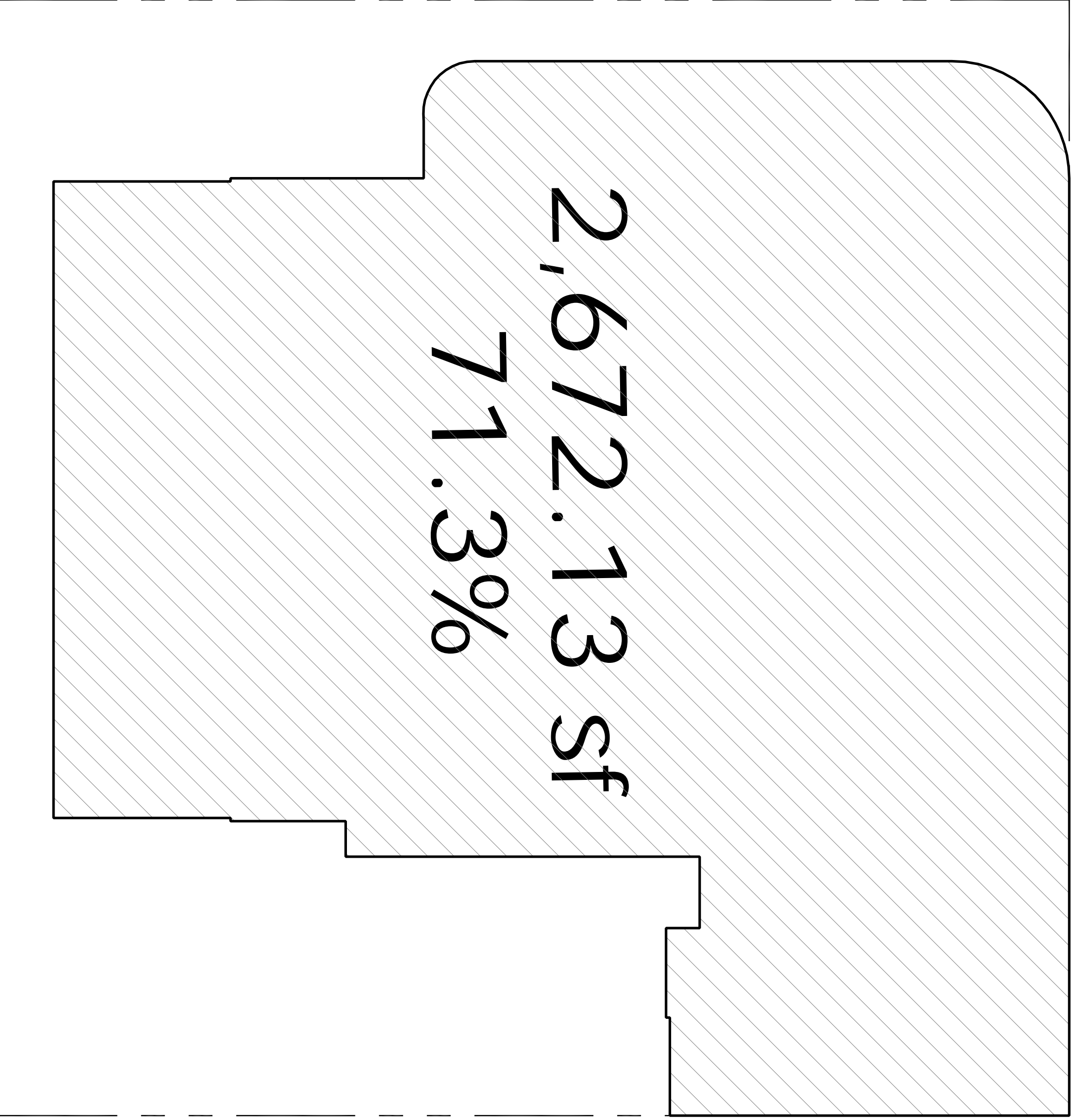


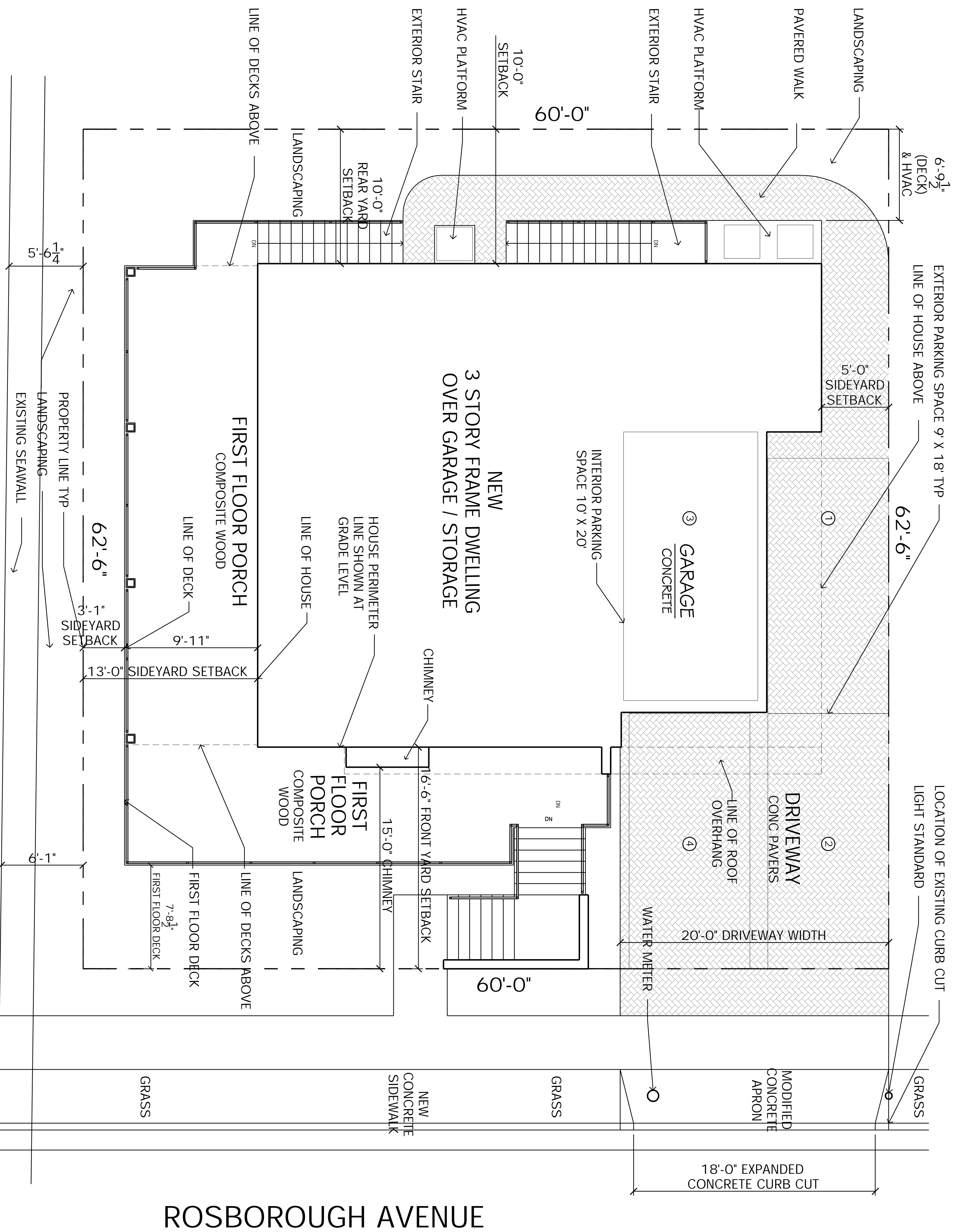
BUILDING COVERAGE DIAGRAM
SCALE: 3/16"=1'-0"

1
A-0



SITE COVERAGE DIAGRAM
SCALE: 3/16"=1'-0"

2
A-0



PROPOSED SITE PLAN
SCALE: 1/4"=1'-0"

1
A-0

USE	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	3,000 SF	3,750 SF	3,750 SF
MIN LOT WIDTH	50'-0"	60'-0"	60'-0"
MIN LOT DEPTH	60'-0"	62'-6"	62'-6"
COVERAGE	50 %	54.6 %	50.00 %
BUILDING LOT	75.0 %	75.0 %	71.30 %
PRINCIPAL USE SETBACKS			
- FRONT YARD BUILDING SETBACK	12'-0"	14'-7"	14'-6"
- 1ST FLOOR DECK	7'-0"	7'-11" 3/8"	15'-0"
- 2ND FLOOR DECK	8'-0"	N/A	7'-8" 1/2"
- 3RD FLOOR DECK	12'-0"	N/A	N/A
- SIDE YARD (SEAWALL) BUILDING	5'-0"	11'-11"	13'-0"
- 1ST FLOOR DECK	5'-0"	3'-8" 1/2"	3'-1"
- 2ND FLOOR DECK	5'-0"	3'-8" 1/2"	3'-1"
- 3RD FLOOR DECK	5'-0"	3'-8" 1/2"	8'-0"
- SIDE YARD	5'-0"	5'-0"	5'-0"
- REAR YARD	10'-0"	10'-0"	10'-0"
PARKING (6 BEDROOMS)	3.50 SPACES	2 SPACES	3.75 SPACES
EXISTING NON CONFORMITY	**	VARIANCE REQUIRED *	

APPLICANT:	SITE LOCATION:	ZONING DISTRICT:
STEPHEN KLEIN	108 S ROSBOROUGH AVENUE, JERSEY, 08406	R-3
LOT AND BLOCK:	LOT 10 - R BLOCK 36	
EXISTING USE:	3 STORY SINGLE FAMILY	
PROPOSED USE:	3 STORY SINGLE FAMILY	

Scale: AS NOTED
Project No.: 2020-26
Date: 11.12.21
Drawn by: CFD

PROPOSED NEW RESIDENCE
108 SOUTH ROSBOROUGH
AVE. VENTNOR, N.J. 08406

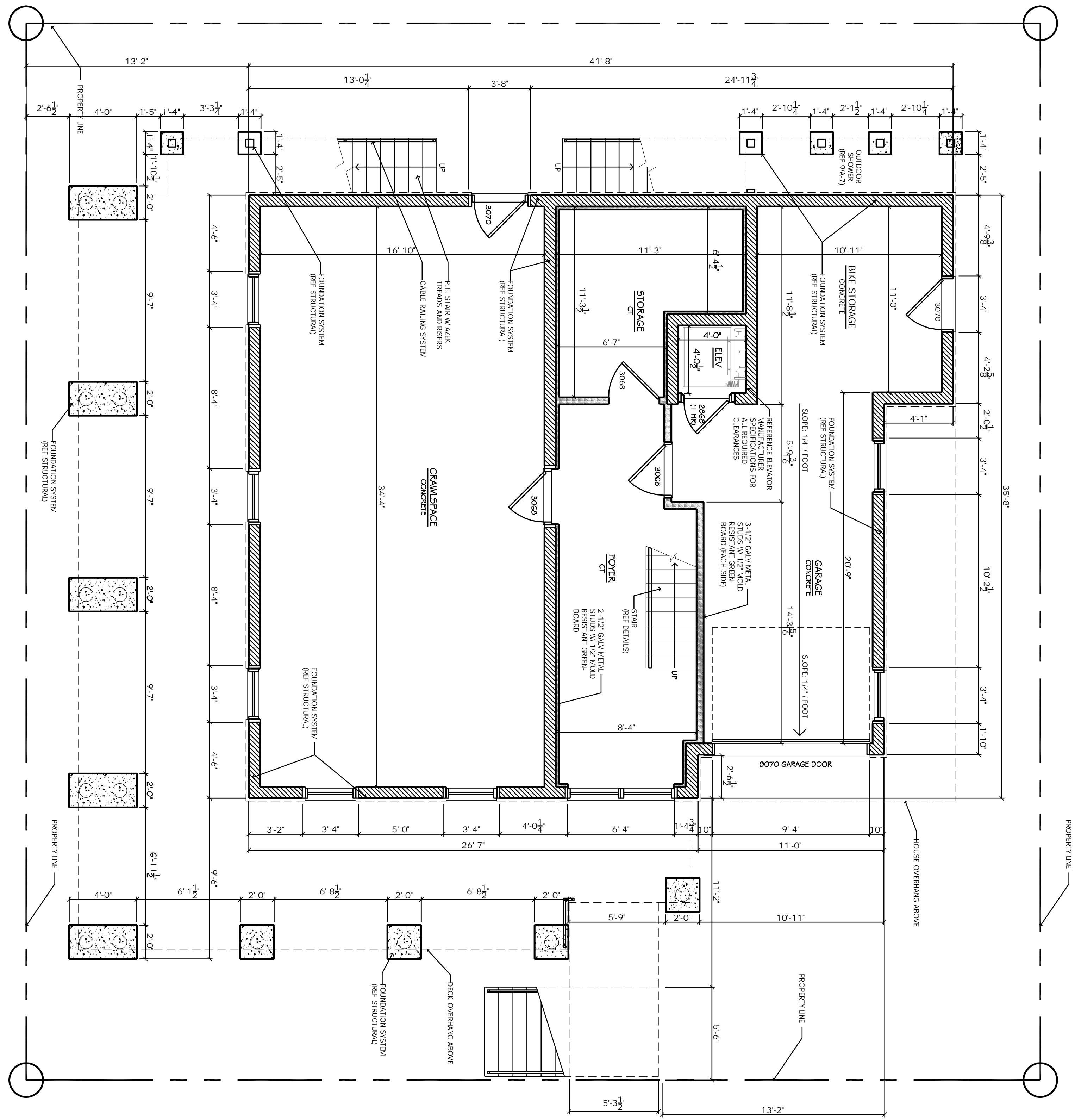
Signature
Date: 11.12.21
Registration #
AI 09640

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

Consultant

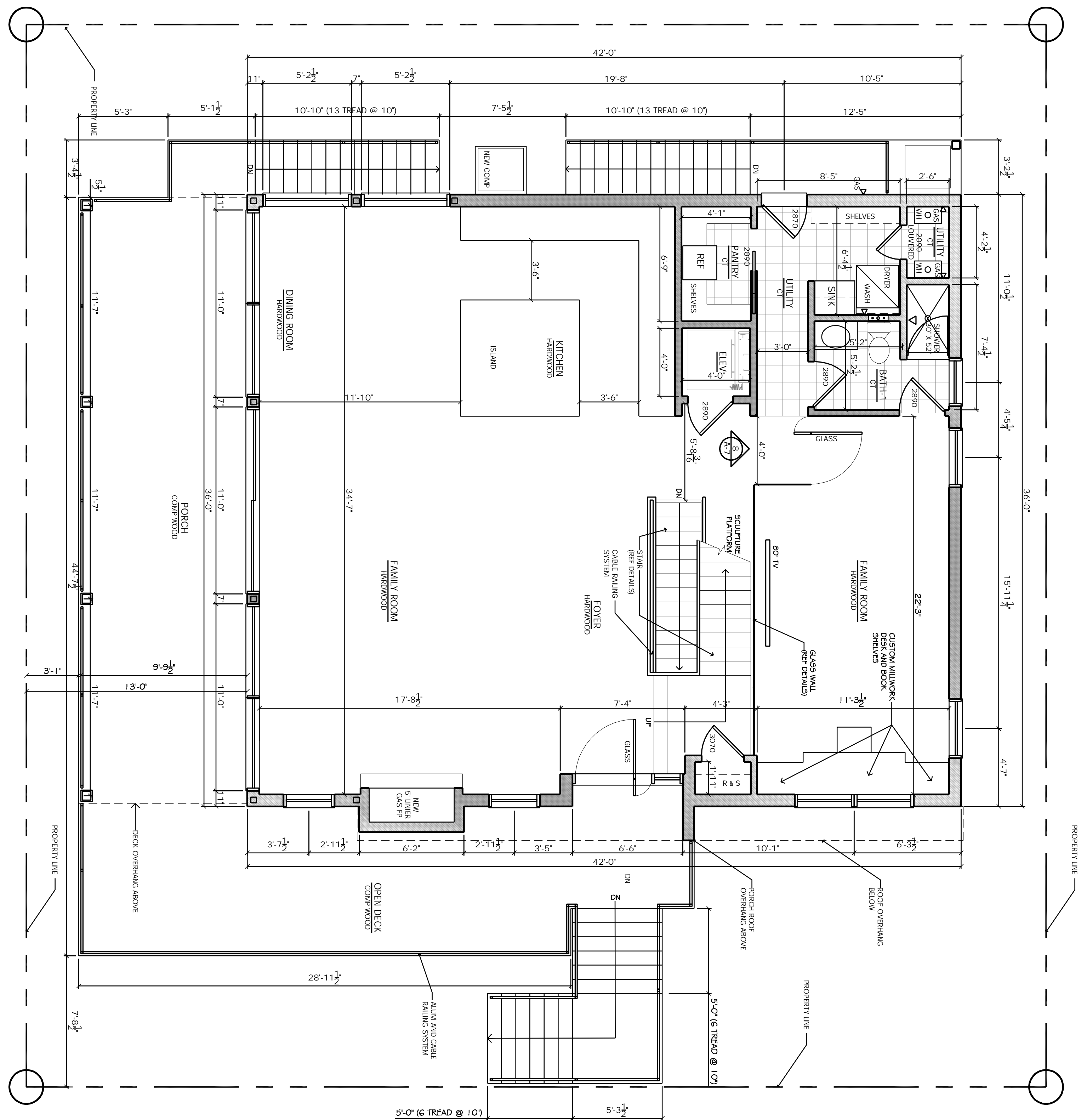
#	Revisions	Date

GROUND FLOOR GARAGE / STORAGE PLAN
SCALE: 1/4" = 1'-0"



1
A-1

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A-1

PROPOSED NEW RESIDENCE
108 SOUTH ROSBOROUGH
AVE. VENTNOR, N.J. 08406

Signature
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Registration #
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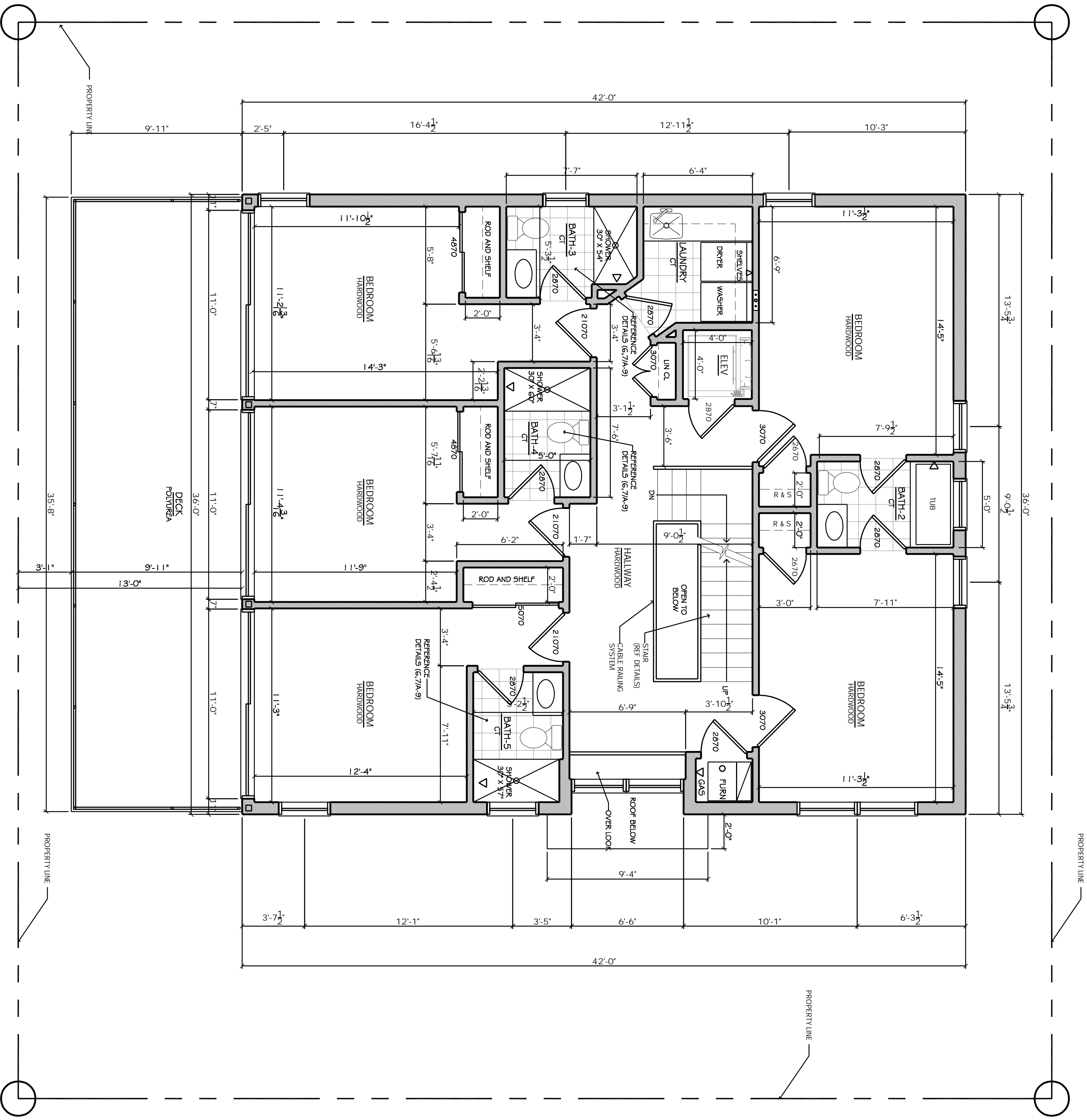
Consultant

#	Revisions	Date

Scale: AS NOTED
Project No.: 2020-26
Drawn by: CHD
Date: 11.12.21

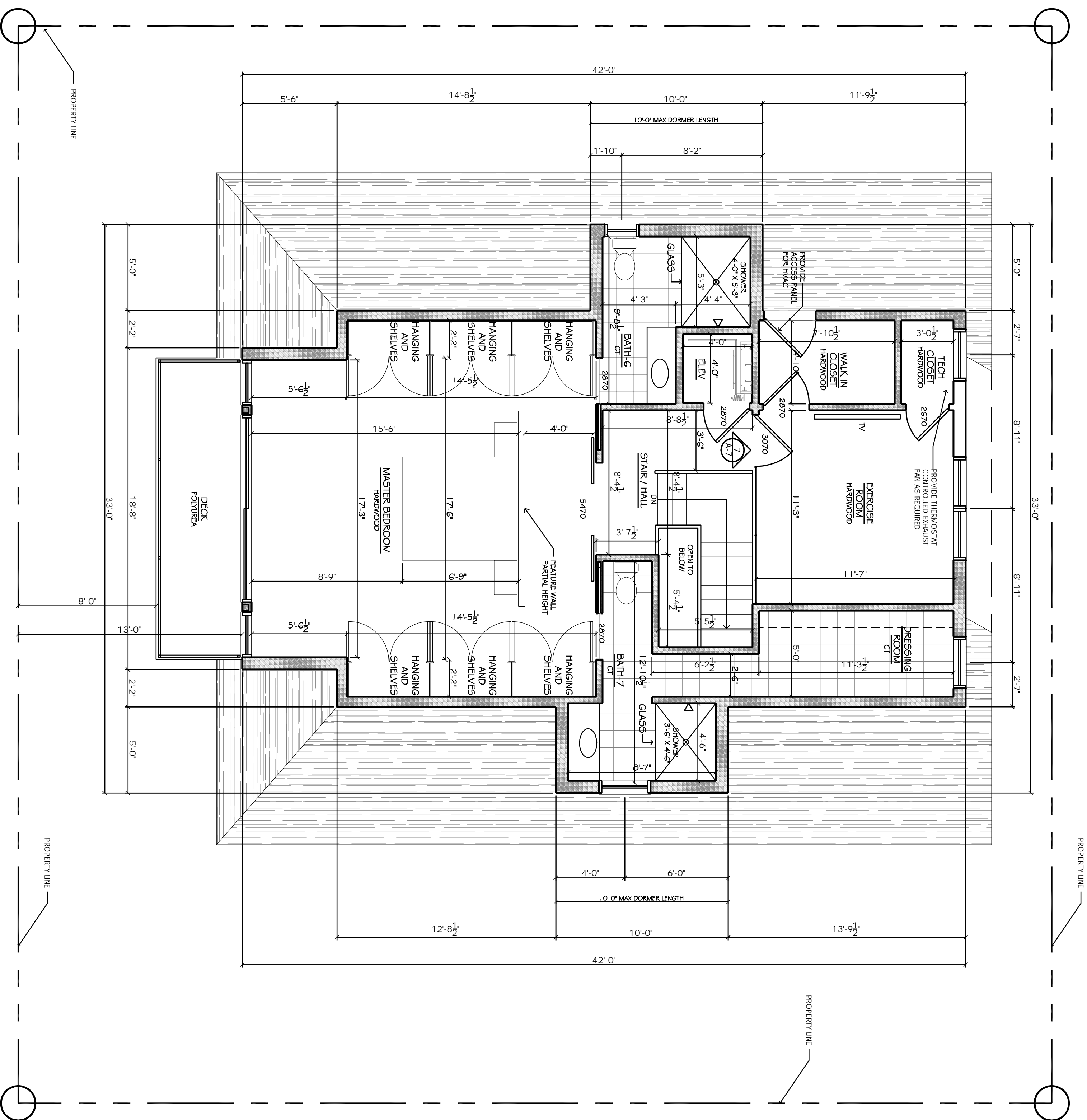
A-1

PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1
A-2

PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A-2

PROPOSED NEW RESIDENCE
108 SOUTH ROSBOROUGH
AVE. VENTNOR, N.J. 08406

Signature
Date 11.18.21
Registration # AI 09640

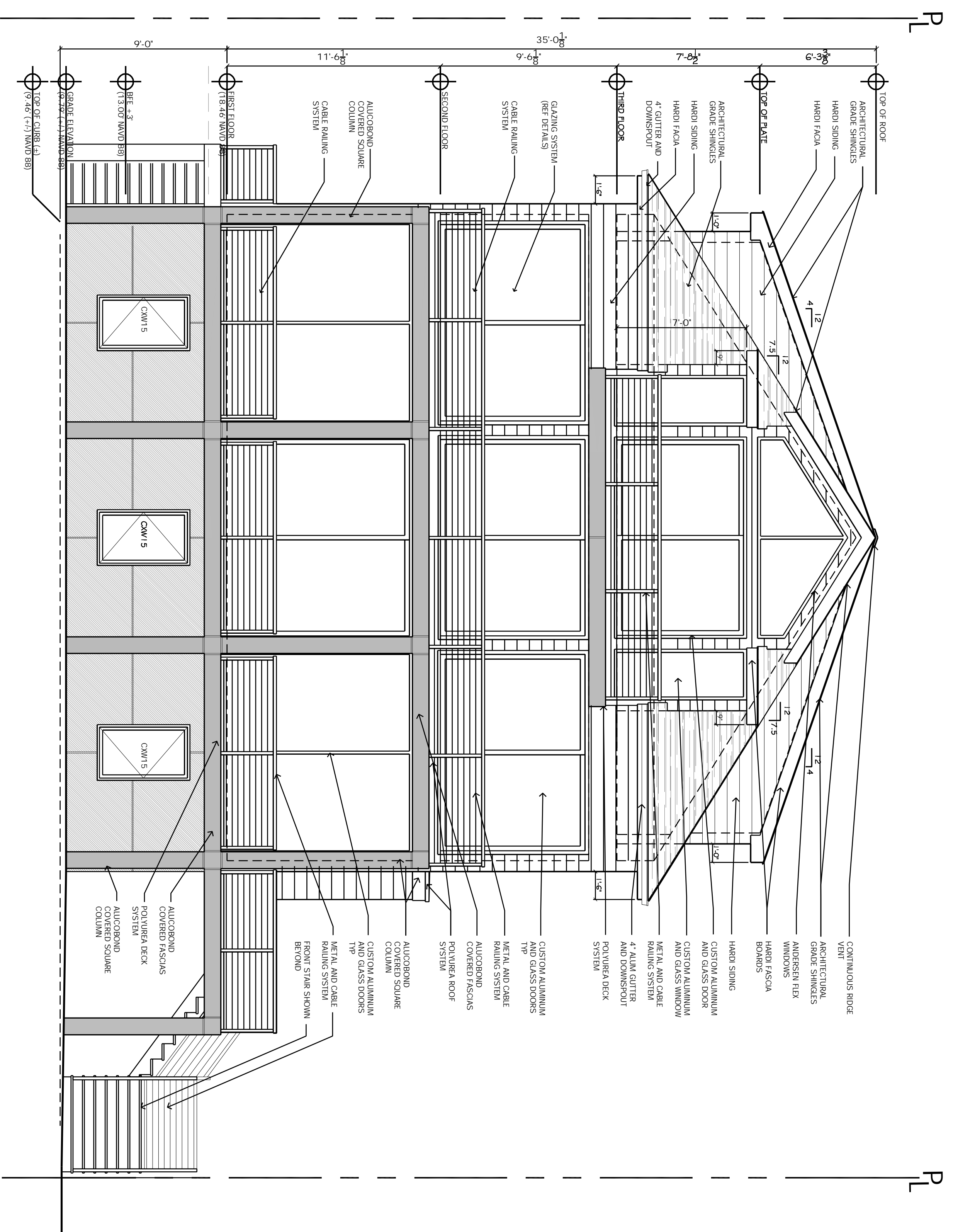
Craig F. Dothé Architect LLC.
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#	Revisions	Date

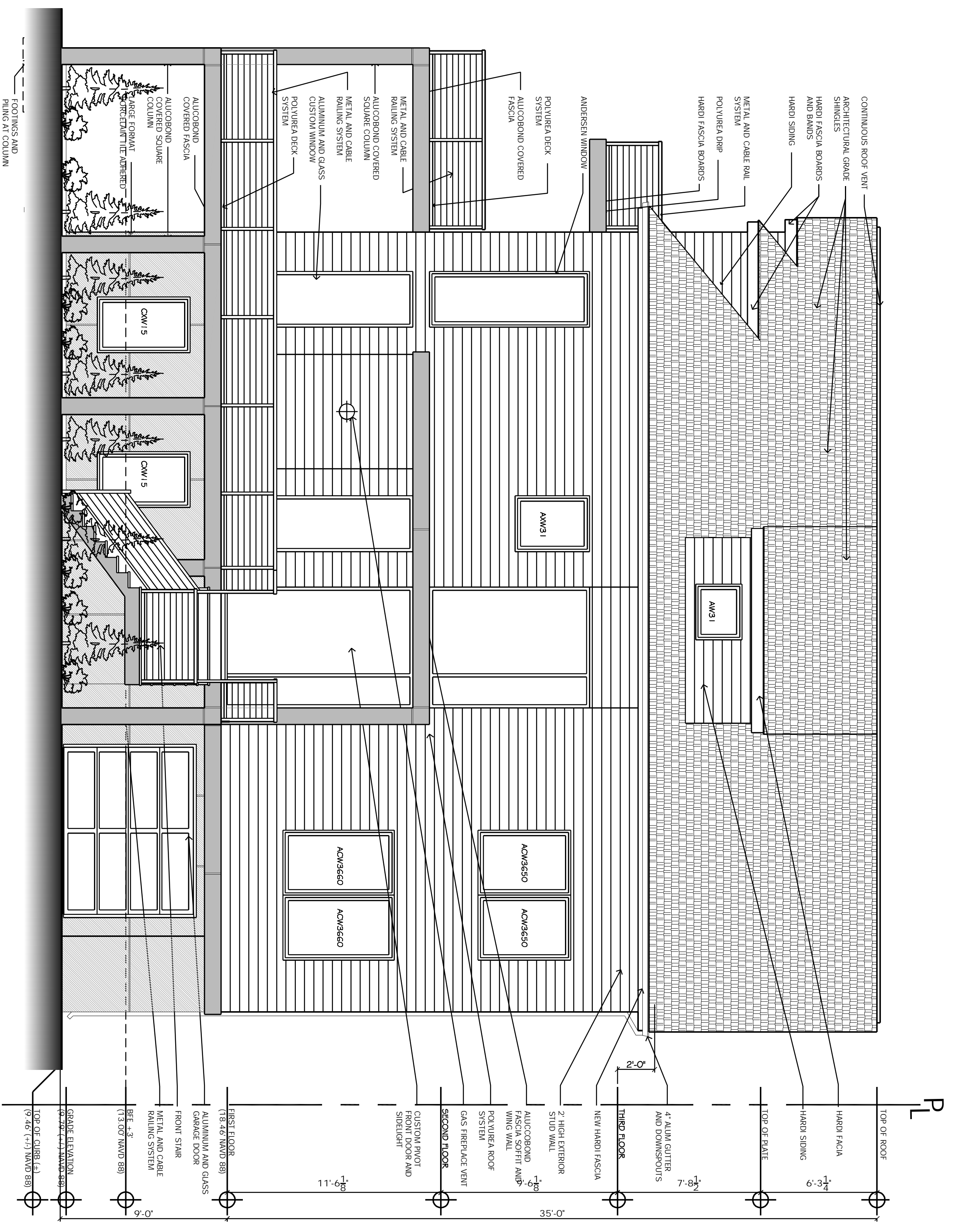
A-2

Scale: AS NOTED
Project No.: 2020-26
Drawn by: CFD
Date: 11.12.21



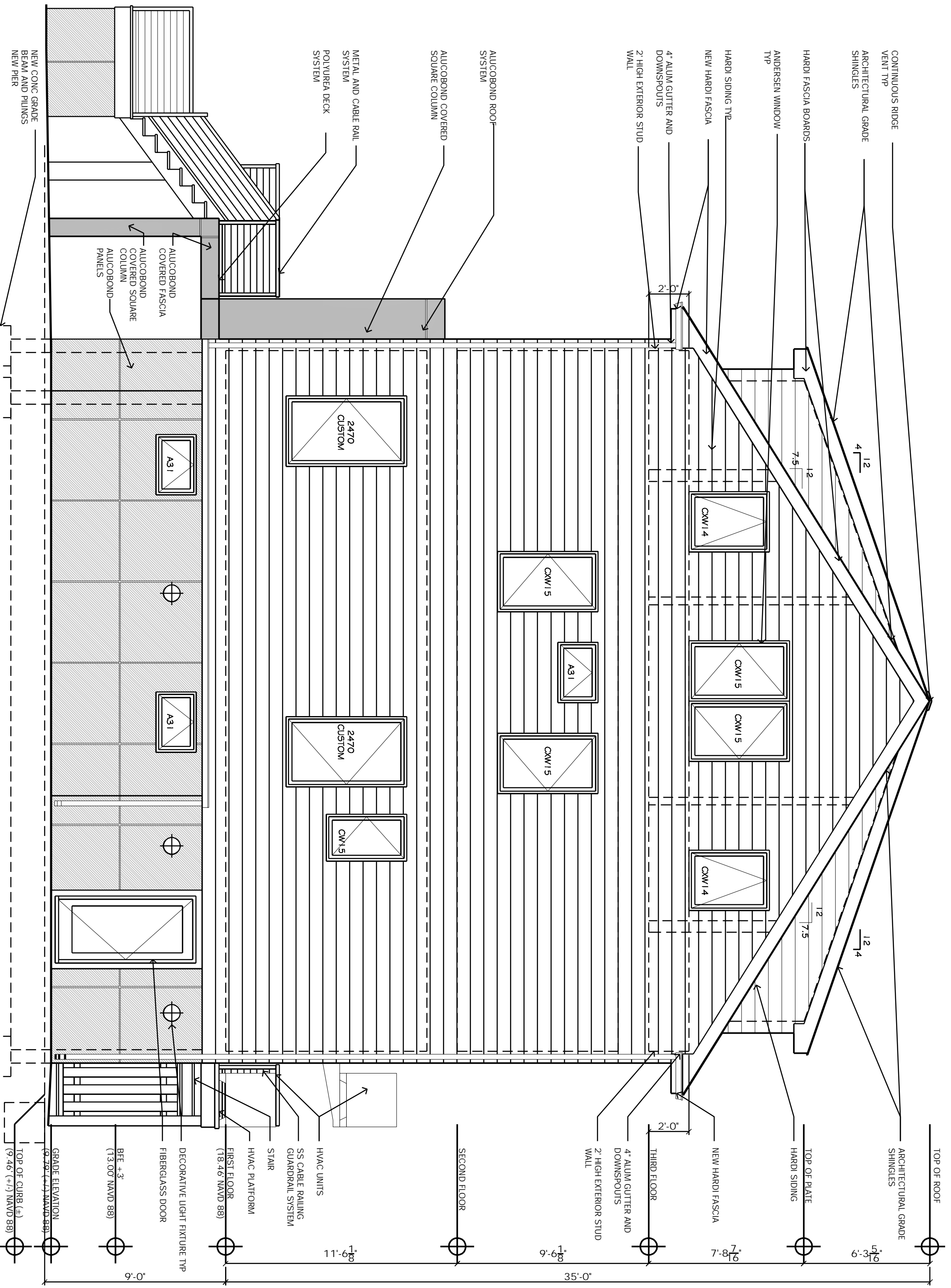
PROPOSED FRONT ELEVATION (BEACH)
SCALE: 1/4" = 1'-0"

1
A-3



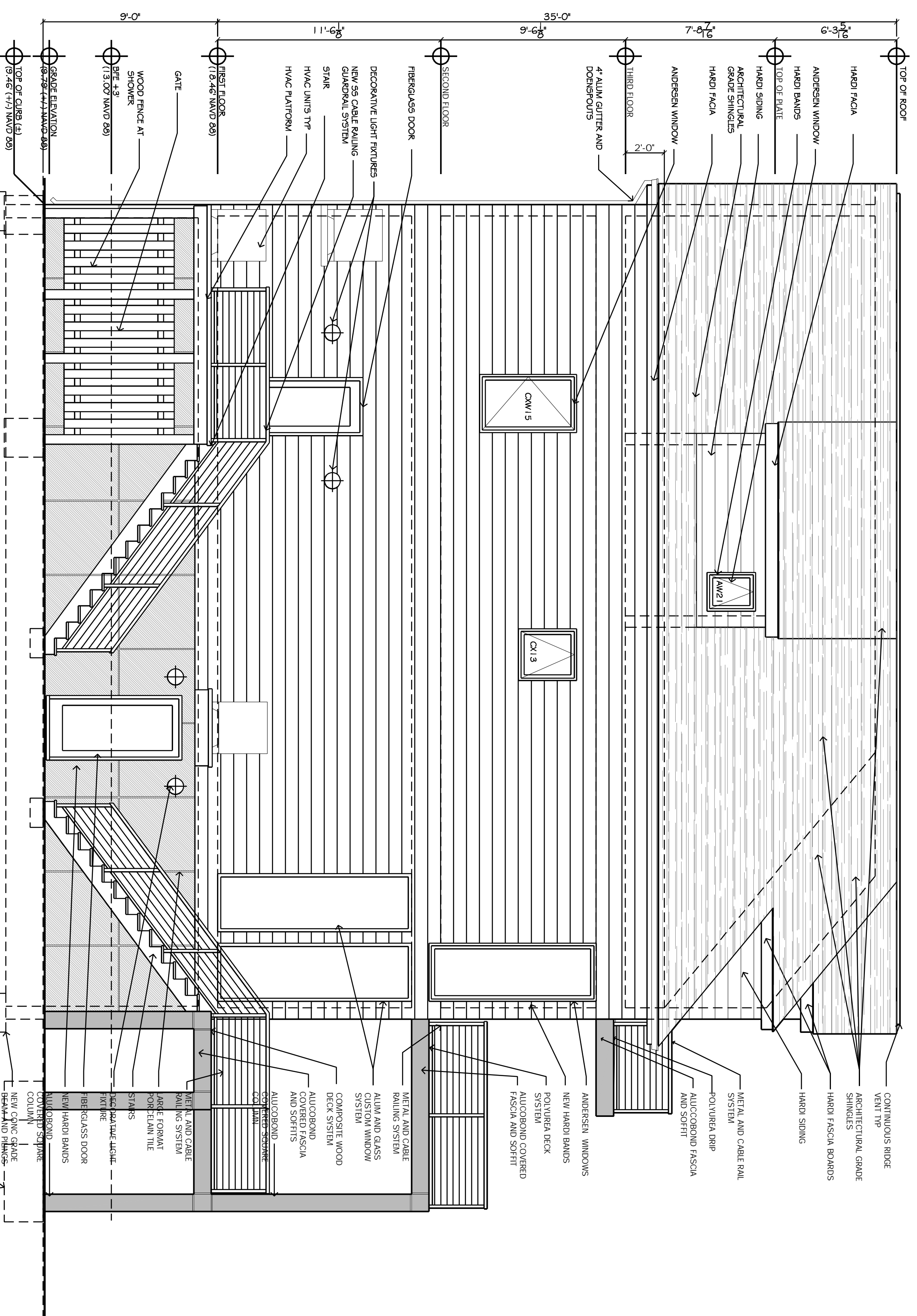
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2
A-3



PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3
A-3



PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

4
A-3

PROPOSED NEW RESIDENCE
108 SOUTH ROSBOROUGH
AVE. VENTNOR, N.J. 08406

Signature
Date: 11.18.21
Registration #
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#	Revisions	Date

Scale: AS NOTED
Project No.: 2020-26

Drawn by: CHD
Date: 11.12.21

A-3