



ZONING SCHEDULE (R-3 DISTRICT)					
ITEM	REQUIRED	EXISTING	STATUS	PROPOSED	STATUS
LOT AREA	3000 SF	3750 SF	C	3750 SF	C
LOT WIDTH	50 FT	60 FT	C	60 FT	C
LOT DEPTH	60 FT	62.5 FT	C	62.5 FT	C
SETBACKS					
FRONT YARD BUILDING	12 FT	16.36 FT	C	16.50 FT	C
1ST FL. DECK	7 FT	7.95 FT	C	7.71 FT	C
SIDE YARD (NORTH) BUILDING	5 FT	5 FT	C	5 FT	C
SIDE YARD (SOUTH) BUILDING	5 FT	15.65 FT	C	13 FT	C
1ST FL DECK	5 FT	3.71 FT	ENC	3.08 FT	V
2ND FL DECK	5 FT	3.71 FT	ENC	3.08 FT	V
3RD FL DECK	13 FT	N/A	N/A	8.00 FT	V
3RD FL DECK	INSET	N/A	N/A	OFFSET	V
SEAWALL SETBACK					
BUILDING	12 FT	15.65 FT	C	16.90 FT	C
1ST FL DECK	12 FT	7.61 FT	ENC	6.98 FT	V
2ND FL DECK	12 FT	7.61 FT	ENC	6.98 FT	V
3RD FL DECK	12 FT	N/A	N/A	OFFSET	V
REAR YARD BUILDING COVERAGE	10 FT	10 FT	C	10 FT	C
LOT COVERAGE	50%	57%	ENC	50%	C
LANDSCAPE COVERAGE	75%	80%	ENC	72%	C
LANDSCAPE FRONT YARD	25%	20%	ENC	26%	C
PARKING (6 BEDROOM)	5%	8%	C	9.8%	C
	3.5 SP.	3	ENC	3.75 SP.	C

LEGEND
 C - CONFORMING
 ENC - EXISTING NON-CONFORMING
 V - VARIANCE
 N/A - NOT APPLICABLE

NOTE:
 LANDSCAPE COVERAGE FIGURES IN CHART ABOVE INCLUDE AREA UNDER FRONT YARD DECK

APPROVALS

BOARD CHAIRMAN _____ DATE _____
 ENGINEER _____ DATE _____
 BOARD SECRETARY _____ DATE _____
 CERTIFICATION OF PAID TAXES _____
 TAX COLLECTOR _____ DATE _____

- NOTES:
 1. PROPERTY ADDRESS: 108 S. ROSBOROUGH AVE
 2. OWNER: STEPHEN KLEIN
 3. FLOOD ZONE: ZONE= AE10
 4. INTENT: TO DEMOLISH EXISTING DWELLING AND CONSTRUCT NEW DWELLING
 5. NJDEP PERMIT PREVIOUSLY ISSUED ON 12/30/1999, # 0122-99-0013.1 & .2

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NO.	DATE	BY	DESCRIPTION
01	12-21-21	WJP	ZONING SCHEDULE
REVISIONS			

AWP
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Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR.
 PROFESSIONAL PLANNER N.J. NO. 331L00267600
 PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

VARIANCE PLAN
 BLOCK 36 LOT 10
 VENTNOR CITY ATLANTIC COUNTY NEW JERSEY
 SCALE: 1" = 6'
 DATE: 11-22-21
 BY: WER/WJP
 PROJ. NO.: 35537