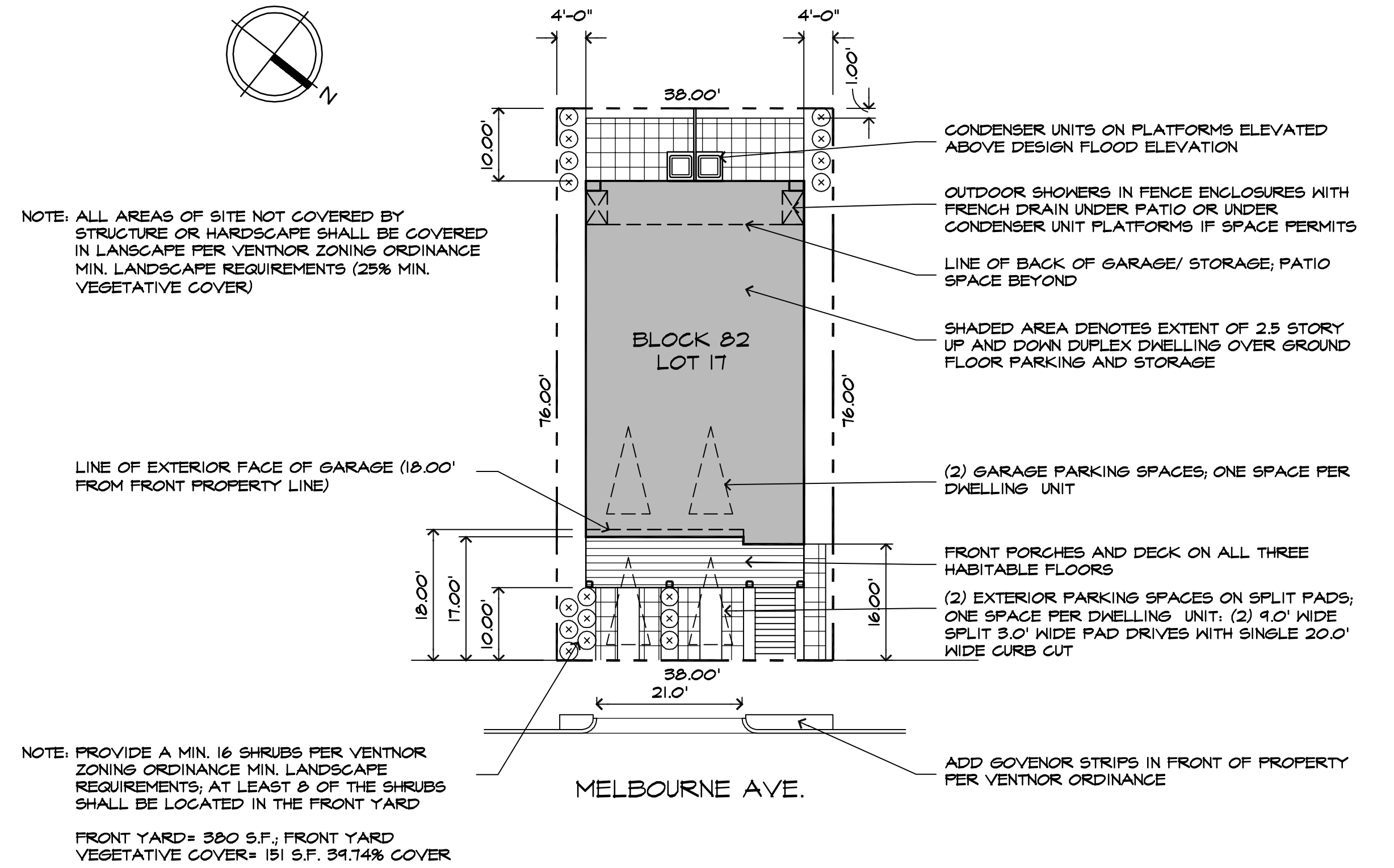




1 MELBOURNE AVE. ELEVATION
VP-1 SCALE: 1/4"=1'-0"

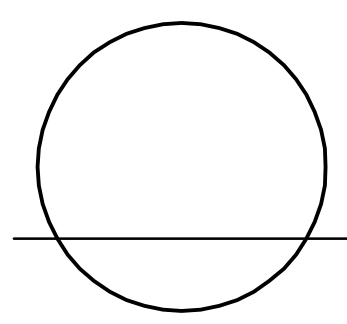


2 SITE PLAN
VP-1 SCALE: 1"=15'

NOTE: SITE INFORMATION TAKEN FROM SURVEY PREPARED BY: PRENDERGAST & ASSOCIATES, LLC, 918 DISCOVERY LANE, EGG HARBOR TOWNSHIP NJ, DATED 01-21-22

ZONING SCHEDULE ZONE 4 (ACTUAL ZONE)					
CATEGORY	PERMITTED	PROPOSED	STATUS	REMARKS	EXISTING
USE DESIGNATION	ZONE 4	DUPLEX	DNC.		
MAX. STORIES (DWELLING SPACE)	2.5 HABITABLE	2.5 HABITABLE	COMP.		
MAX. HEIGHT (FT.) ABOVE EL. 13.00' NAVD	31.00 FT.	35.00 FT.	DNC.		
MIN. LOT AREA	2,312 S.F.	2,888 S.F.	COMP.		
MIN. LOT WIDTH	37 FT.	38 FT.	COMP.		
MIN. LOT DEPTH	62.50 FT.	76.00 FT.	COMP.		
MAX. BUILDING COVERAGE	50% (1,444 S.F.)	58.17% (1,680 S.F.)	DNC.		
MAX. LOT COVERAGE	75% (2,166 S.F.)	74.90% (2,163 S.F.)	COMP.		
MIN. FRONT DWELLING SETBACK	12.00 FT.	16.00 FT.	COMP.		
MIN. FRONT PORCH SETBACK 1ST & 2ND FLOORS	7.00 FT.	10.00 FT.	COMP.		
MIN. FRONT DECK SETBACK (3RD FL.)	12.00 FT.	10.00 FT.	DNC.		
MIN. SIDE SETBACKS	4.00 FT.	4.00 FT.	COMP.		
MIN. REAR SETBACK	10.00 FT.	10.00 FT.	COMP.		
MIN. OFFSTREET PARKING	4 SPACES	4 SPACES	COMP.		

ZONING SCHEDULE ZONE 7 & 102-115.3 (DESIGN INTENT)					
CATEGORY	PERMITTED	PROPOSED	STATUS	REMARKS	EXISTING
USE DESIGNATION	ZONE 7	DUPLEX	COMP.		
MAX. STORIES (DWELLING SPACE)	2.5 HABITABLE	2.5 HABITABLE	COMP.		
MAX. HEIGHT (FT.) ABOVE EL. 13.00' NAVD	35.00 FT.	35.00 FT.	COMP.		
MIN. LOT AREA	2,000 S.F.	2,888 S.F.	COMP.		
MIN. LOT WIDTH	32 FT.	38 FT.	COMP.		
MIN. LOT DEPTH	62.50 FT.	76.00 FT.	COMP.		
MAX. BUILDING COVERAGE	60% (1,444 S.F.)	58.17% (1,680 S.F.)	COMP.		
MAX. LOT COVERAGE	75% (2,166 S.F.)	74.90% (2,163 S.F.)	COMP.		
MIN. FRONT DWELLING SETBACK	10.00 FT.	16.00 FT.	COMP.		
MIN. FRONT PORCH SETBACK 1ST & 2ND FLOORS	5.00 FT.	10.00 FT.	COMP.		
MIN. FRONT DECK SETBACK (3RD FL.)	10.00 FT.	10.00 FT.	COMP.		
MIN. SIDE SETBACKS	4.00 FT.	4.00 FT.	COMP.		
MIN. REAR SETBACK	10.00 FT.	10.00 FT.	COMP.		
MIN. OFFSTREET PARKING	4 SPACES	4 SPACES	COMP.		



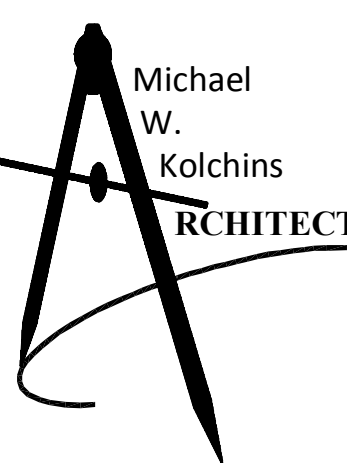
AI 13152

Rev.	Date	Comments

Consultant:

Project:

Proposed Duplex Residence for:
Ocean PNC, LLC
8 S Melbourne Avenue
Ventnor City, New Jersey



6021 Third Street
Mays Landing • New Jersey
08330
Ph: (609) 625-0391
Fax: (609) 625-7136
mkolchins@comcast.net
www.kolchinsarchitect.com

Project # 21-183

Drawn By: MIKE K.

Checked By: MIKE K.

Date: 01/24/22

Scale: AS NOTED

Sht. Name:

VARIANCE PLAN
SITE PLAN AND
ZONING SCHEDULE

Sht. No.:

