

/Users/jeannettequon/Desktop/2020-43 2 10413 PD R3 (21).pin

APPROVALS
Board of Chairperson
Board Secretary
City Engineer
Land Use Administrator



1
PD-1

Front 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

Grossman Residence
BLOCK 26 LOT 7 100 S. Portland Ave. Ventnor NJ 08406

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R1 2-15-21	
R2 3-8-21	
R3 4-12-21	

DATE 2-12-21

JOB NO. 2020-43

SHEET

PD-1

1 OF 12 SHEETS

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2
PD-2 Beach Side View From Portland Ave.



1
PD-2 Rear View From Atlantic Ave.

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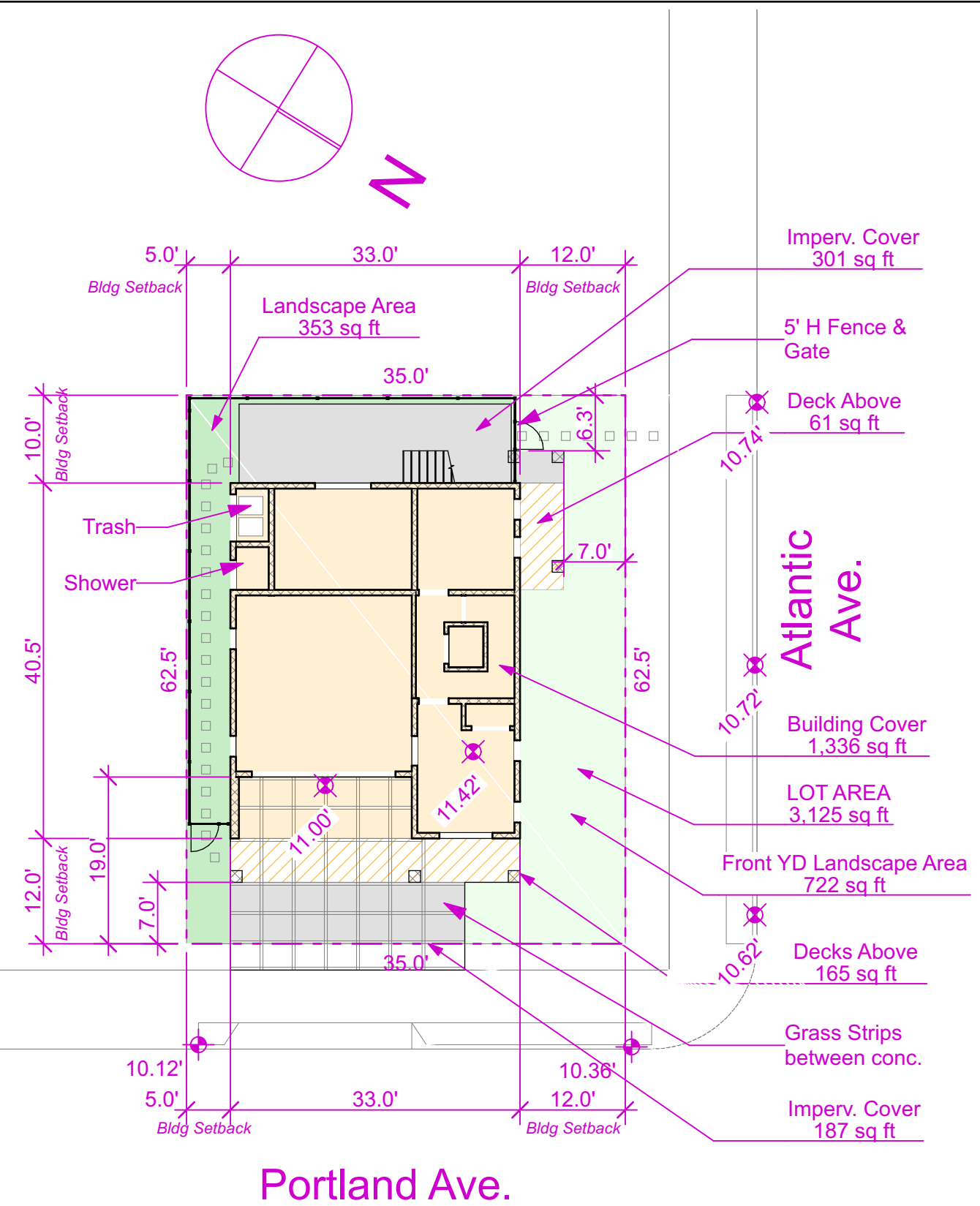
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SHEET

PD-3

3 OF 12 SHEETS

100 S. Portland Ave., Ventnor City, NJ 08406. AKA Block 26 Lot 7						
	Code Section	Required *	Existing	Conformance	Proposed	Conformance
Zone	Zoning Map	R3	R3	Conforming	R3	Conforming
Use	102-29	SFR	SFR	Conforming	SFR	Conforming
Min. Lot Area	102-30	3,000 SF	3,125 SF	Conforming	3,125 SF	Conforming
Min. Lot Width	102-30	50 Feet	50 feet	Conforming	50 Feet	Conforming
Min. Lot Depth	102-30	60 feet	62.5 feet	Conforming	62.5 Feet	Conforming
Principal Bldg. Setbacks						
Front (Portland Ave)	102-30 (E)	12 feet	4.5'	Non-conform	12 feet	Conforming
Side (left)	102-30 (F)	5 feet	5.0'	Conforming	5 feet	Conforming
Front (Atlantic Ave)	102-30 (E)	12 feet	11.6'	Non-conform	12 feet	Conforming
Rear	102-30 (G)	10 feet	10.4'	Conforming	10 feet	Conforming
Front Porch (Atlantic Ave)	102-118.3.B	7' setback (5' into front setback)*	0	Non-conform	7 feet	Conforming
Front Porch (Portland Ave.)		7' setback (5' into front setback)*	2' +/-	Non-conform	7 feet	Conforming
Rear Deck	102-118-3 D (3)	6' encroachment, 6' setback			6.3'	Conforming
Rear Deck Height	102-118-3 D (2)	1st Fl Habitable max			1st Fl	Conforming
Principal Bldg. Height	102-118 A, 102-11	35 feet above first floor	unknown		N/A	
Parking under house	102-118.2 Exceptions J	First Floor 9' Max above curb when parking below	N/A		ZFE 19.17'	Conforming
Max. Eave Height	102-118 A(2)	Max 2' above 3rd floor fin floor			N/A	
Parapet Height	102-118 C	1'			1'	Conforming
Chimney Height	102-118 C	3' above 31' Roof Ht			3'	Conforming
Effective Bldg. Width	102-118 A	Building Height 35' Feet for lots greater than 40' wide	unknown		N/A	Conforming
Dormers	102-118 B	30% of length (13.7')			N/A	
Dormer Roof Pitch	102-118 B	4:12 Gable, 3:12 Shed			N/A	
Dormer Offset	102-118 A	2'			N/A	
Setback	102-118 B	5'			N/A	
Dormer Spacing	102-118 B	5'			N/A	
Roof Eaves	102-118.3 A	18 inches or 23" with gutter			18"	Conforming
Roof Pitch	102-118 B	5:12			N/A	
Principal Build. Height Flat Roof	102-118 C	31' max above 1st FL			31'-0	Conforming
Third Fl of Flat Roof	102-118 C	5' inset			5', except @ Stair	Variance req'd
Roof over 2nd Floor Deck	102-118-3 B	Not permitted			Roof over 2nd FL Deck	Variance req'd
Accessory Bldg. Setbacks						
Side	102-32 F	5 feet	0.7'	Non-conform	N/A	Conforming
Rear	102-32 G	3 feet	0.5'	Non-conform	N/A	Conforming
Height	102 Attach 1:1, 102-11	12 Feet			N/A	Conforming
Fire Place & Bay Windows						
	102-118.3 E	2' max projection into side yard, 3' max into Front & Rear Setback, 30% of length of wall			see below	
Bay Window (Atlantic Ave)					2' projection, 12' (29.6%)	Conforming
Bay Window (Rear)					3' projection, 6.2' (18.7%)	Conforming
Landscaping	102-118.4	20% Total, 5% Front Yard, 2 trees per frontage	19.1%(598 SF) Total/ 72.9% (436 SF) Front yard	Minimal Non-conform	34.3% (1,072 SF) Total/ 67.1% (719 SF) Front Yd.	Conforming Increased Landscaping
Fence	102-118.5	6' H rear & side, 4' H front			6'	Conforming
Lot Coverage	102-30 (D)	75% (2,343.75 SF)	80.8% (2,525 SF)	Non-conform	67.0% (2,093 SF)	Conforming
Building Coverage (Including Covered Decks)	102-30 (D)	50% (1,562.5 SF)	43.6% (1,364 SF)	Conforming	50.0% (1,562 SF)	Conforming
Building Coverage W/ ALT UNCOVERED Decks	102-11	50%				Conforming
Pool	102-13	6' to water edge Side & Rear	N/A		N/A	Conforming
HVAC	102-118.3.A	4' side, rear			5'+	Conforming
Parking	102-118.6, 102-11	5 BR = 3.0 spaces, 10 x 20 enclosed, 9 x 19 open			4 Parking spaces. Two in garage two outside.	Conforming
FEMA Base Flood Elevation (BFE)		X, adjacent to AE10 (10.0' NAVD88)				
Zoning Floor Elevation	126-17 A(1)	10.0' +3' = 13.0' OR Garage below 9' + 9.3' +/- Curb = 18.3' NAVD88	12.85 NAVD88	Minimal Non-conform	19.17'	Variance req'd



Existing building, site, & elevation data from survey by James R. Boney & Assoc. LLC dated 10/12/2016, revised 3/10/21

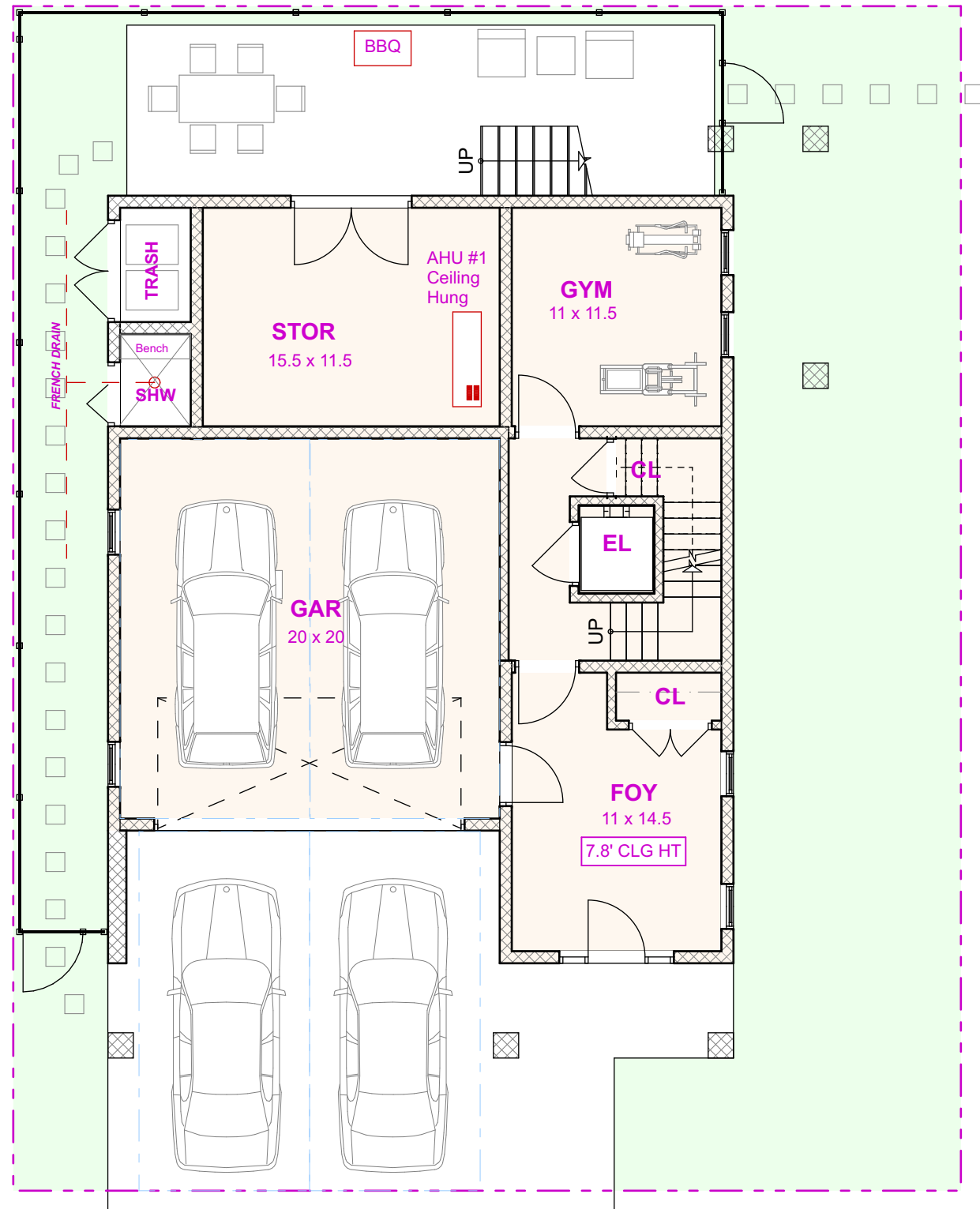
2
Site Plan
SCALE: 1/16" = 1'-0"

1
Zoning Analysis

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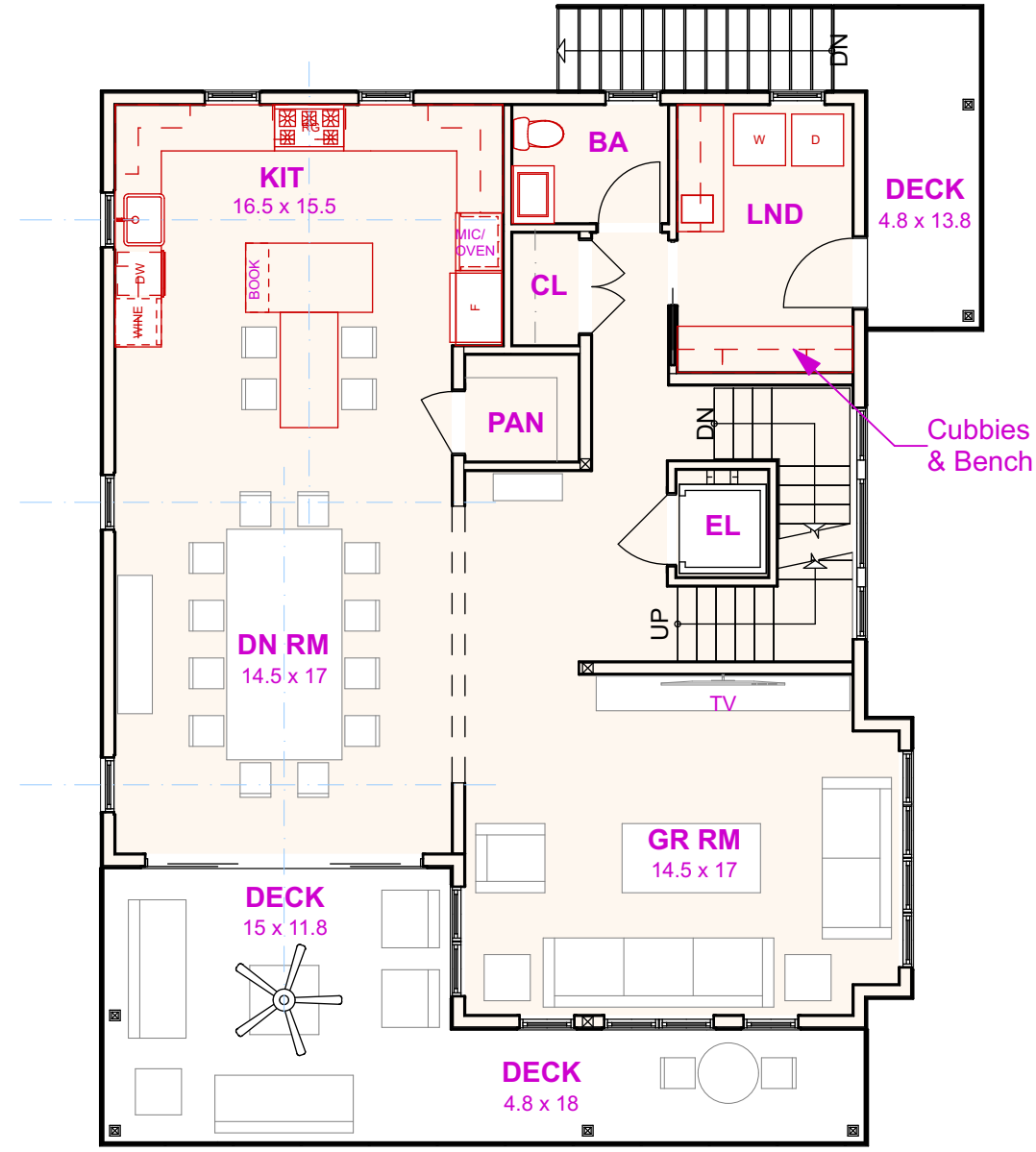
Ground Floor
Unheated Enclosed Space
1,139 sq ft



2 PROPOSED Ground Floor Plan
SCALE: 1/8" = 1'-0"

APPROVALS	
Board of Chairperson	
Board Secretary	
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Land Use Administrator	

First Fl
1,254 sq ft
10' CLG HT



1 PROPOSED First Floor Plan
SCALE: 1/8" = 1'-0"

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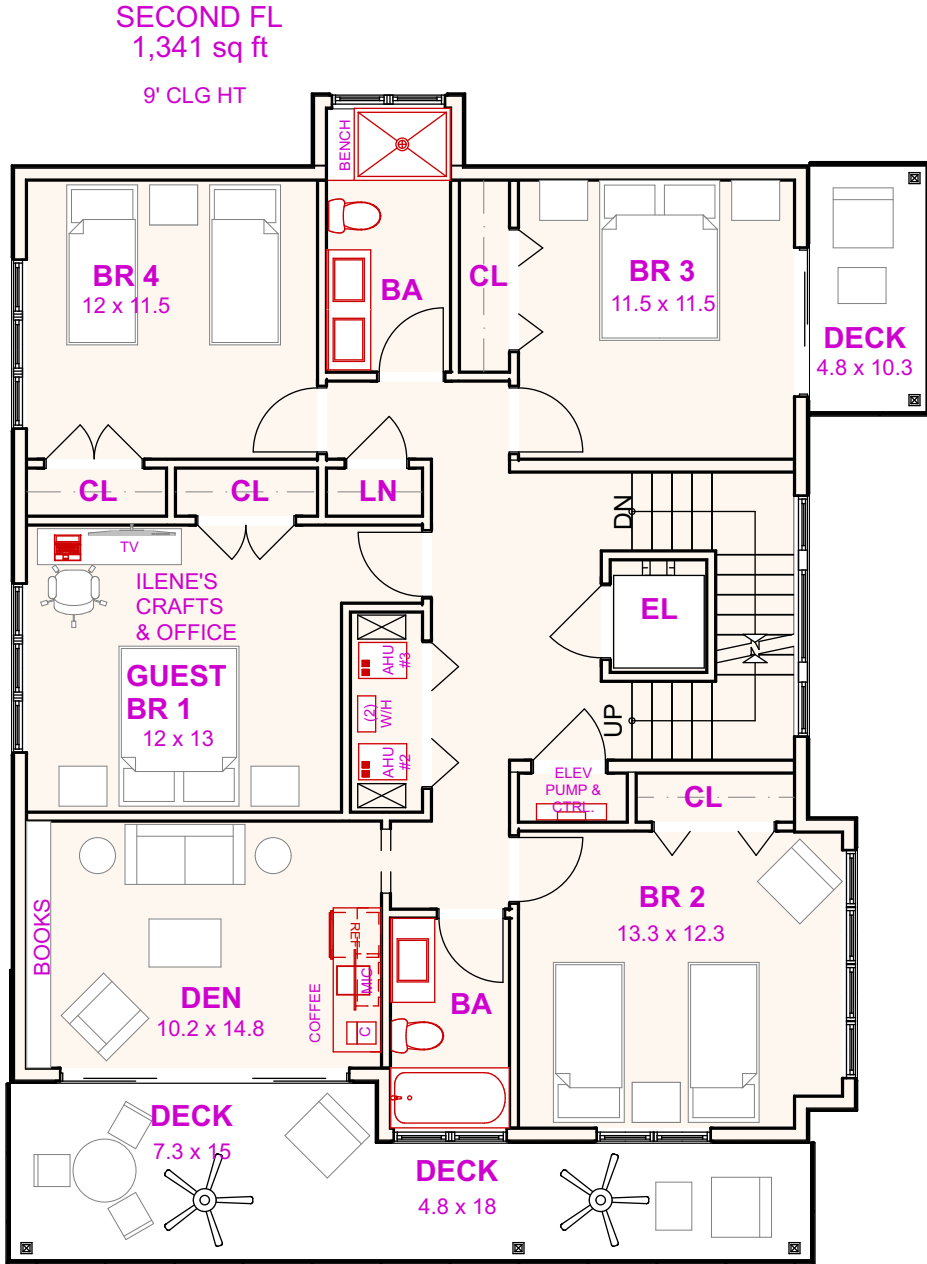
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PD-4

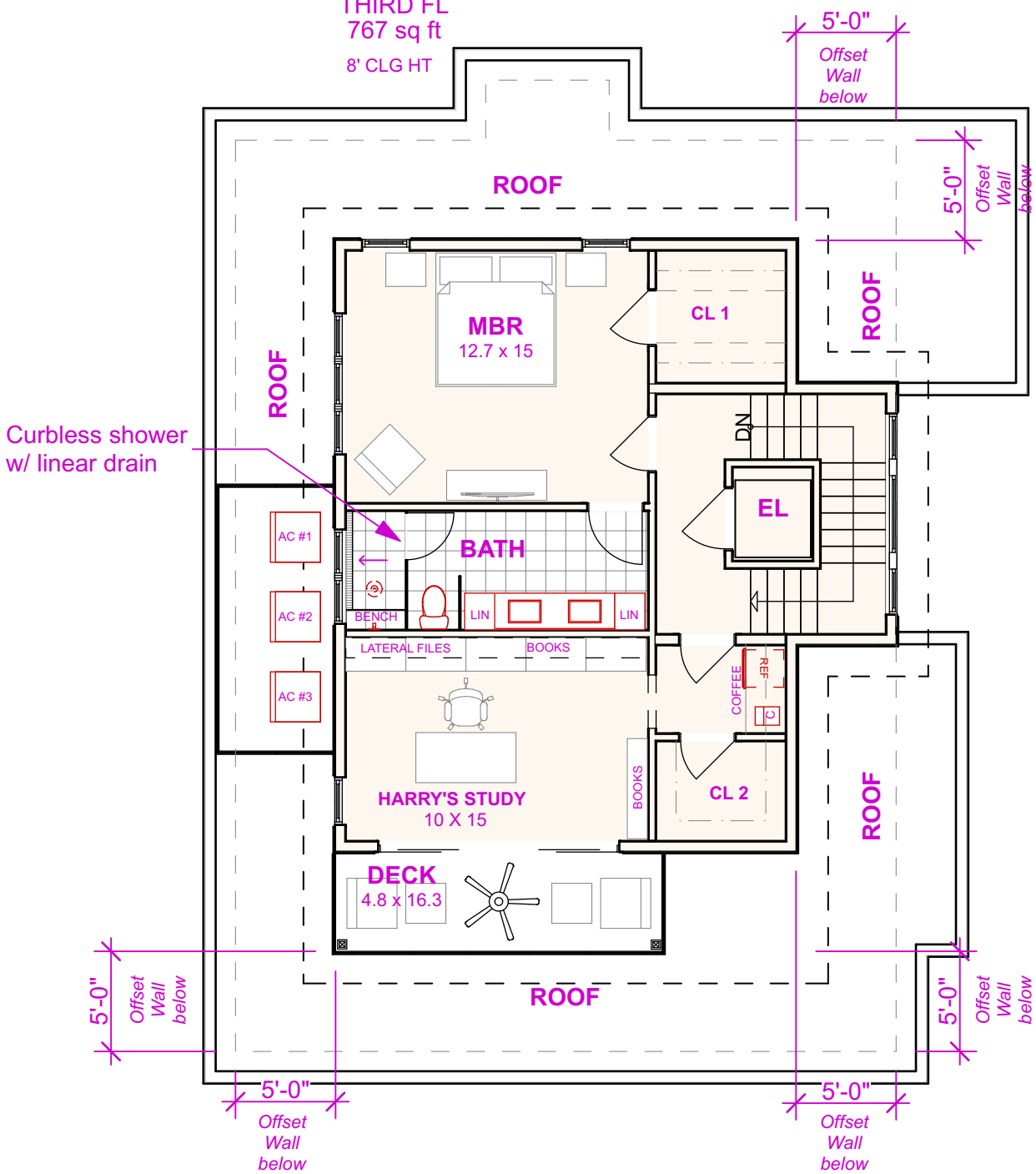
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APPROVALS	
Board of Chairperson	
Board Secretary	
City Engineer	
Land Use Administrator	



SECOND FL
1,341 sq ft
9' CLG HT



THIRD FL
767 sq ft
8' CLG HT

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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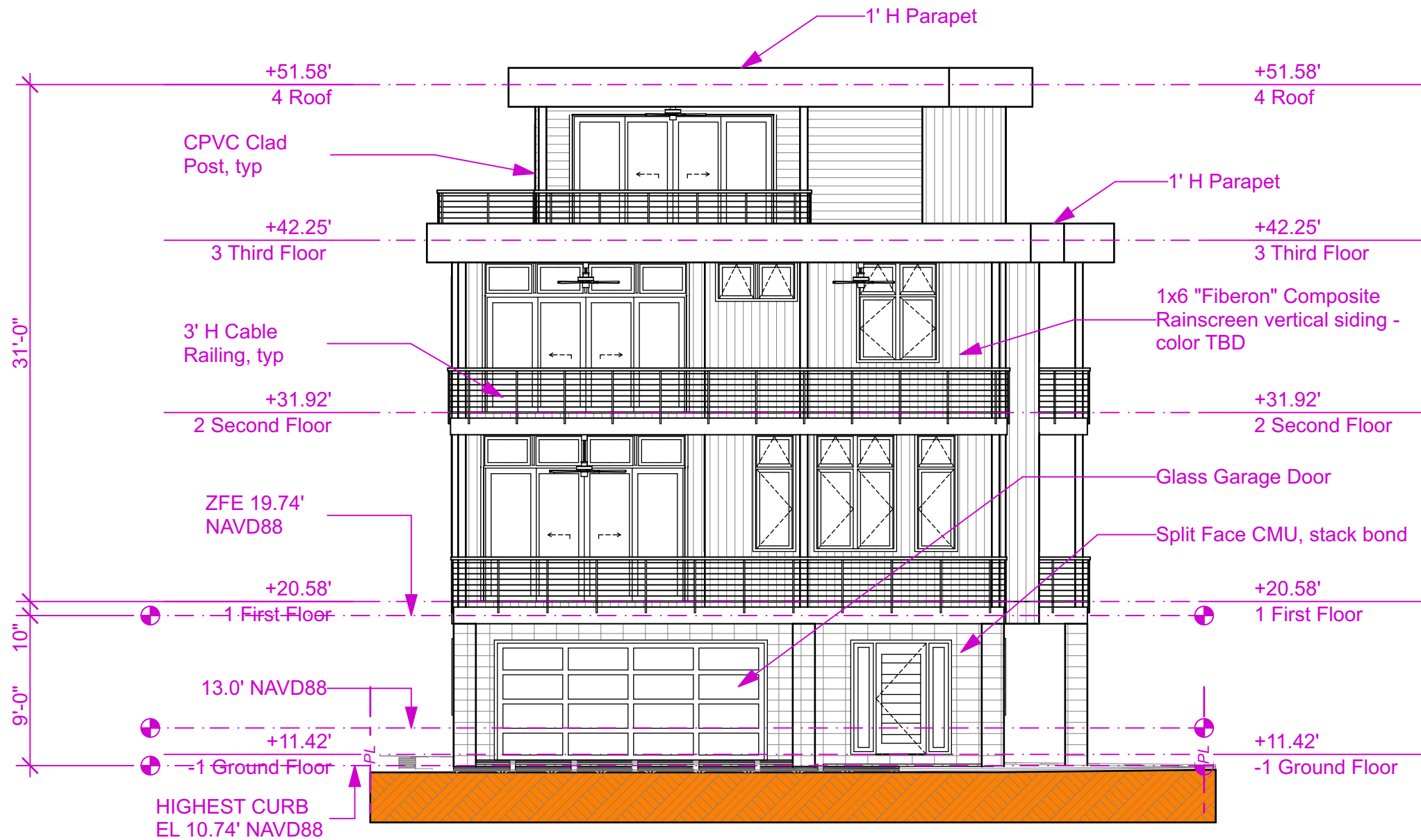
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SHEET

PD-6

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1
PD-6

1 PROPOSED Front Elevation

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

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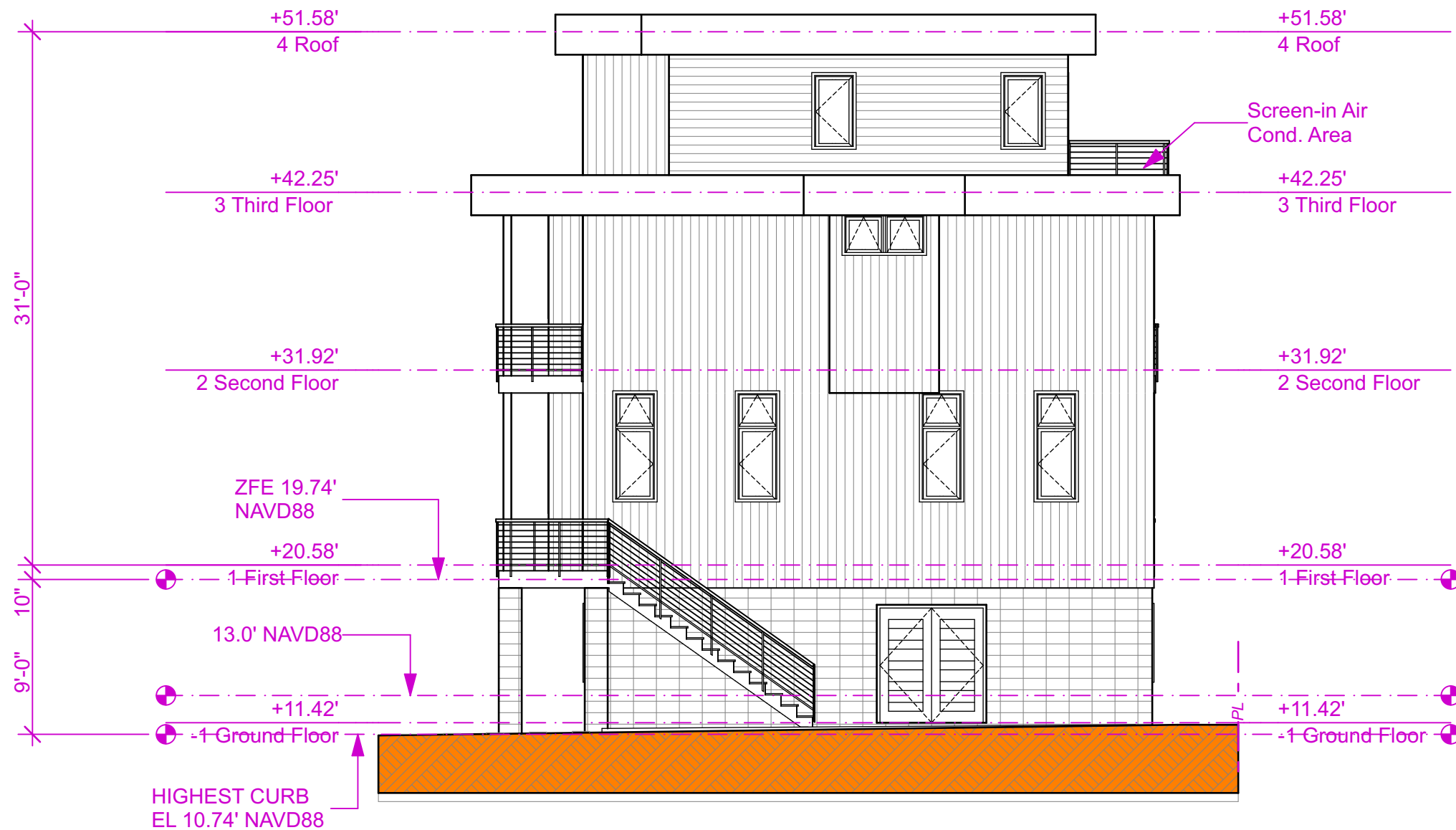
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1
PD-7

PROPOSED Rear Elevation

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

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1
PD-8

PROPOSED Right Elevation

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

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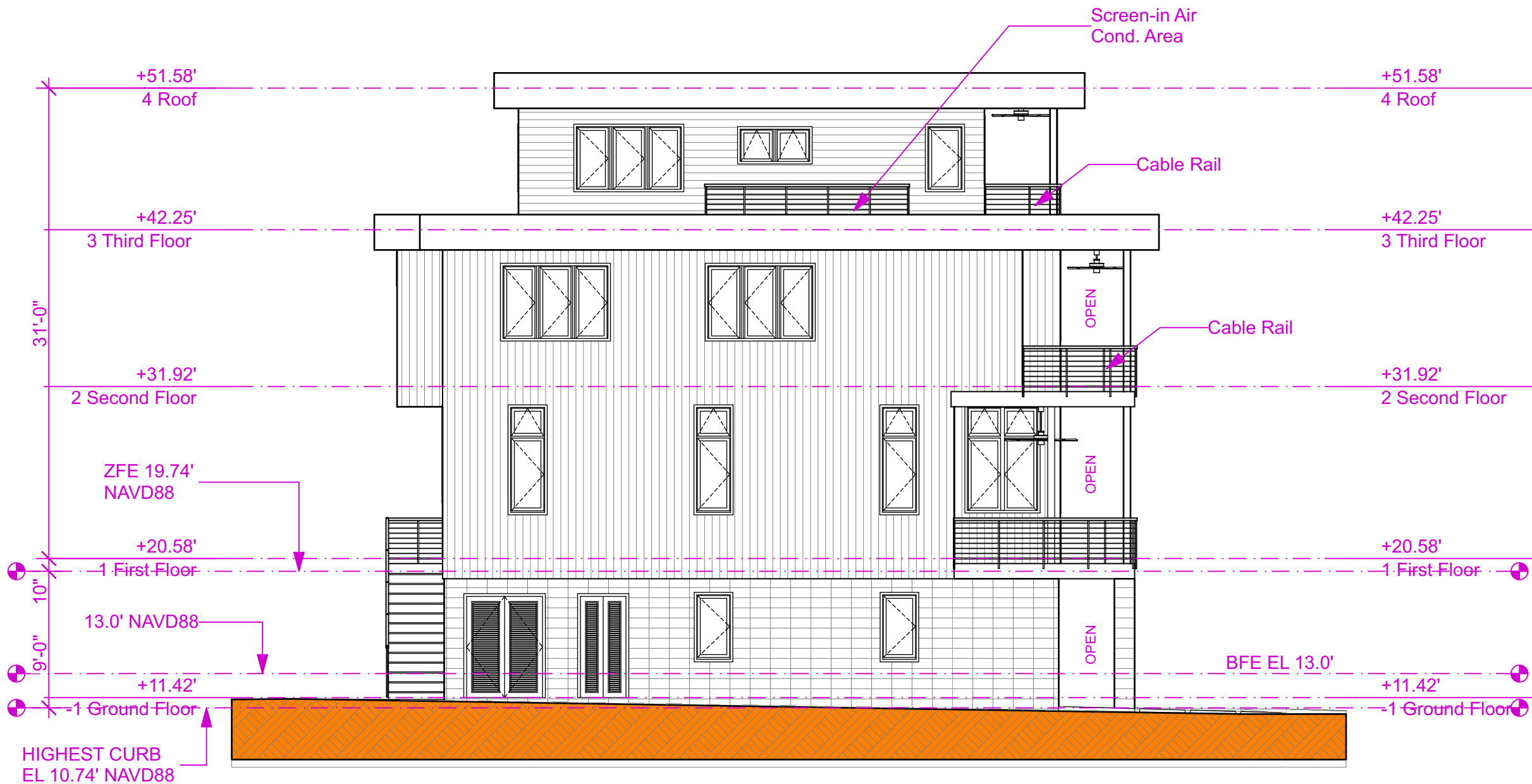
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PD-9

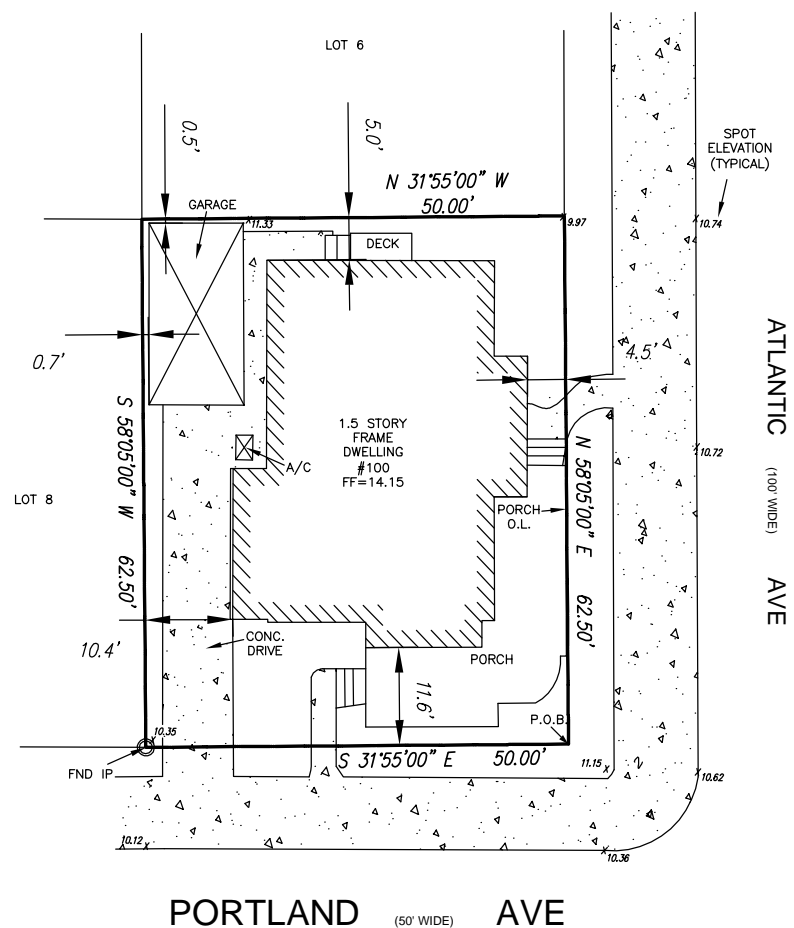
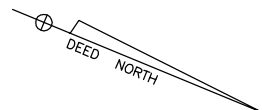
PROPOSED Left Elevation

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

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NOTES:

1. BEING COMMONLY KNOWN AS LOT 7 BLOCK 26 ON THE CURRENT OFFICIAL TAX MAP OF THE CITY OF VENTNOR.
2. SURVEY CONDUCTED IN ACCORDANCE WITH DEED.
3. STREET ADDRESS: 100 SOUTH PORTLAND AVENUE
4. ELEVATIONS ARE NGVD 1929 DATUM



TO:

HARRY D. GROSSMAN & RENE M. GROSSMAN
INFINITY TITLE AGENCY
PHH HOME LOANS, LLC, D/B/A COLDWELL BANKER HOME LOANS, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY.
I FURTHER CERTIFY TO ITS ACCURACY EXCEPT FOR ANY EASEMENTS OR STRUCTURES NOT VISIBLE ON THE SURFACE.

THE BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING SETBACK COMPLIANCE AND SHOULD NOT BE USED FOR ERECTING FENCES OR ANY OTHER IMPROVEMENTS.

SURVEY OF: BLOCK 26 LOT 7 CITY OF VENTNOR ATLANTIC COUNTY NEW JERSEY	DATE: 10-12-16 SCALE: 1" = 15' DRN.BY: STAFF PROJ: 16-1337 REV: 03-10-21 TOPO
 JAMES R. BONEY PROFESSIONAL LAND SURVEYOR NJ LICENSE No. 31264 13 STONE MILL CT, E.H.T., NJ 08234 Ph: (609) 788-8013	

1
PD-10

Existing Survey - Reduced Scale

NOT TO SCALE

APPROVALS
Board of Chairperson
Board Secretary
City Engineer
Land Use Administrator



2
PD-10

Property in Question

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3 Neighbor
PD-11



4 Neighbor
PD-11



2 Neighbor
PD-11



1 Neighbor
PD-11

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1 Neighbor
PD-12



2 Neighbor
PD-12



3 Neighbor
PD-12



4 Neighbor
PD-12

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