
of Ann S. Belmont

whose address is

AND

Christopher Ireland & Christine Ireland, H&W

whose post office address is 308 N. Oxford Avenue  
Ventnor, New Jersey 08406 referred to as the Grantor.  
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **EIGHTY FIVE THOUSAND DOLLARS (\$85,000.00)**

The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-21) Municipality of Ventnor Account No. 214 Lot No. 18  
 No property tax identification number is available on the date of this deed. (Check box if applicable.)

The property consists of the land and all the buildings and structures on the land in the City of Atlantic Ventnor and State of New Jersey. (The legal description is:

**ALL THAT CERTAIN LOT, tract or parcel of land and premises situate, lying and being in the City of Ventnor, County of Atlantic and State of New Jersey, bounded and described as follows:**

**BEGINNING** at a point in the Westerly line of Oxford Avenue (formerly known as Seventh Avenue), distant 75 feet North of the Northerly line of Calvert Avenue (formerly known as Avenue C); thence extending

- (1) Westwardly, parallel with Calvert Avenue. (formerly known as Avenue C), 80 feet; thence
- (2) Northwardly, parallel with Oxford Avenue (formerly known as Seventh Avenue), 25 feet; thence
- (3) Eastwardly, parallel with Calvert Avenue (formerly known as Avenue C), 80 feet to the Westerly line of Oxford Avenue (formerly known as Seventh Avenue); thence
- (4) Southwardly, along the Westerly line of Oxford Avenue (formerly known as Seventh Avenue), 25 feet to the place of BEGINNING.

**BEING KNOWN AND DESIGNATED AS Lot 32 in Block 131 on Map of Ventnor Heights, filed**

**ALSO KNOWN AS Lot 18 in Block 214 on the current Tax Map of Ventnor. COMMONLY KNOWN AS 308 N. Oxford Avenue.**

Title became vested in Ann S. Belmont by deed from Dominick Belmont, a single man to Dominick Belmont and Ann S. Belmont, husband and wife and Tenants by Entirety, in Deed dated October 11, 1965, recorded October 13, 1965 in Deed Book 2299, page 115 in the Atlantic County Clerk's Office.

The said Dominick Belmont departed this life June 13, 1978 wherein title vested in Ann S. Belmont by her right of survivorship.

Prepared by: (This signet's name below signature)  
*Etta V. Burkmar*  
Etta V. Burkmar

COPIED BY ALL THE  
CONSIGNATION  
READY TO BE  
DATE 1-11-90 BY [Signature]

000440

DB5028P046

The said Ann S. Belmont departed this life August 21, 1989, leaving a Last Will and Testament probated September 5, 1989 in the Atlantic County Surrogate's Office wherein she bequeathed and devised, "All of my property whatsoever kind and description, absolutely and in fee simple," to Etta V. Burkmar and also appointed her Executrix of her Estate, who duly qualified thereunder

DB5028P047

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by: Diana Forsys ..... (Seal)

Etta V. Burkmae ..... (Seal)

STATE OF NEW JERSEY, COUNTY OF Atlantic S.S.:

I CERTIFY that on December 24, 1989  
Etta V. Burkmae

and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):  
(a) is named in and personally signed this Deed;  
(b) signed, sealed and delivered this Deed as his or her act and deed; and  
(c) made this Deed for \$ 85,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-4.)

Diana Forsys  
(Print name and title below signature)

**DIANA FORSYS**  
**NOTARY PUBLIC OF NEW JERSEY**  
My Commission Expires June 3, 1991

DB5028P048

PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY  
COUNTY OF Atlantic

FOR RECORDER'S USE ONLY

Consideration \$ 25,000.00  
Realty Transfer Fee \$ 85.00 C.A.A.  
Date 1-11-90 By B. Shroy

\*Use symbol "C" to indicate that fee is exclusively for conveyance use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Diana FOCUS being duly sworn according to law upon his/her oath deposes and says that he/she is the Settlement Officer of Jilly Co of Arway in a deed dated December 29, 1989 transferring real property identified as Block No. 214 Lot No. 18 located at 308 N Oxford Avenue, Venton New Jersey Atlantic County and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire consideration paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 25,000.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Merit reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE NOTE: All boxes below apply to grantor(s) only. ALL BOXES OF APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9) Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

a) SENIOR CITIZEN (See Instruction #8)

Grantor(s) 62 yrs. of age or over.\*  
 One or two-family residential premises

Owned and occupied by grantor(s) at time of sale.  
 No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)

Grantor(s) legally blind.\*  
 One or two-family residential premises.

Owned and occupied by grantor(s) at time of sale.  
 No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

Grantor(s) permanently and totally disabled.\*  
 One or two-family residential premises.  
 Receiving disability payments.

Owned and occupied by grantor(s) at time of sale.  
 No joint owners other than spouse or other qualified exempt owners.

\*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTEE-QUALIFIED QUALITY

c) LAFW AND MODERATE INCOME HOUSING (See Instruction #8)

Affordable According to U.D. Standards  
 Meets Income Requirements of Region.

Reserved for Occupancy.  
 Subject to Re-lease Commit.

d) NEW CONSTRUCTION (See Instruction #8)

Entirely new improvement.  
 Not previously used for any purpose.

Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me

this 29th day of December 1989 at Venton Atlantic County New Jersey

Form of Deed: Type: Standard

Approval of County: Type of Sale:

BERORAH A. HEITER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires March 21, 1994

FOR OFFICIAL USE ONLY. This space for use of County Clerk or Register of Deeds.  
Instrument Number 291926 County Atlantic  
Deed Number 5228 Book 5228 Page 2645  
Date Recorded 1-11-90

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.  
ORIGINAL - White copy to be retained by County.  
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 16:18-6.12).  
TRIPPLICATE - Pink copy is your file copy.

085028P049

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

**DEED**

Etta V. Burkmar, Executrix of the  
Estate of Ann S. Belmont

Grantor.

14)  
Christopher Ireland and  
Christine Ireland, H&W

Grantee.

948100  
007846

Date: *November 29, 1981*

Received and return to:

*Handwritten initials*



In compliance with statute I have presented  
an abstract of the within to all owners of  
the lying district therein mentioned.

LOUI MORREY, Clerk

*Handwritten signature*  
LOUI MORREY

1981 JAN 11 PM 12:34

RECORDED  
ATLANTA

DB5028P050

①  
26  
3880 MHC

IRELAND

308 N. OXFORD AVE.

HOUSE

12' ELEVATION

6'6"

3'

PROPOSED DECK  
4X4 EXISTING LANDING  
4X4

12' ELEVATION

10'6" 12' EXISTING STAIRS

EXISTING

DRIVEWAY 18'2"

X10'

UNDER

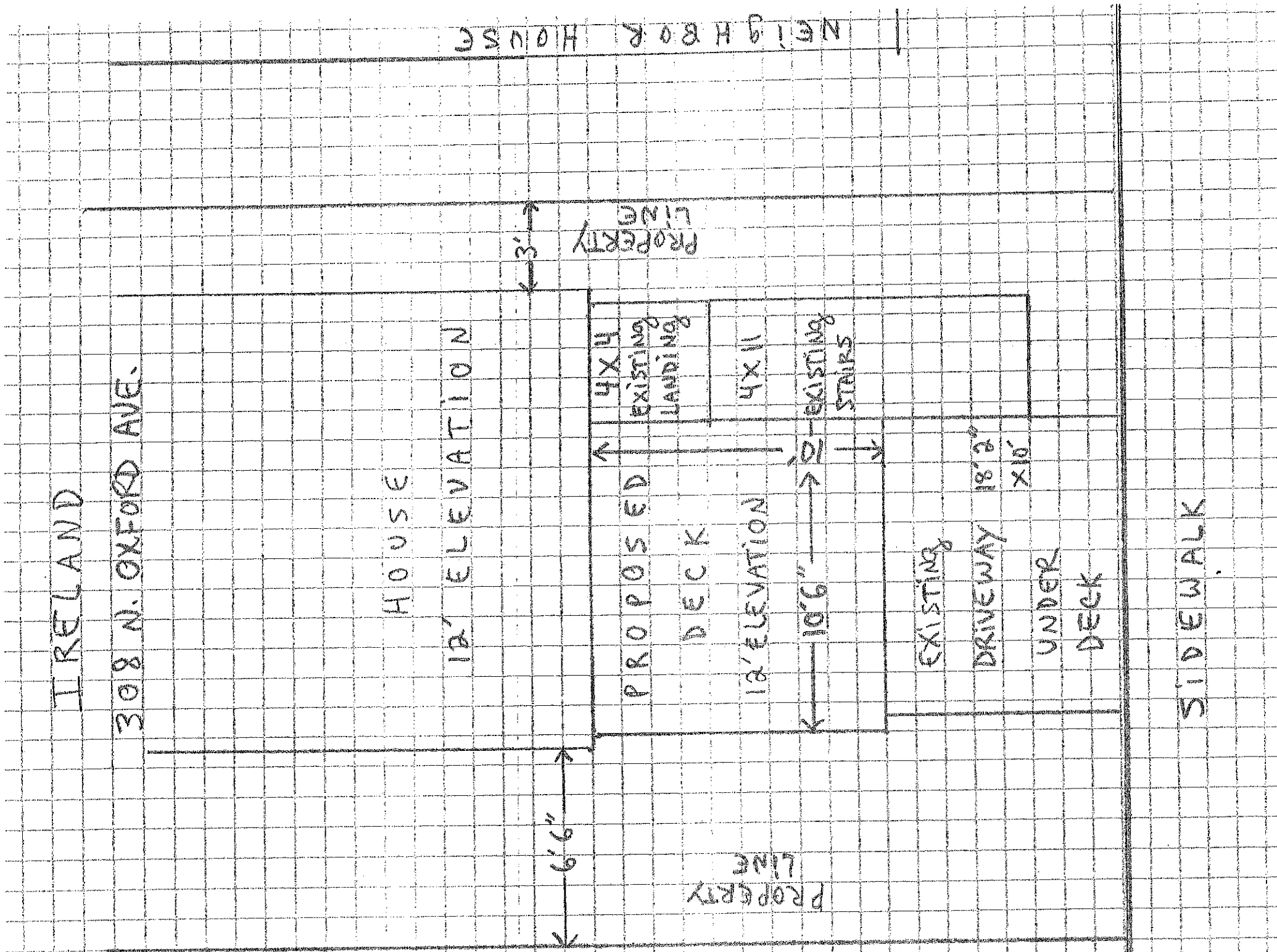
DECK

SIDEWALK

NEIGHBOR HOUSE

PROPERTY LINE

PROPERTY LINE



Stanley L. Bergman, Jr., Esquire  
Attorney ID #029551990  
BERGMAN LAW OFFICES  
3120 Fire Road - Suite 202  
Egg Harbor Township, New Jersey 08234  
(609) 569-9120

*Solicitor for the City of Ventnor Planning Board*

APPLICATION OF CHRISTOPHER  
IRELAND FOR C VARIANCE RELIEF  
FOR BLOCK 214, LOT 18

CITY OF VENTNOR  
PLANNING BOARD

P-27-2016

*DECISION AND RESOLUTION*

**THIS MATTER**, having been heard by the Planning Board of the City of Ventnor on June 8, 2016 at a regularly scheduled meeting at the Ventnor City Hall, Ventnor, N.J., and the Board having reviewed the Application and Plans, as submitted, and a quorum being present; and,

**WHEREAS**, at the time of the application, applicant was represented by Brian Callaghan, Esq., and,

**WHEREAS**, the City of Ventnor Planning Board has heard the testimony of the applicants and their experts and having heard further testimony from the Planning Board Engineer, Craig Hurlless of Polistina Associates and received his report dated April 15, 2016 which is made a part of this Resolution by reference, including all conditions set forth in such report unless modified herein; and

**WHEREAS**, the City of Ventnor Planning Board has reviewed the Application submitted by the applicant together with Application Form and Attachments prepared by applicant, and

**WHEREAS**, no one spoke at the public portion;

WHEREAS, the City of Ventnor Planning Board, based upon the application submitted, the reports and testimony of the Planning Board Engineer and Planner, and the testimony presented by the Applicant as well as all plans and exhibits from the applicant; makes the following findings of fact:

1. The Applicant is Christopher Ireland and the subject property is located at 308 N. Oxford Avenue, Ventnor, N.J. 08406.
2. The Applicant has submitted a properly filed Application, and all required documents and has paid all required fees and has complied with the Advertising and Notice Requirements of the Municipal Land Use Law and City of Ventnor ordinances.
3. The subject site is known as Block 214, Lot 18.
4. The project will be serviced by public water and public sewer.
5. The site is located in the R-2 Residential District. Single family residential is a permitted use. The Applicants proposes to demolish the existing structure and to build new construction which will be flood compliant.
6. The within Application is for C variance relief as follows:

<u>C Variances</u>	<u>Required</u>	<u>Proposed</u>
Lot Size	4,800 sq. ft.	2000 sq. ft.
Lot Width	60 ft.	25 ft.
Front Yard Setback		
Principal Structure	20 ft.	18.2 ft.
Rear Yard Setback		
Principal Structure	15 ft.	11.8 ft.

Side Yard Setback

Principal Structure	8 ft.	3 ft., 6.5 ft.
Steps	8 ft.	3.5 ft.
Lot Coverage	65%	75%

7. Based upon the testimony presented by the applicant's representatives and the report and testimony of the Planning Board Engineer and Planner, the City of Ventnor Planning Board made the following findings and decision:

a. The applicant is requesting C variance relief for those conditions set forth in paragraph 6 above. As to said requests, the board finds that said deviations will not cause substantial detriment to the public good and would not impair the intent and purpose of the zone plan and ordinance as the variance requested will have no negative impact on surrounding neighbors, the zone plan and development patterns. The lot size and width are a pre-existing condition that cannot be changed and therefore such variances are granted due to hardship pursuant to NJSA 40:55D-70(c)(1). The front, rear and side yard setbacks are reasonable due to the small shape of the lot and due to similar setbacks of the properties on said street and due to the fact that such deviations will not negatively affect the open light, space and air of the neighboring properties and the existing conditions are generally not going to be intensified from the proposed changes. The board finds due to the size of the lot that the variance for lot coverage is necessary to have minimal habitable space in the dwelling. The applicant is also making positive changes improving the parking with 2 off street

spaces and improving the lot coverage by compliance with the landscape ordinance.

NOW, THEREFORE, A Motion having been made and seconded, the City of Ventnor Planning Board hereby grants C variance relief for the requests set forth in paragraph 6 herein for the reasons set forth above, with conditions as consented to by applicant as follows:

- 1) All those conditions as set forth in the board engineer's report noted above.
- 2) Applicant consents to place finished material consisting of stucco starting 3 feet above grade to minimize the look of a "sheer" wall.

In Favor: (7) Seven. Cooke, Zabihach, McAdam, Weissen, Langraf, Culbertson and Salatta.

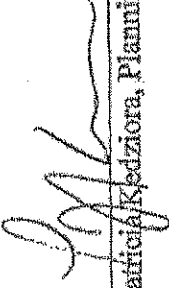
Against: None

CITY OF VENTNOR PLANNING BOARD

By:

  
-Jay Cooke, Chairman

By:

  
Patricia Kjedziora, Planning Board Secretary

Dated: 7/14/16