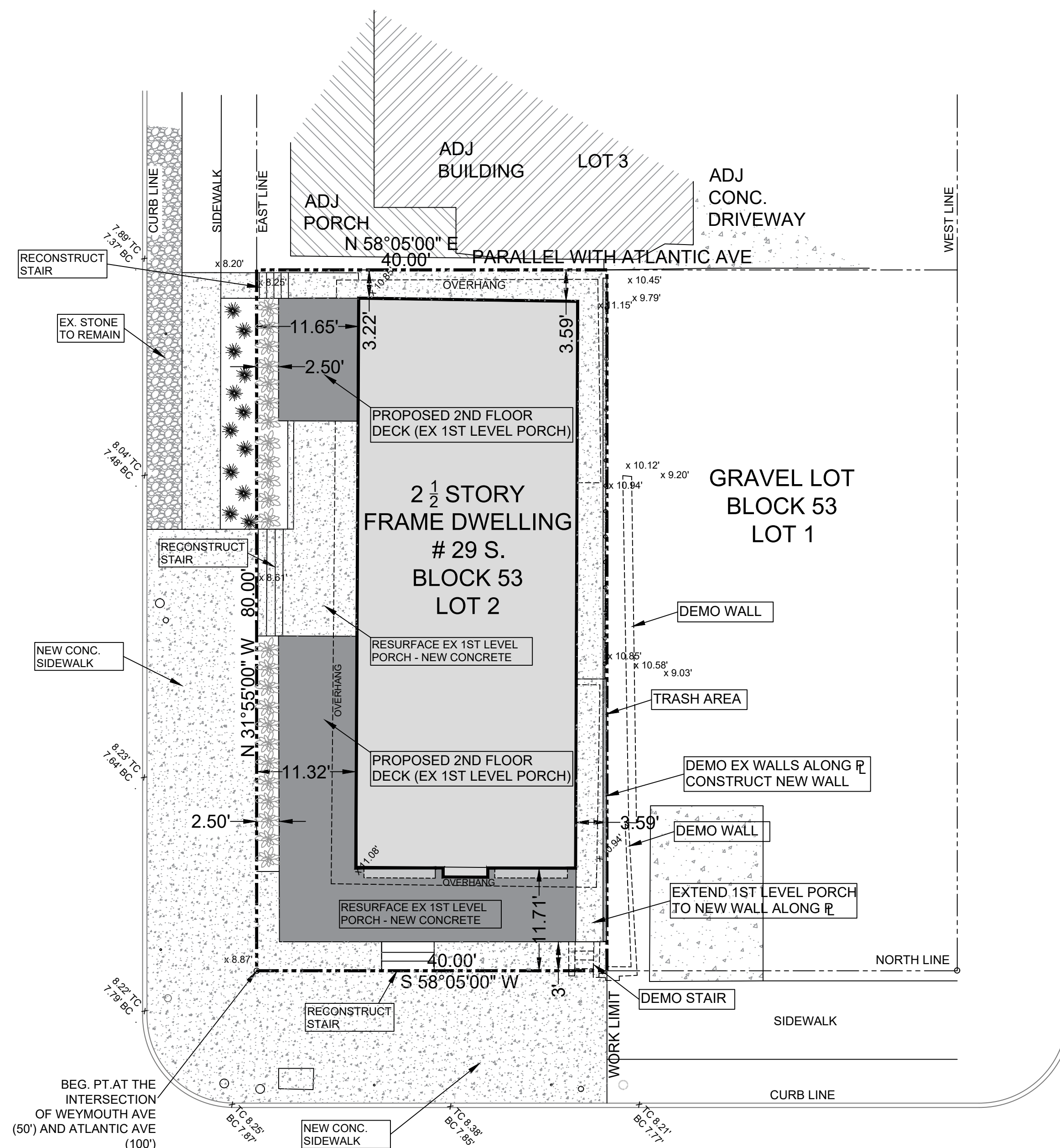
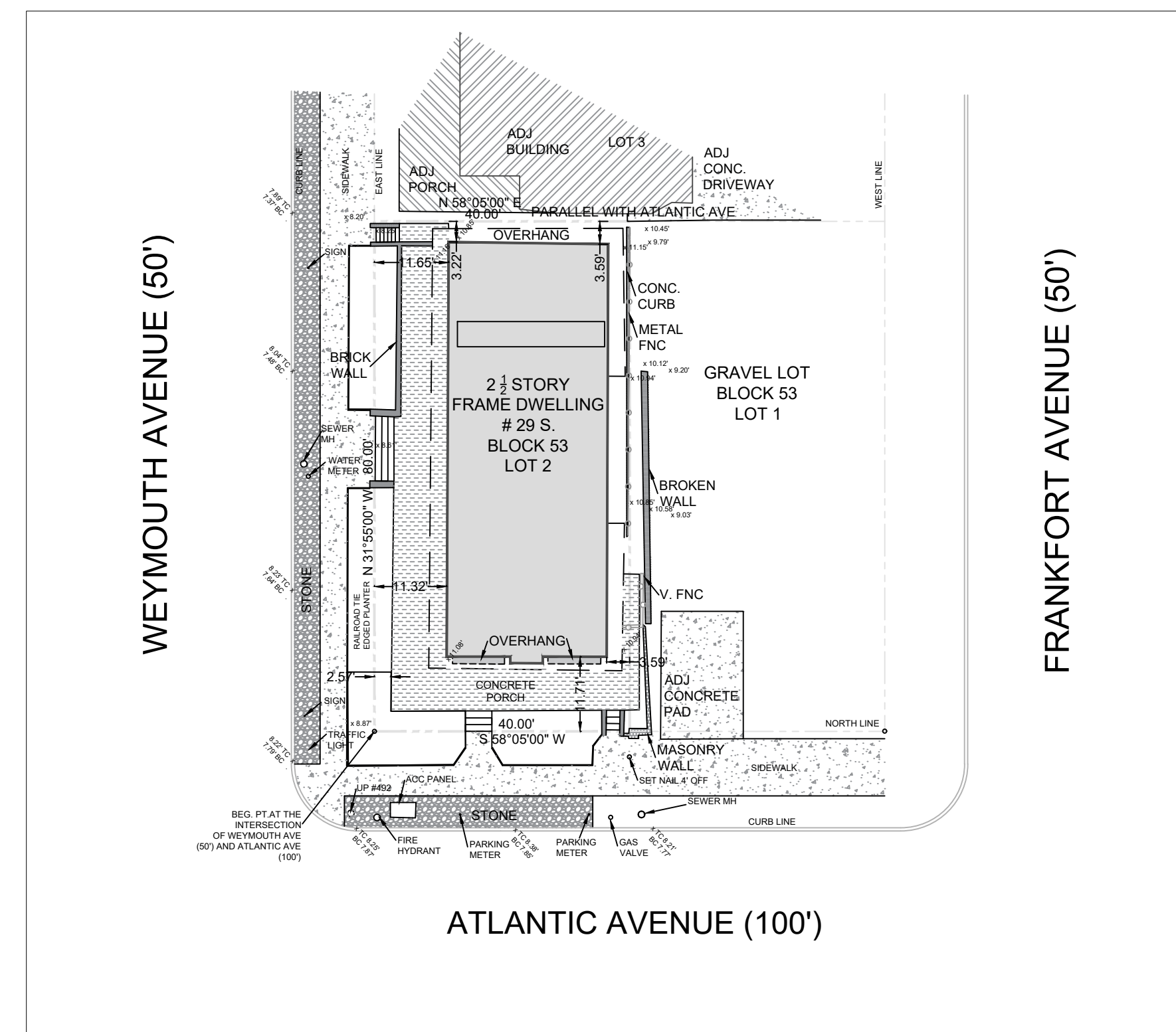


WEYMOUTH AVENUE (50')



FRANKFORT AVENUE (50')

ATLANTIC AVENUE (100')



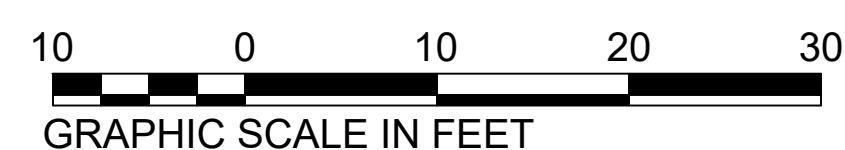
PROPERTY SURVEY  
SCALE: 1" = 20'

GENERAL NOTES:

1. APPLICANT: LIN & ONG LLC 142 RENAISSANCE DR Cherry Hill, NJ 08003
2. EXISTING USE: EXISTING ICE CREAM PARLOR 1ST LEVEL, RESIDENTIAL UNIT ABOVE
3. SITE INFORMATION: LOCATION: 29 S WEYMOUTH LOT AREA: 3200 SF LOT ZONE: R-7
4. INTENT OF APPLICANT: RENOVATION OF EXISTING BUILDING, INCLUDING EXISTING COMMERCIAL SPACE AND 2 RESIDENTIAL UNITS. EXTERIOR IMPROVEMENTS AS SHOWN WHICH INCLUDES A NEW 2ND LEVEL DECK.
5. PROPERTY SURVEY: ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO. & ASSOC., INC.
6. SITE DATA: BLOCK 53 LOT 2 AS SHOWN ON VENTNOR CITY TAX MAP.
7. UTILITIES: ALL UTILITIES CURRENTLY SERVICE THE PROJECT WITH NO CHANGE PROPOSED.

ITEM	REQUIRED	PROPOSED	STATUS
LOT AREA	2000 SF	3200 SF	C
LOT WIDTH	32 FT	40 FT	V
LOT DEPTH	62.5 FT	80 FT	
SETBACKS			
FRONT YARD (BLDG)	12 FT	11.8 FT / 11.8 FT	ENC
FRONT YARD (DECK)	7 FT	2.5 FT / 3.0 FT	V/V
SIDE YARD	4 FT	2.9 FT / 3 FT	ENC/ENC
REAR YARD	12 FT	N/A	C
COVERAGE			
MAX BUILDING	60 %	77 %	ENC
MAX SITE	75 %	93 %	V
PARKING			
	2 SPACES/UNIT	0	ENC
	1 SP / 3 SEATS	0	ENC

LEGEND:  
C - CONFORMING  
V - VARIANCE



APPROVALS:

BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
MUNICIPAL CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

SURVEY REFERENCES  
1. VENTNOR CITY TAX MAP  
2. FIRST AMERICAN TITLE INSURANCE CO. FILE # ITA19371  
3. FIELD SURVEY COMPLETED ON 07/12/2021

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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 7/21/48 AS P.L. 1948, c.249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

AWP PONZIO CO & ASSOCIATES, INC. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

**AWP**  
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  
NEW JERSEY STATE AUTH. NO.: 24GA28001300

**J. Barnhart**  
JON J. BARNHART  
PROFESSIONAL PLANNER N.J. NO. 33L100581500  
PROFESSIONAL ENGINEER N.J. NO. GE43483

**Arthur W. Ponzio, Jr.**  
ARTHUR W. PONZIO, JR.  
PROFESSIONAL PLANNER N.J. NO. 33L100267600  
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

PROPERTY SURVEY / VARIANCE PLAN  
BLOCK 53 LOT 1 & 2  
VENTNOR CITY ATLANTIC COUNTY NEW JERSEY  
SCALE: 1" = 10'  
DATE: 09/28/2021  
BY: WER  
PROJ. NO.: 35791

SHEET NO. **1**  
SHEET 1 of 1