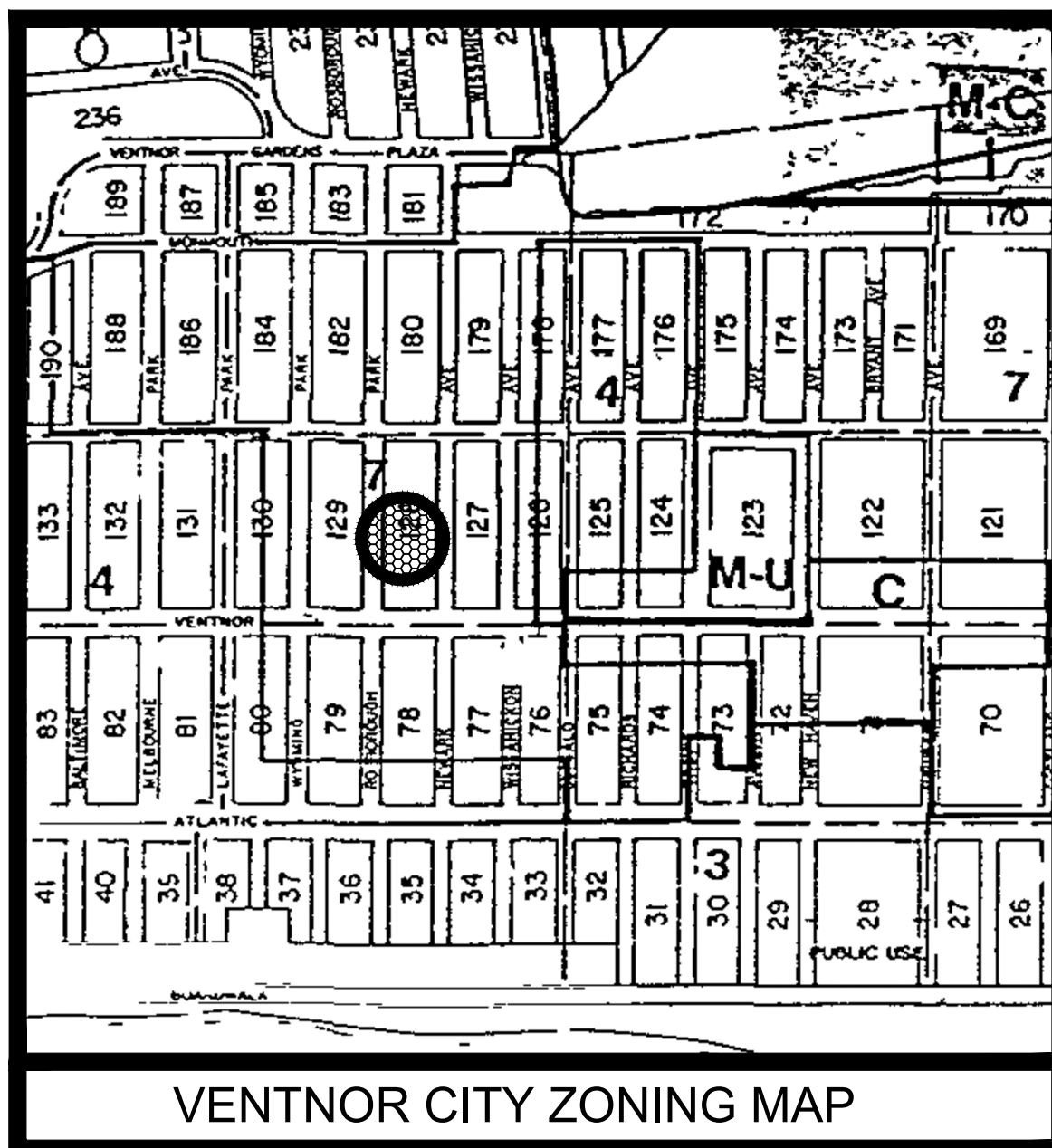
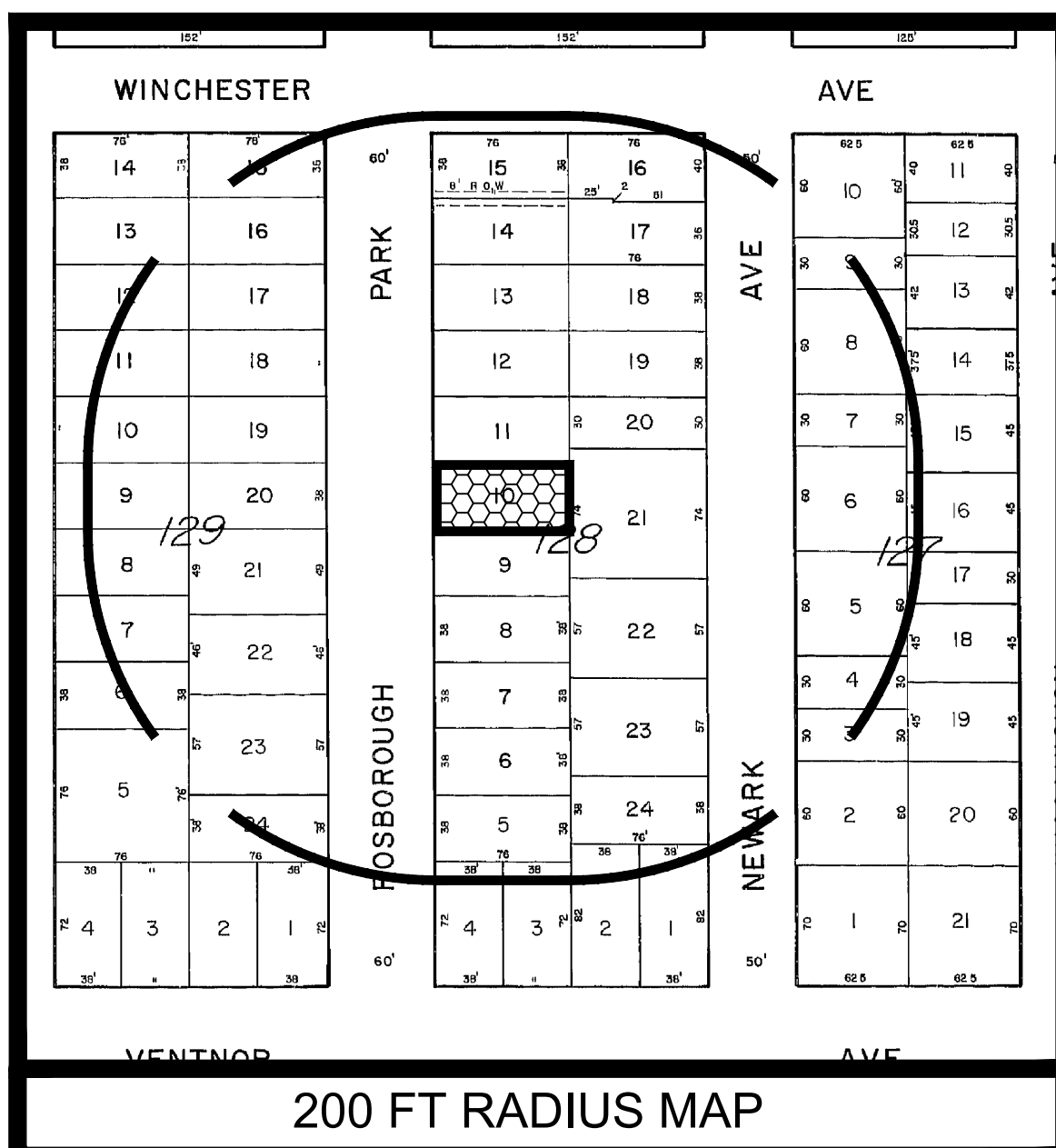




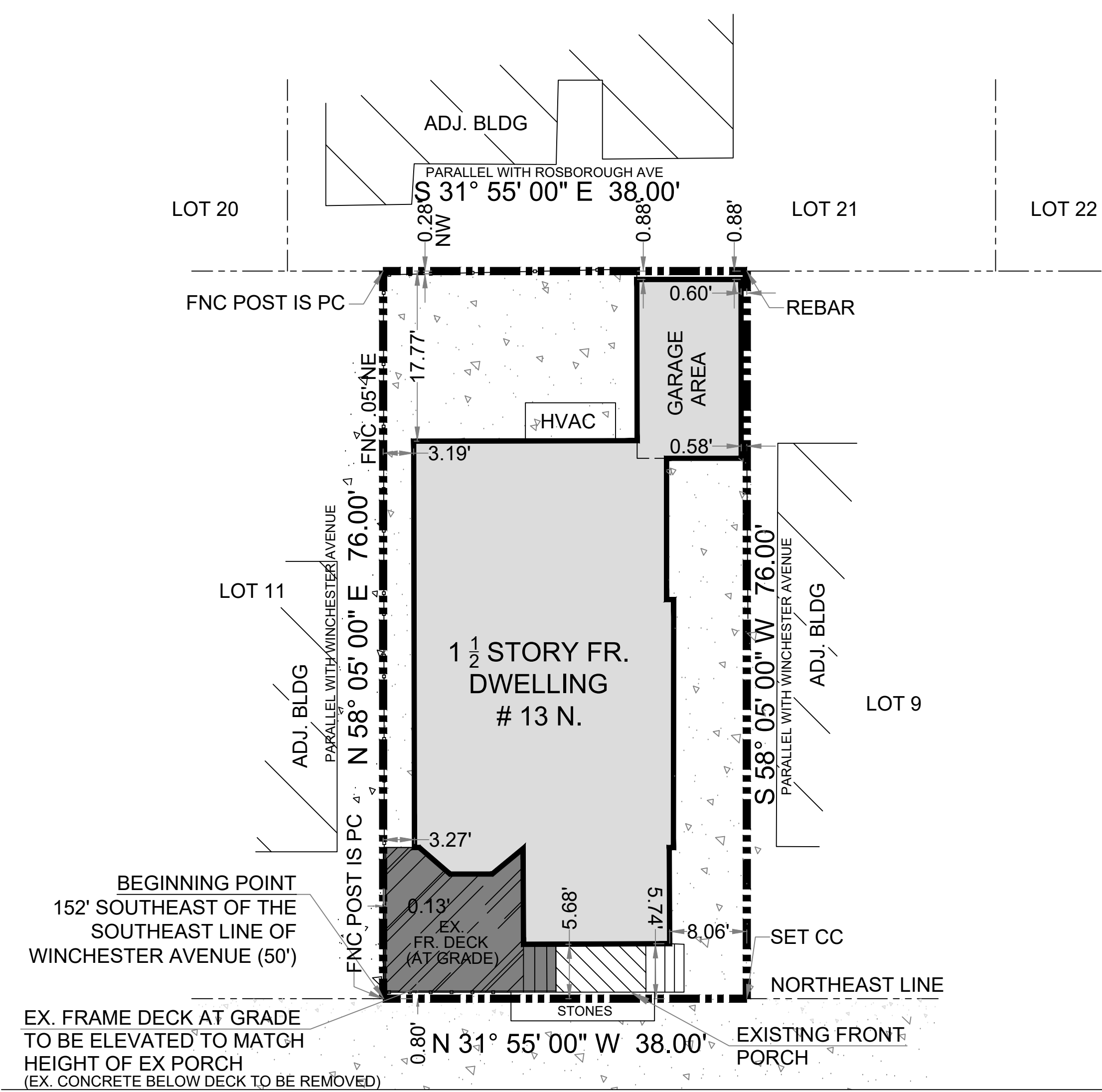
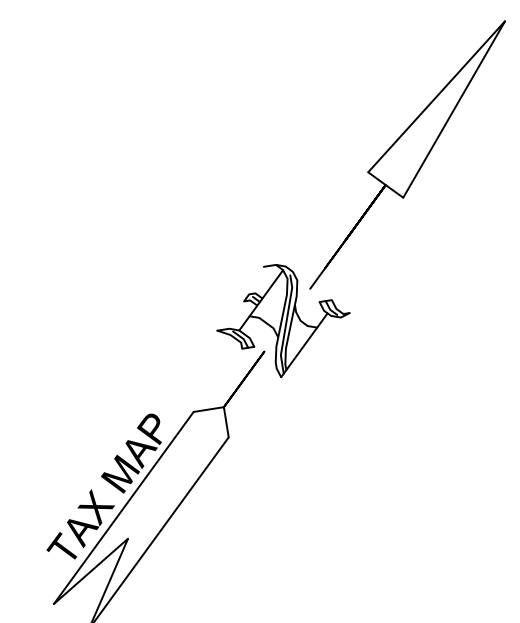
VENTNOR CITY QUAD MAP



VENTNOR CITY ZONING MAP



200 FT RADIUS MAP



ROSBOROUGH AVENUE (60') NORTH

GENERAL NOTES:

1. APPLICANT: DENNIS & ROCHELLE WEISMER  
13 N. ROSBOROUGH AVENUE  
VENTNOR, NJ
2. EXISTING USE:  
SITE CURRENTLY CONTAINS A ONE AND ONE  
HALF STORY SINGLE FAMILY DWELLING  
AT 13 N. ROSBOROUGH AVENUE.
3. INTENT OF APPLICANT:  
APPLICANT SEEKS APPROVAL TO ELEVATE THE EXISTING  
GROUND LEVEL DECK AS SHOWN.
4. PROPERTY SURVEY:  
ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED  
FROM A PHYSICAL FIELD SURVEY BY ARTHUR W.  
PONZIO CO. & ASSOC., INC.
5. SITE DATA:  
BLOCK 128 LOT 10 AS SHOWN ON VENTNOR CITY TAX MAP.

ZONING SCHEDULE (R-7 DISTRICT)

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
LOT AREA	2000 SF	2888 sf	2888 sf	C
LOT WIDTH	32 FT	38 FT	38 FT	C
LOT DEPTH	62.5 FT	76 FT	76 FT	C
SETBACKS				
FRONT YARD (BLDG)	12 FT	5.68 FT	5.68 FT	ENC
FRONT YARD (DECK)	7 FT	0.8 FT	0.8 FT	V
SIDE YARD (BLDG)	4 FT	3.91 FT / 0.58 FT	3.91 FT / 0.58 FT	ENC
SIDE YARD (DECK)	4 FT	0.13 FT	0.13 FT	V
REAR YARD	12 FT	0.88 FT	0.88 FT	ENC
COVERAGE				
MAX BUILDING	60 %	52%	52%	C
MAX. SITE	75 %	100%	93%	ENC

LEGEND:  
C - CONFORMING  
V - VARIANCE

REV #	DATE	COMMENT	BY

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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1948, 2:249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, BOCA, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

A.W. PONZIO CO & ASSOCIATES, INC. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

**VARIANCE APPLICATION PLAN**  
**BLOCK 128 LOT 10**  
 CITY OF VENTNOR ATLANTIC COUNTY NEW JERSEY

**ARTHUR W. PONZIO CO. & ASSOCIATES, INC.**  
 SURVEYORS, PLANNERS, ENGINEERS  
 400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401  
 PHONE: 609-344-8194 FAX: 609-344-1594

**JON U. BARNHART**  
 PROFESSIONAL PLANNER N.J. NO. [redacted]  
 PROFESSIONAL ENGINEER N.J. NO. GE43483

**ARTHUR W. PONZIO, JR**  
 PROFESSIONAL PLANNER N.J. NO. [redacted]  
 PROFESSIONAL LAND SURVEYOR N.J. NO. GS28314

SCALE: 1"=10'  
 DATE: 5-11-21

BY: JJB  
 PROJ. NO.: 29113