



City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorcit.org

Meetings held in **Municipal Court Room at 6:30 pm** on specified dates

Application for Action by Planning Board

Ventnor City, New Jersey

Please Type or Print Clearly

1. Date of Application: _____)

2. Zoning District:

R-1 _____ Single Family	R-2 _____ Single Family	R-3 <input checked="" type="checkbox"/> Single Family
R-4 _____ Single Family	R-5 _____ Single Family	R-6 _____ Single Family
R-7 _____ Single Family	R-8 _____ Single Family	
R-9 _____ Single Family, High Rise, Townhouse	R-10 _____ Environmental: Ventnor West	
R-11 _____ Special Development District	COMM _____ City Commercial District	
CMU _____ Commercial Mixed Use	DCD _____ Design Commercial District	

3. Subject Lot:

Street Address (es) 104 South Washington Avenue

Block Number: 43 Lot Number (s): 9

Total Area (in Square Feet): 3,125

Lot Frontage: 50 feet Lot Depth: 62.5 feet

4. Information about the Applicant

Full Name (s): Robert and Cynthia Pearlstein

If Business entity, Names of Officers or Principals (Subject disclosure statement if appropriate)

N/A

Property Address: 104 South Washington Avenue, Ventnor, NJ Zip Code: 08406

Other Residence Address: 1400 Lanes End, Villanova, PA Zip Code: 19085

Mailing Address (Address that all correspondence will get mailed to): 1400 Lanes End, Villanova, PA

Zip Code: 19085

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: 484-431-3133

Business Address: _____ Best Number to call: 484-431-3133

Email Address (s): rjpearl4@gmail.com

Tax ID or Social Security Number (For Escrow Account – This must be filled in):

To be provided separately

5. Interest in Subject Property (Supply copies of relevant documents with this application):

By lease dated: _____

By Agreement of Sale Dated: _____

By Ownership of property since: 2007

By other Interest in Law (Describe): _____

6. If you do not own the subject property, provide the following regarding the owner:

a. Name (s): _____

b. Address: _____

c. Phone Number (Include Area Code):

i. Residence: _____

ii. Business: _____

d. Describe any contingency regarding the purchase or lease of the premises:

i. _____

7. Type of Application Applied for (Check all applicable):

Minor Site Plan

Major Site Plan

Minor Subdivision

Major Subdivision

"C" Variance (s)

Use or Density Variance (s) "D"

Other (Explain): _____

Conditional Use Permit

Interpretation

8. Professionals representing the applicant: (Check applicable professional and provide information)

Attorney: Name: Christopher M. Baylinson, Esq. Phone: (609) 601-1775

Address: 1201 New Rd., Suite 204, Linwood, NJ 08221

Architect: Name: Halliday Architects Phone: (609)957-6789

Address: P.O. Box 186, Ocean City, NJ 08226

Engineer: Name: _____ Phone: _____

Address: _____

Preparer of Sketch plot or Site Plan: (if different from above)

Name: _____ Phone: _____

Address: _____

9. If Site plan action is required:

a. Provide on the Site Plan itself a detailed landscape plan, include types of ground materials and vegetation, including sizes and all pertinent information

b. Provide, if applicable, details of finish materials for the building, including and signing or lighting

c. What is present use: _____

d. How will this be changed: _____

e. Include all current and proposed off-street parking

10. If Variances are required:

- a. Note: Properly sealed site plan must show all dimensions relevant to variance analysis
- b. Current use of Lot (s) and/or Building (s): Residential
- c. Proposed use of Lot (s) and/or Building (s): Residential
- d. Number of Bedrooms:
 - i. Current: 4
 - ii. Proposed: 6
- e. Number of Off-street parking:
 - i. Current: 3
 - ii. Proposed: 3
- f. If "D" or "USE" variance is required, Please explain: N/A
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
<u>C-2 Front Yard</u>	<u>12</u>	<u>1'5.5"</u>	<u>11' to balcony</u>
<u>C-2 Parking Space</u>	<u>10x20 Cover</u>	<u>9'9.5"x18'1"</u>	<u>9'9.5"x18'1"</u>
<u>C-2 Parking</u>	<u>No stacked</u>	<u>Stacked</u>	<u>Stacked</u>

11. Prior Actions:

- a. Detail any prior hearing and/or decision relevant to this application. Supply date, name of Board, and results. If none, check here: ✓
 - i. _____
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. N/A

12. County Actions: Provide necessary dates and decisions

- a. Site Plan: N/A
- b. Subdivision: N/A
- c. Other: N/A

13. Landscaping Plan: In accordance with article 102-118.4, Applicant must comply with City Landscaping Ordinance. Please include a detailed narrative of the landscaping plans to comply with this article:)

✓ Check here is requesting a waiver. Detail the reason for this waiver

City of Ventnor City Planning Board

Application Checklist

This list is for each and every copy submitted of application

- I. Signed and Notarized application
- II. Copy of Ventnor City Tax map highlighting the applicant property
- III. Set of color photographs showing front, oblique, and rear views (if applicable)
 - a. Include photos of neighboring properties if applicable
- IV. Sealed copy of property survey that is not older than 2 years
 - a. Any survey older must be updated or a signed statement noting no changes
- V. Copies of professional plans or detailed sketches of proposed plans
- VI. Detailed sketch (s) of current conditions
- VII. Detailed Sketch (s) or plans of proposed plan
- VIII. Statement of Existing and Proposed use of property
- IX. Copy of Ventnor City Residential Property Card
 - a. This is available from the Ventnor City Tax Assessor
- X. Certification that Property Taxes are current
 - a. This can be obtained from Tax Office
- XI. Statement and/or drawings of existing and proposed Building heights
 - a. If applicable
- XII. Statement and/or drawings of existing and proposed off-street parking
 - a. If applicable
- XIII. Professional plans should include a signature space for Board Chairman, engineer, and Board Secretary.
 - a. If applicable
- XIV. ~~N/A~~ Detailed plan for landscaping or street trees as required
 - a. Notice if requesting a waiver for such
- XV. Check for application fee as per fee structure. Check to include \$50 for final notice of Decision.
- XVI. Check for Escrow fee as per fee structure
 - a. Need to include Tax ID # or Social Security # of name on check

ADDENDUM TO APPLICATION

Application of Robert and Cynthia Pearlstein 104 South Washington Avenue, Ventnor, New Jersey 08406 Block 43, Lot 9

Robert and Cynthia Pearlstein are the owners of 104 South Washington Avenue in Ventnor, identified on the Tax Map as Lot 9, Block 43. The property is located in the R-3 residential zone and is a conforming lot with 3,125 square feet of lot area, 50 feet of frontage on Washington Avenue and 62.5 feet of lot depth. The property is improved with the Pearlstein's existing two story home. The purpose of this application to the Planning Board is to request C-2 variance relief in order to construct a third floor addition.

The Pearlstein's existing home is a two story, four bedroom home on the Washington Avenue beach block. It is proposed to construct a third floor which meets all the Ventnor's zoning criteria in terms of setbacks and livable area, though requires relatively minor variances as follows:

1. Front yard setback for third floor balcony – a proposed third floor is shown extending from the new third floor addition centered at the front of the house. The proposed balcony is only 4 feet deep, requiring a variance as 1 foot of the balcony extends into the front yard setback, with a setback of 11 feet vs. 12 feet required. The extent of the variance is best shown on the cover sheet of the plans where the 1 foot encroachment is shown in bold.
- 2a. A variance is requested for an existing parking space in the garage which has dimensions of 9 feet 5 inches by 18 feet 1 inch. This existing space requires a variance as garage parking space dimensions are required to be 10 feet by 20 feet.
- 2b. The existing parking configuration at the property is three cars stacked in the right side yard. The parking will remain stacked in the side yard again necessitating a variance though the property offers no other alternative.

It is respectfully suggested that these variances can be granted without substantial detriment to the public good and without substantial impairment to the zone plan and/or zoning ordinances. The 1 foot encroachment for the third floor balcony is virtually unnoticeable from grade at 4 feet, but will offer of views of the beach and ocean. An encroachment of 1 foot provides just enough space for the deck to be usable. The stacked parking and parking space dimension are referenced as variances simply because the bedroom count increases. While the three parking spaces conform to the number of spaces required, the conditions offer no alternative parking arrangement while still allowing the Pearlstein's to take three cars off of the street as is required.