

200'-0" PROPERTY OWNERS LIST

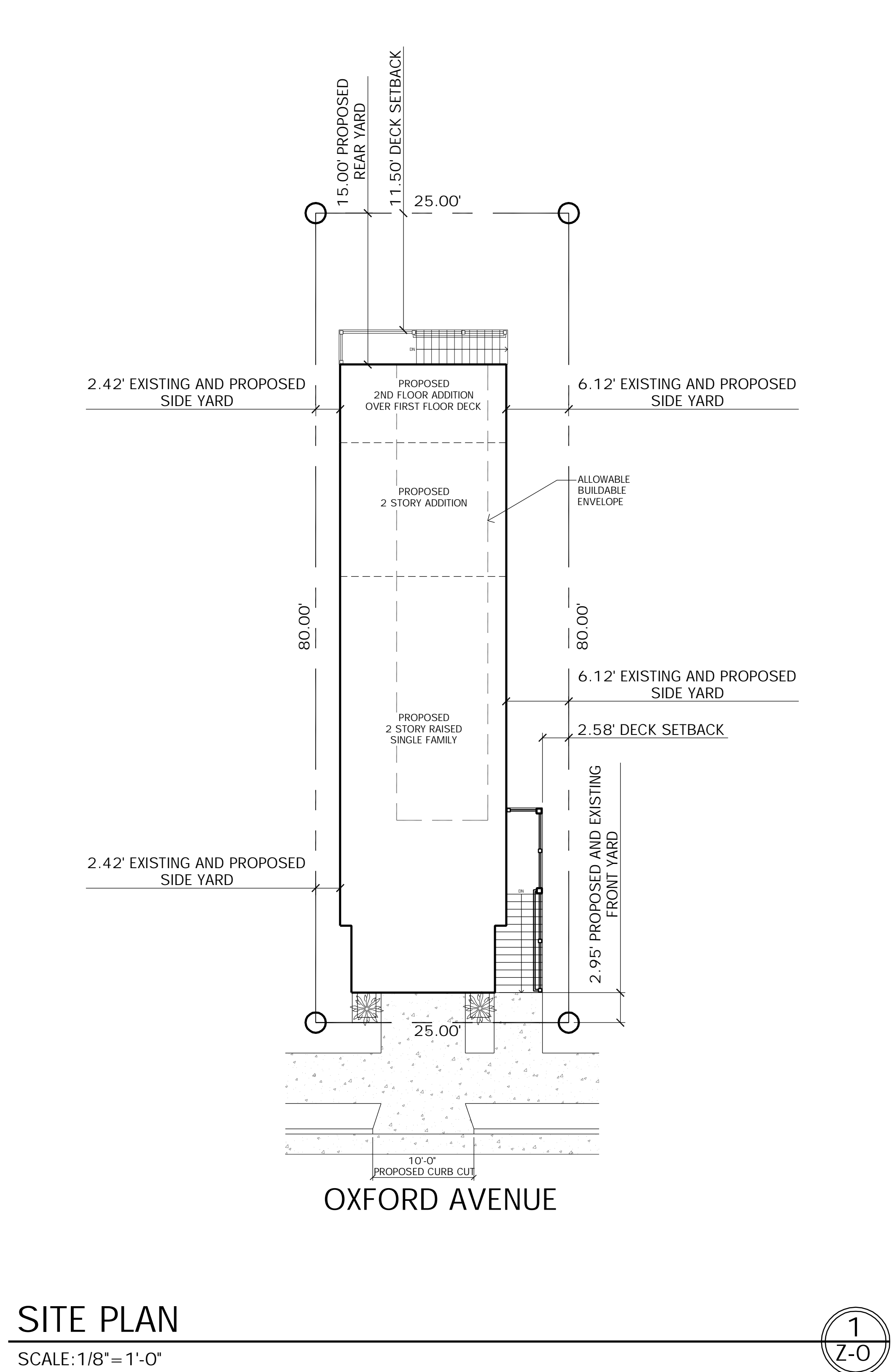
Persiano, Natalie & Frank 411 N. Somerset Ave. Ventnor, NJ 08406	Buondonno, Rosa & Paul 411 N. Dudley Ave. Ventnor, NJ 08406
Erdman, Patrick & Eilene J 413 N. Somerset Ave Ventnor, NJ 08406	Miltenberger, James & Diane 413 N. Dudley Ave Ventnor, NJ 08406
Gaskill, Allen & Carol 415 N. Somerset Avenue Ventnor, NJ 08406	Miscioscia, Frances M 1239 Montgomery Ave Wynnewood, PA 19096
US, Bank NA & JP Morgan, Alternative 3217 S. Decker Lake Dr. Salt Lake City, UT 84119	Pham, Hung T & Be T 417 N. Dudley Avenue Ventnor, NJ 08406
Knorr, John J & Audrey A 415 N. Oxford Ave Ventnor, NJ 08406	Dalessandro, Linda & Ryan, William 5700 Fremont Ave. Ventnor, NJ 08406
Bucciero, John & Ann 417 N. Oxford Ave. Ventnor, NJ 08406	McGuire, John D 422 N. Oxford Ave. Ventnor, NJ 08406
Riddell, June E. 421 N. Oxford Ave. Ventnor, NJ 08406	Ciorlito, Doris & Brian S 420 N. Oxford Ave. Ventnor, NJ 08406
McQueen, Duff 429 N. Oxford Ave. Ventnor, NJ 08406	Galespie, Marsha 418 N. Oxford Ave. Ventnor, NJ 08406
Rossi, Michael 2305 Hartranft St. Philadelphia, PA 19145	Corcoran, Gerard & Adriana 3338 Princeton Ave. Philadelphia, PA 19149
Garr Paul T, JR. & Courage T. 4070 Holly Way Doylestown, PA 18902	Taglienti, John & Natalie 2645 S. Juniper St. Philadelphia, PA 19148
Callahan, John & Jos Le:A Callahan 435 N. Oxford Ave. Ventnor, NJ 08406	Rozanski, Stephen & Susan 309 Red Lion Rd. Huntington Valley, PA 19006
Dewes, Joseph G & Rosalie 424 N. Somerset Ave. Ventnor, NJ 08406	Mercado, Nicholas & Lillian 4 Luis Drive Egg Harbor Township, NJ 08234
Costello, Joseph, & Sutor, Kaitlyn 422 N. Somerset Ave. Ventnor, NJ 08406	Pomeroy, Margo 502 N. Oxford Ave. Ventnor, NJ 08406
Costello, Raymond & Sylvia 414 N. Somerset Ave Ventnor, NJ 08406	Conective Real Estate Department 5100 Harding Highway Suite 399 Mays Landing, NJ 08330
Mannering, Lauren 412 N. Somerset Ave. Ventnor, NJ 08406	Atlantic County Utilities Authority PO Box 996 Pleasantville, NJ 08232
Shurdich, Daniel & Maria 119 Tatham Rd. Bensalem, PA 19020	Comcast Cable 901 Leeds Ave Absecon, NJ 08201
Hargadon, Michael & Michele 409 N. Dudley Ave. Ventnor, NJ 08406	SJ Gas Company 1 South Jersey Plaza Rte. 54 Folsom, NJ 08037



ZONING ANALYSIS

APPLICANT: MICHAEL AND ROSANNE ROSSI
 SITE LOCATION: 431 N OXFORD AVENUE, VENTNOR CITY, NJ
 LOT AND BLOCK: LOT 8 & BLOCK 257
 ZONING DISTRICT: R-2
 EXISTING USE: 2 STORY SINGLE FAMILY DWELLING
 PROPOSED USE: 2 STORY SINGLE FAMILY DWELLING OVER GARAGE

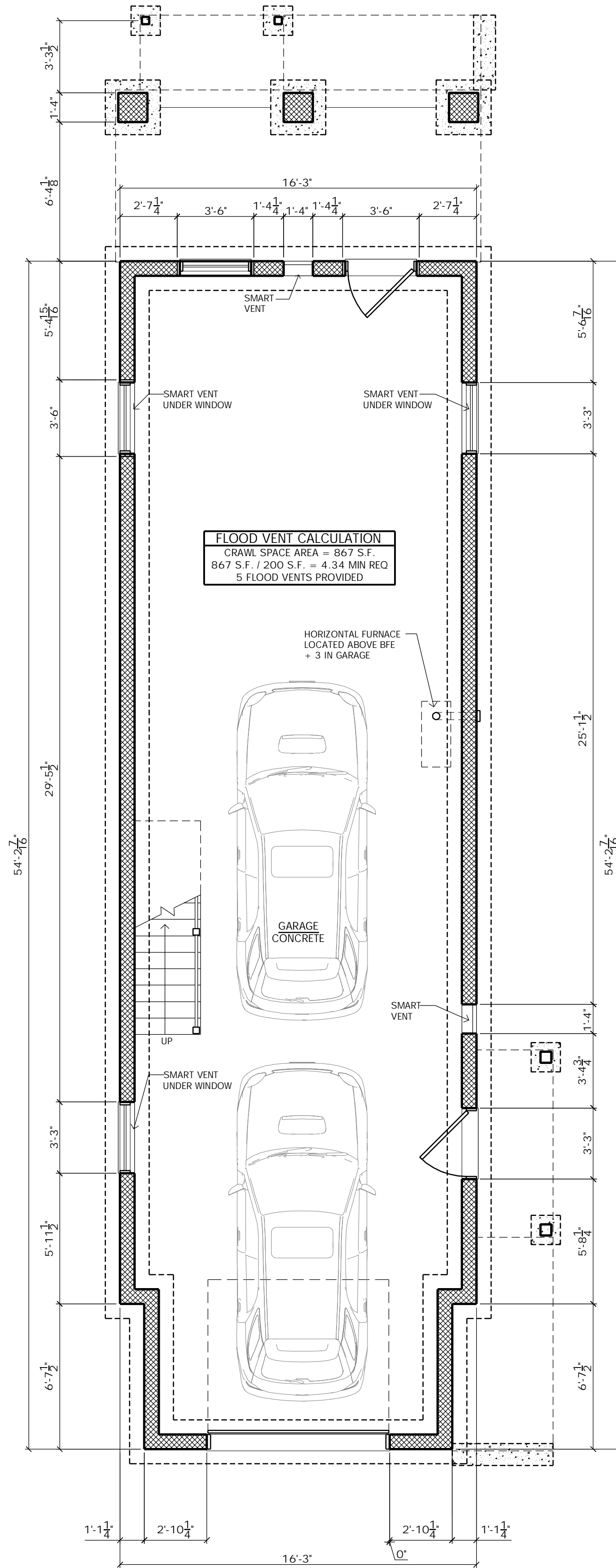
DESCRIPTION	REQUIRED	EXISTING		PROPOSED	
MIN LOT AREA	4,800 SF	2,000 SF	**	2,000 SF	**
MIN LOT WIDTH	60.00'	25.00'	**	25.00'	**
MIN LOT DEPTH	80.00'	80.00'		80.00'	
COVERAGE					
BUILDING	40 %	33.75 %		50.21 %	*
LOT	65 %	37.20 % (±)		59.90 %	
SETBACKS					
FRONT YARD	20.00'	2.95' (BLDG) 1.70' (BAY WINDOW)	**	2.95' (BLDG)	*
REAR YARD	15.00'	23.70' (BLDG)		15.00' (BLDG) 11.50' (DECK)	
SIDE YARD	8.00'	2.42'	**	2.42'	*
SIDE YARD	8.00'	6.12'	**	6.12' 2.58' (DECK)	*
MAX BLDG HEIGHT	31.00'	19'-0" ±		27'-0" ±	
PARKING	4 BED = 2	0	**	2	*
EXISTING NON CONFORMITY	**	VARIANCE REQUIRED	*		



FILE: 2020-1 - ZONING.DWG, 4/22/2021 12:36 PM

Date	
# Revisions	
Consultant	Craig F. Dothé Architect LLC. ARCHITECTS & PLANNERS 33 N. Brighton Ave. Atlantic City, NJ 08401 Fox (609) 348-0118
State	03.05.21
Registration #	AI 09640
HOUSE LIFT, ADDITION AND RENOVATION	431 N OXFORD AVENUE VENTNOR, NJ
Scale:	AS NOTED
Project No.:	2021-1
Drawn by:	PENZA
Date:	03.05.21
	1 Z-0

FILE: 2020-1 - ZONING DWG. 4/22/2021 12:27 PM



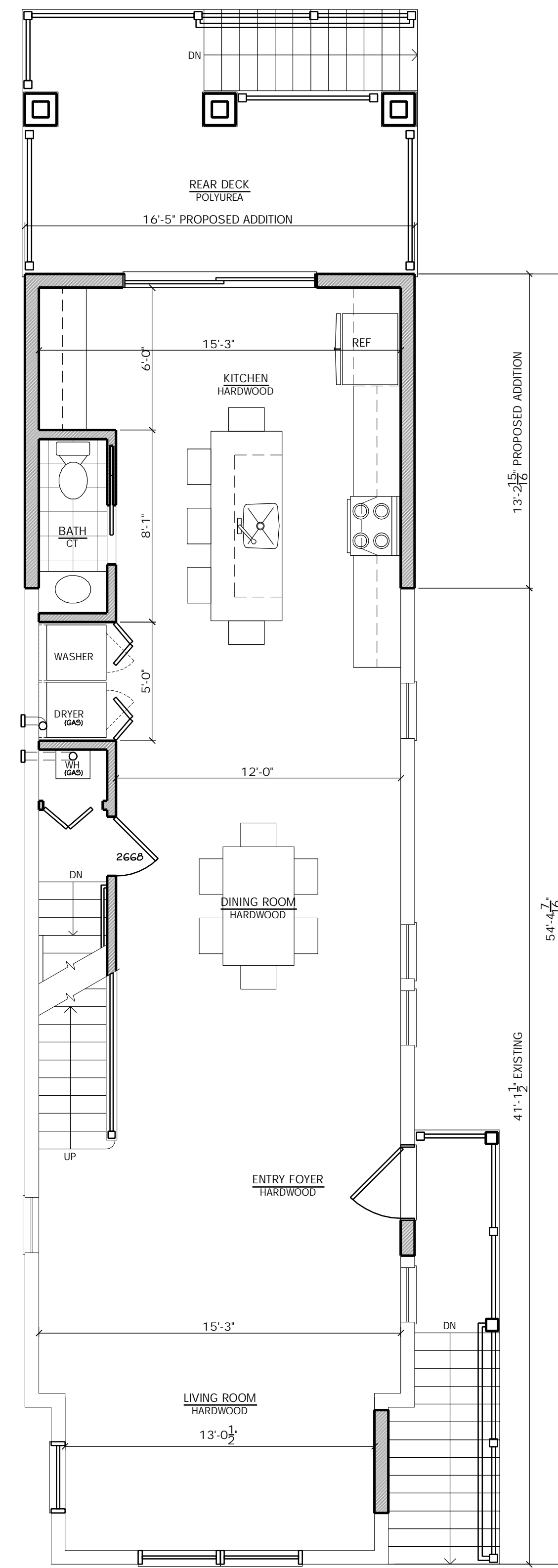
PROPOSED GARAGE PLAN

SCALE: 1/4" = 1'-0"

1
Z-1

PROPOSED FIRST FLOOR PLAN

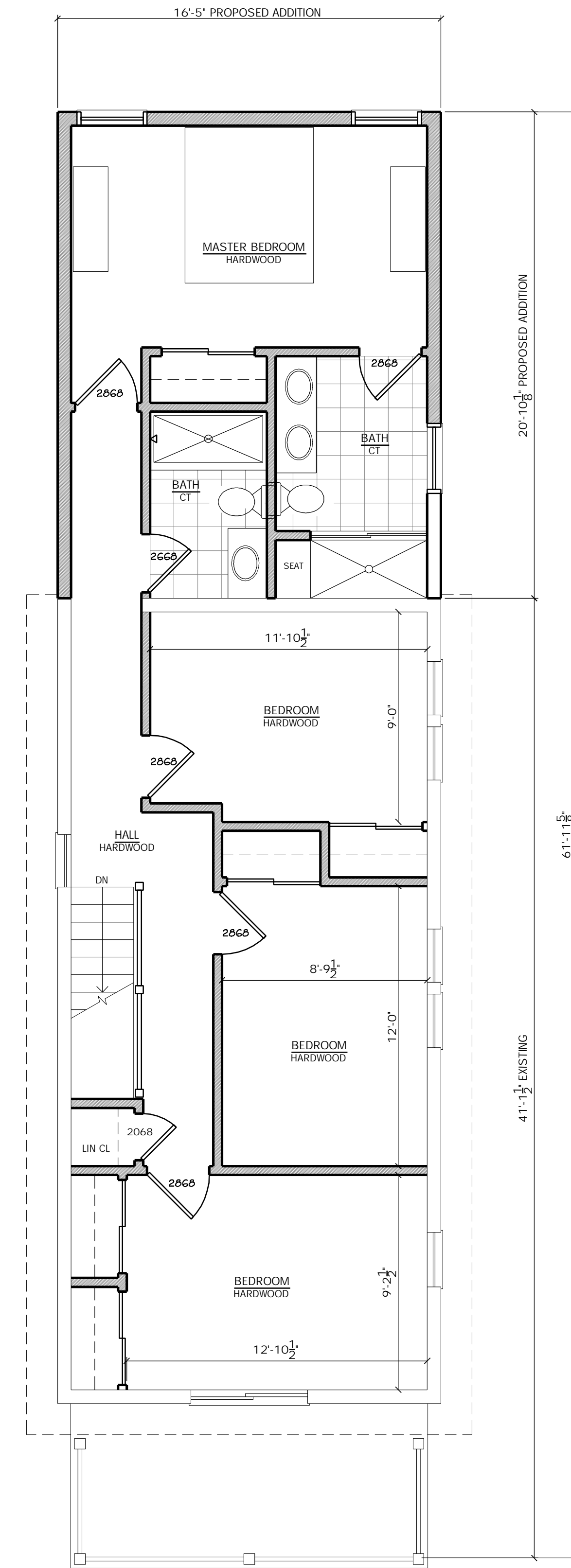
SCALE: 1/4" = 1'-0"



2
Z-1

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



3
Z-1

**HOUSE LIFT, ADDITION AND
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 431 N OXFORD AVENUE
 VENTNOR, NJ**

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Z-1

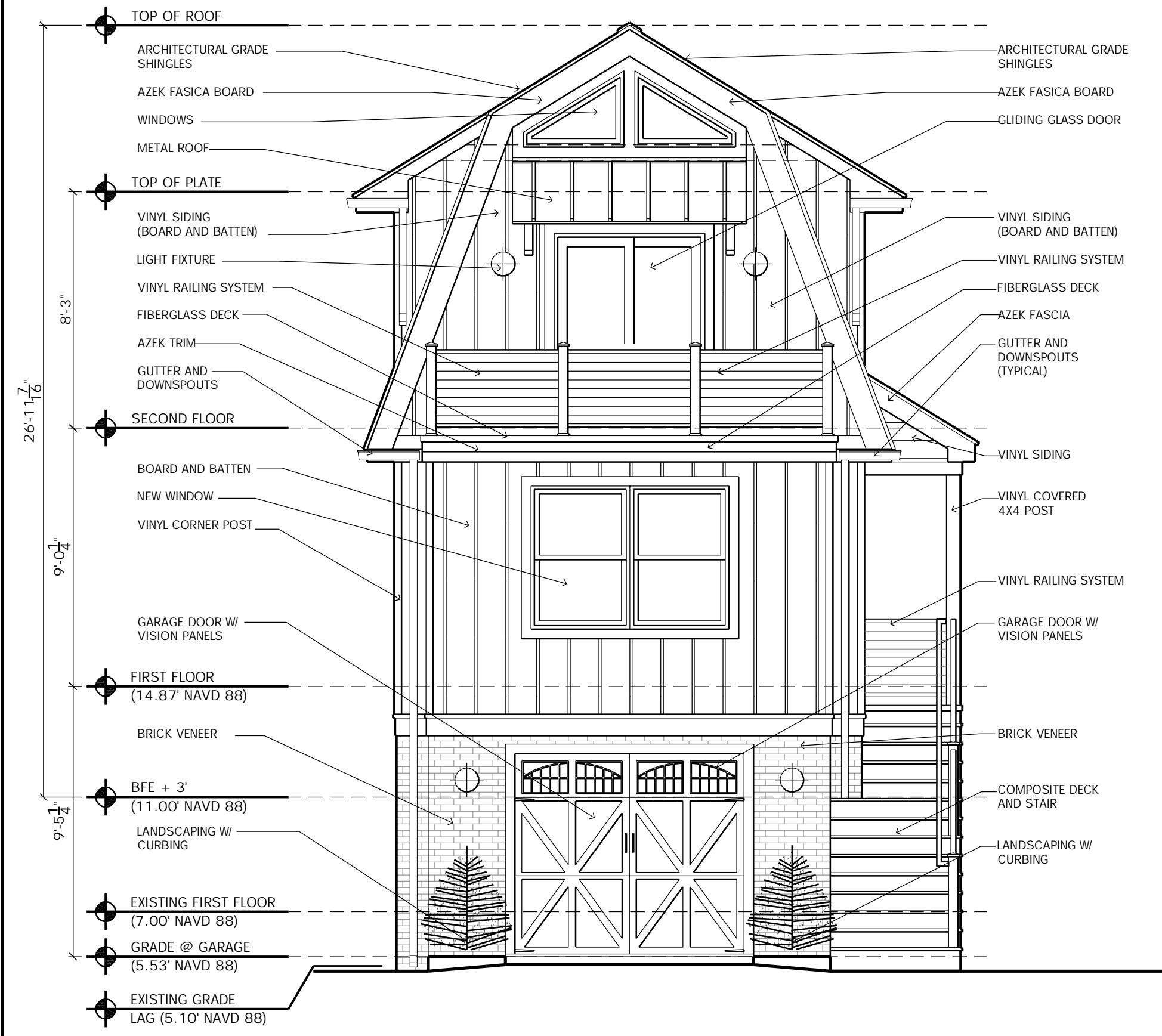
Signature
 Date: 03.05.21
 Registration #
 AI 09640

Craig F. Dothé Architect LLC.
 ARCHITECTS & PLANNERS
 33 N. Brighton Ave. (609) 348-2236
 Atlantic City, NJ 08401 Fax (609) 348-0118

Consultant

Revisions

Date



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

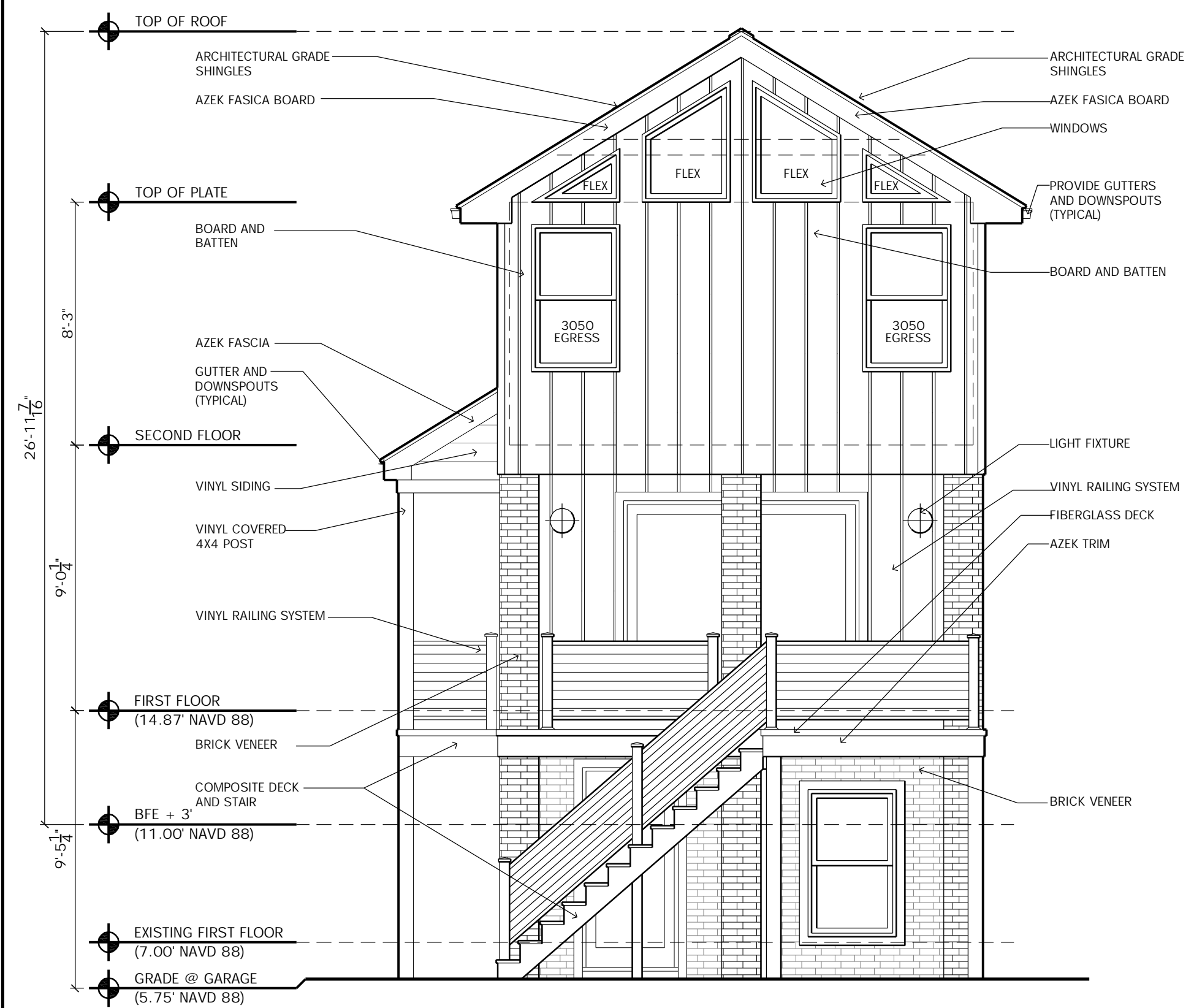
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Z-2



PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

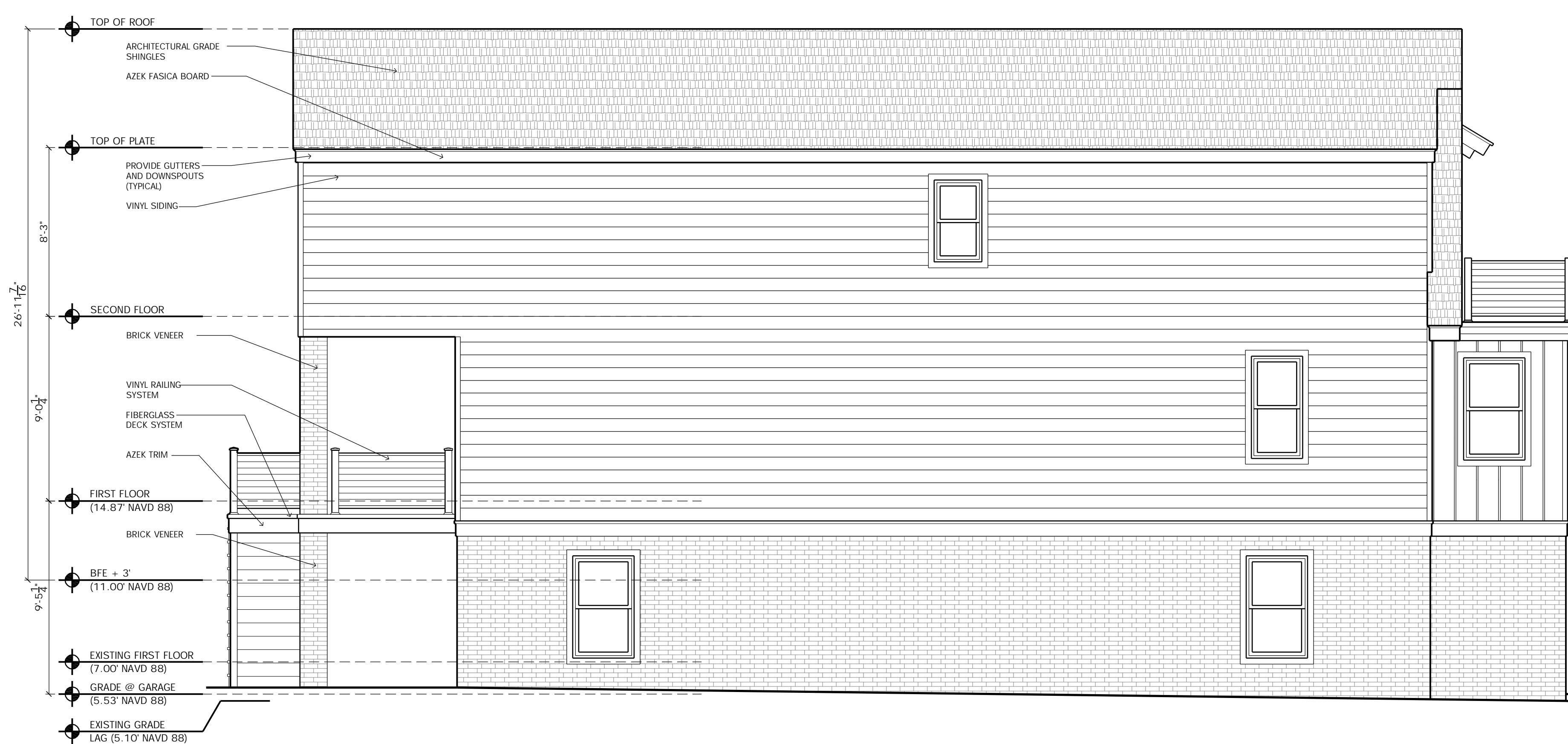
2
Z-2



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"

3
Z-2



PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

4
Z-2

FILE: 2020-1 - ZONING.DWG, 4/22/2021 12:28 PM

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Consultant

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Atlantic City, NJ 08401 Fox (609) 348-0118

Signature

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Registration # AI 09640

HOUSE LIFT, ADDITION AND RENOVATION
431 N OXFORD AVENUE
VENTNOR, NJ

Scale: AS NOTED

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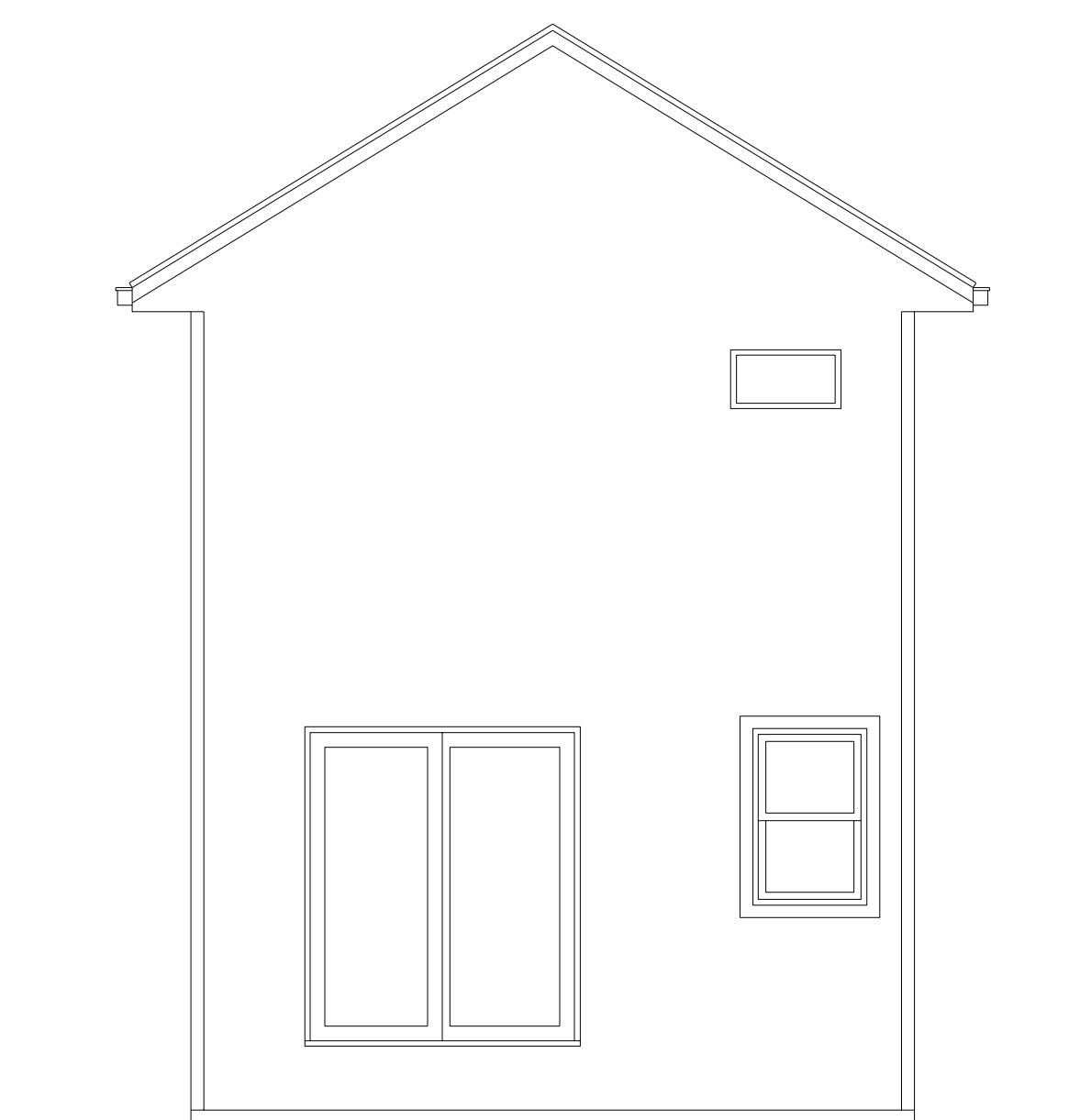
Z-2



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"

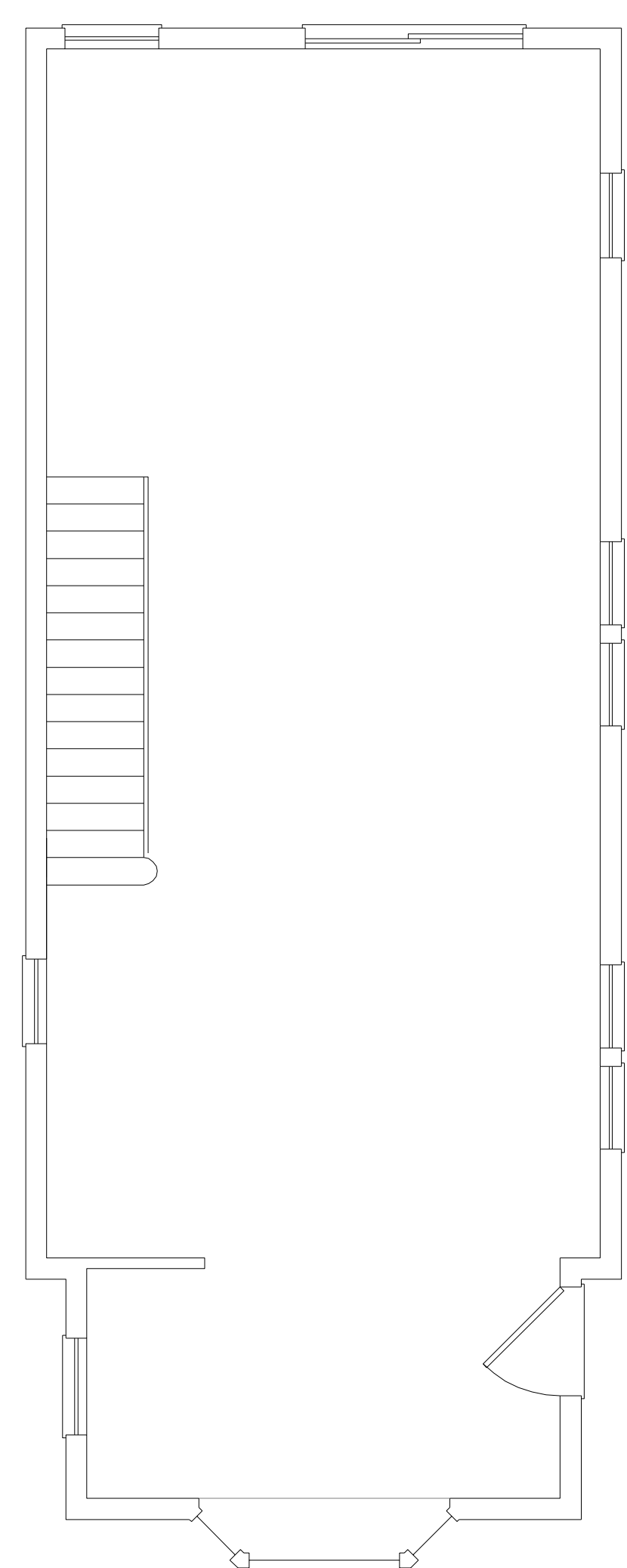
1
EX-1



REAR ELEVATION

SCALE: 1/4" = 1'-0"

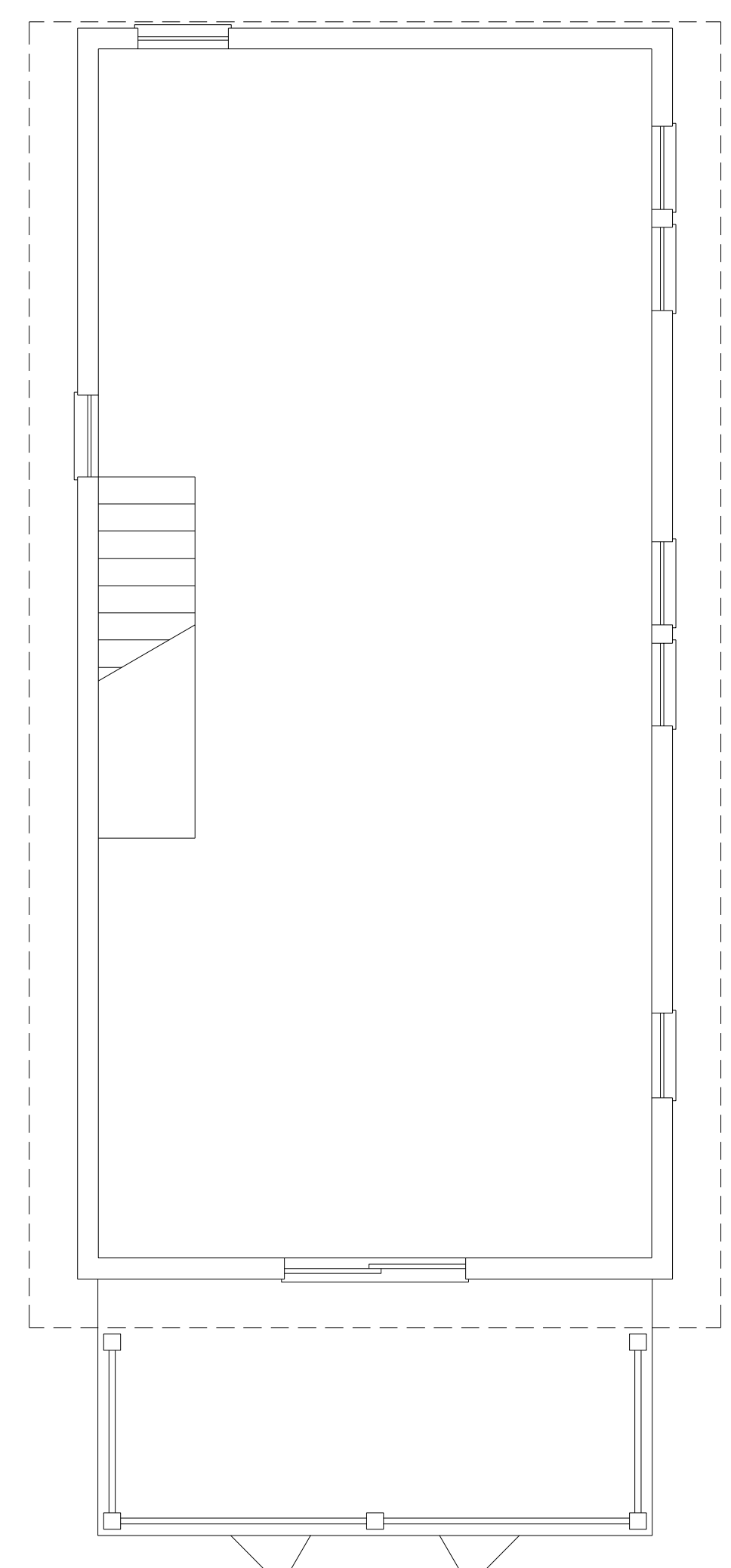
4
EX-1



EXISTING 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

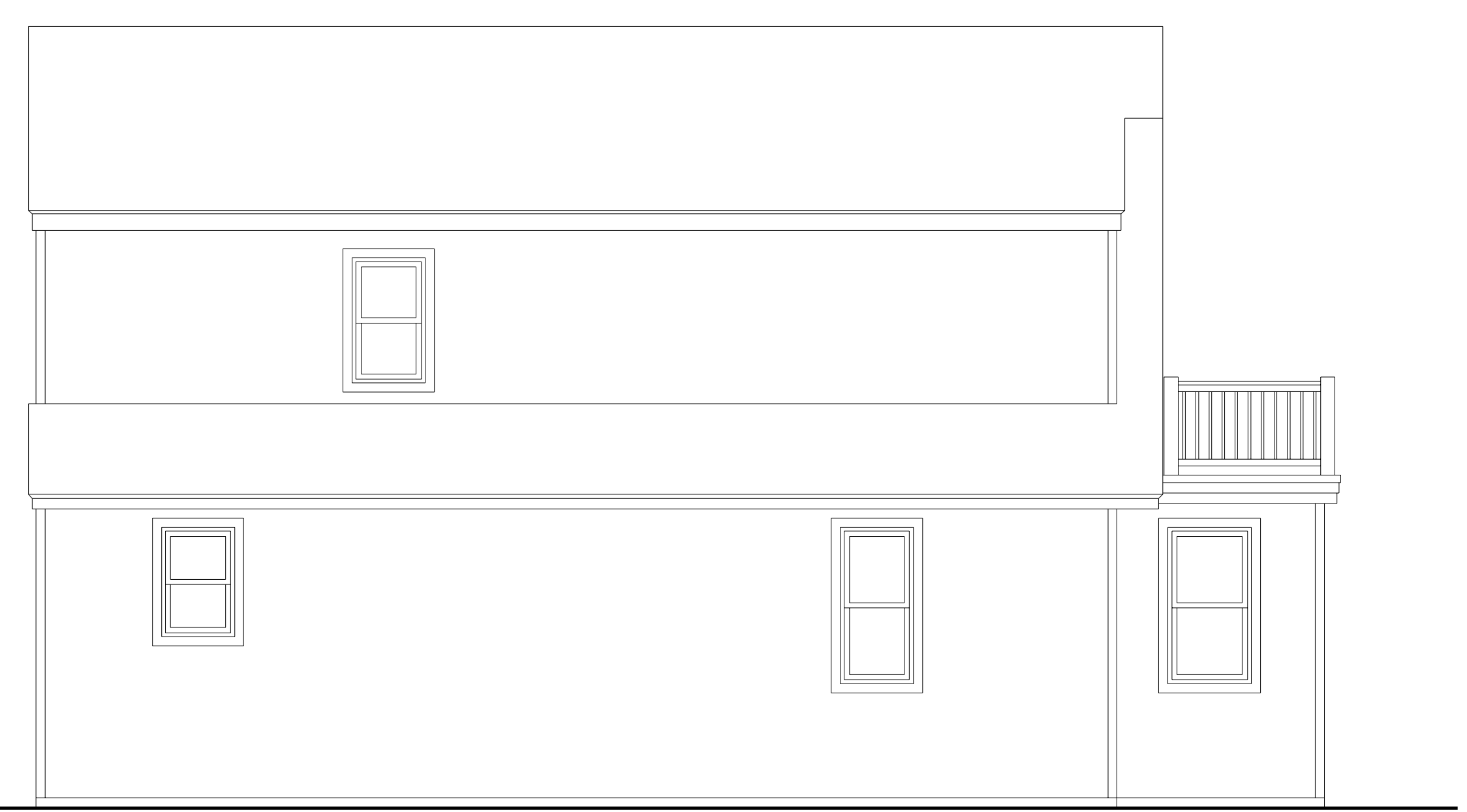
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EX-1



EXISTING 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

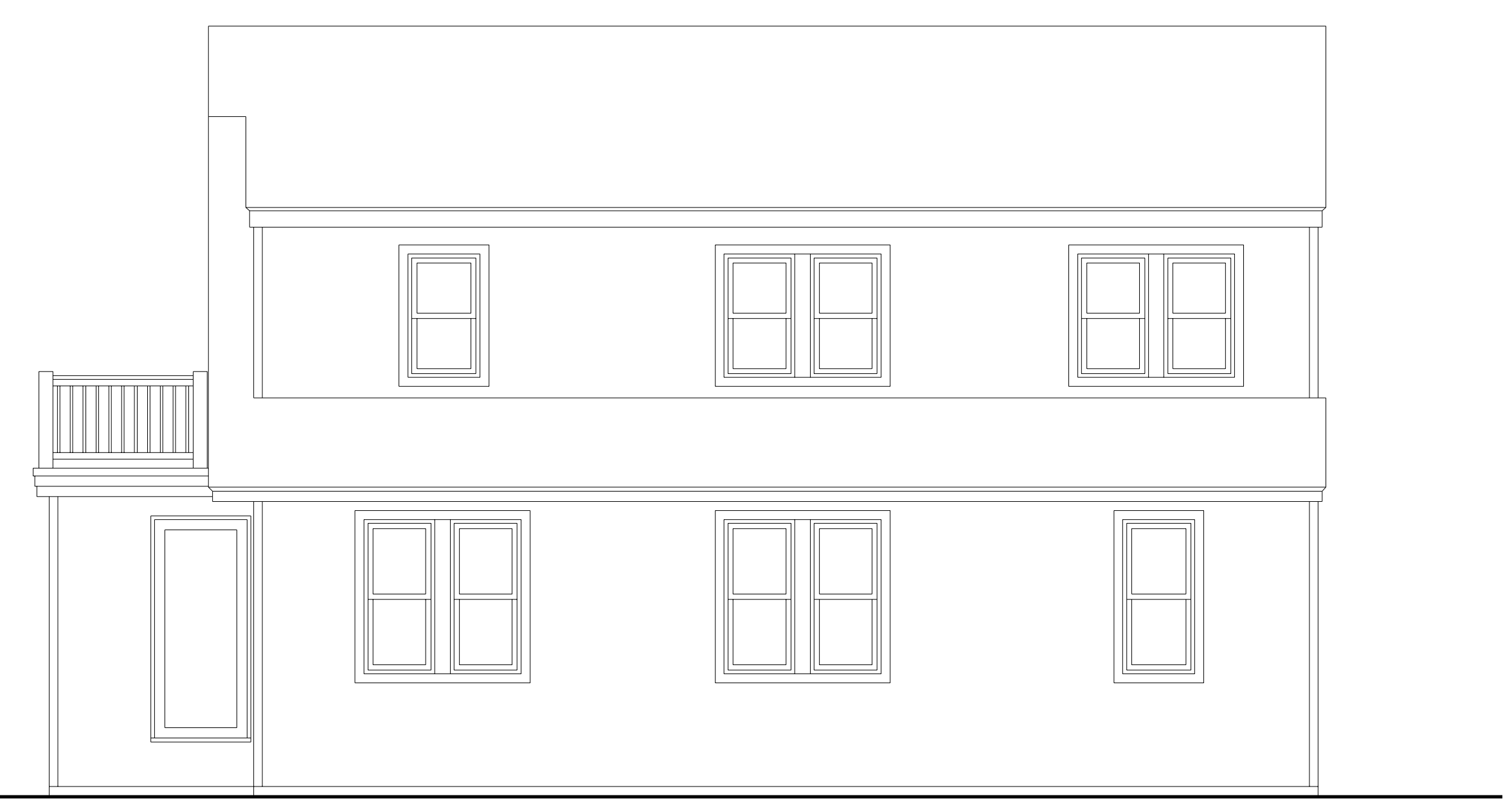
3
EX-1



LEFT SIDE PARTIAL ELEVATION

SCALE: 1/4" = 1'-0"

5
EX-1



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

6
EX-1

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