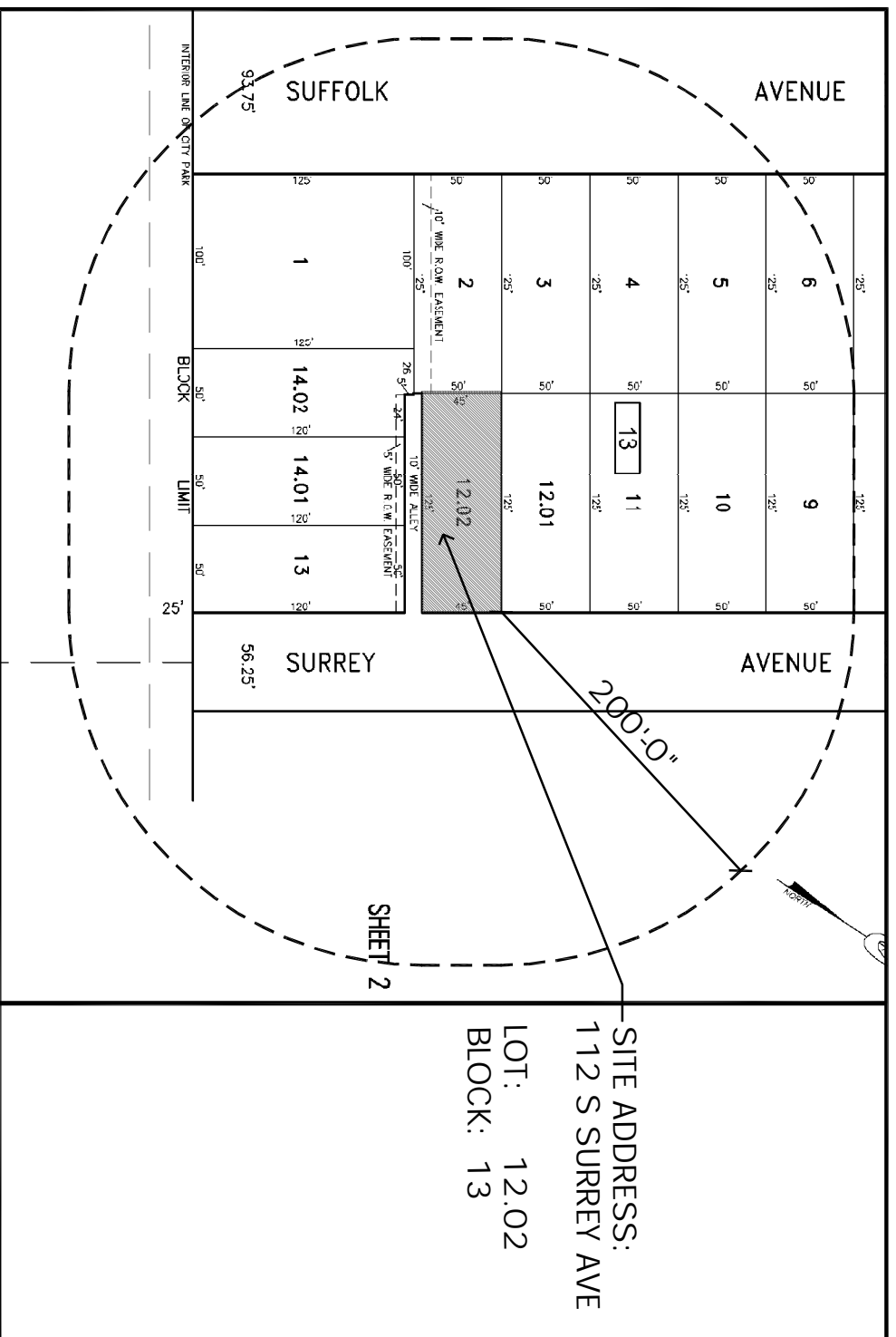
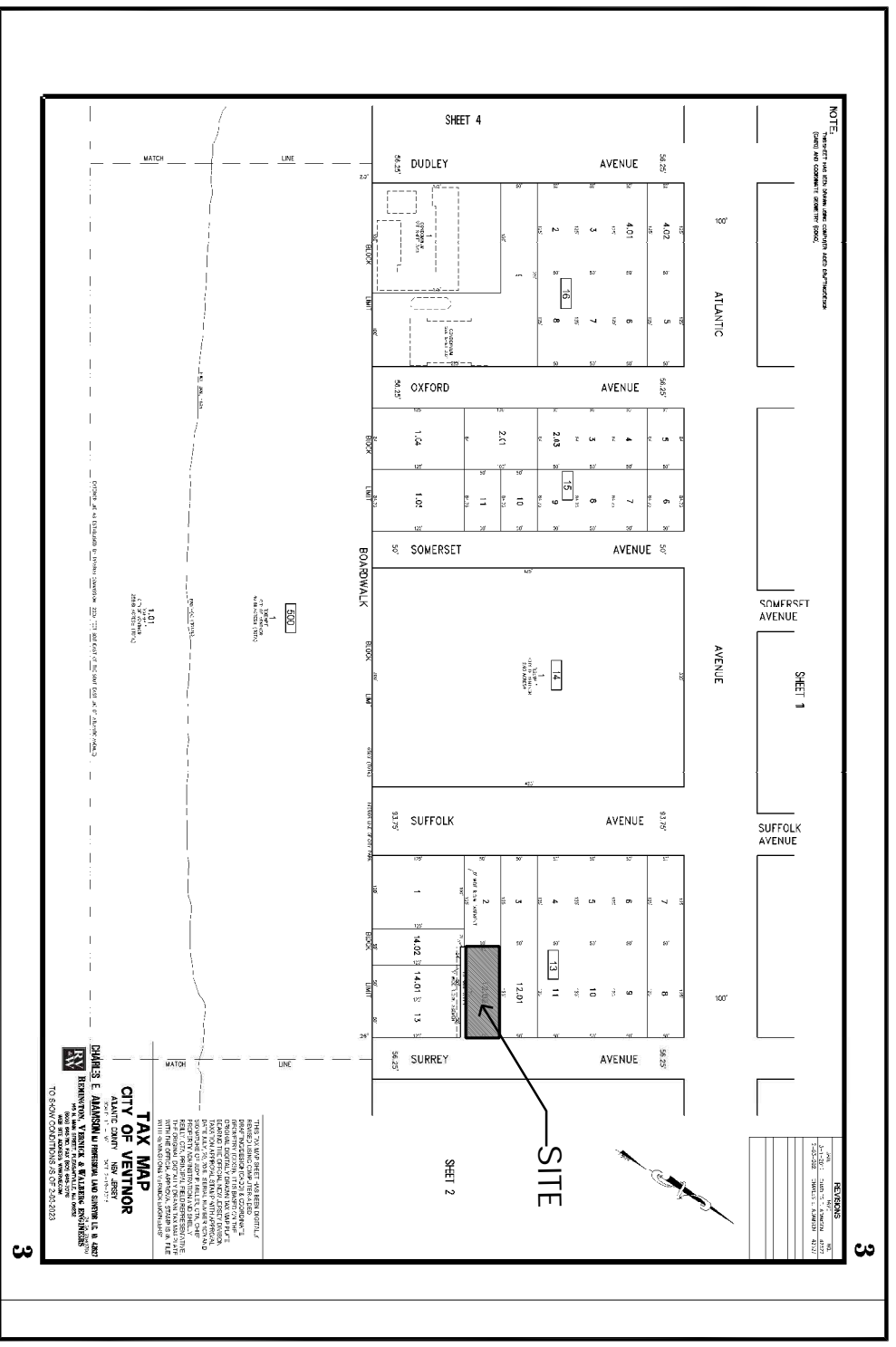


VENTNOR CITY ZONING MAP (ONLINE VERSION)

VENTNOR CITY TAX MAP (KEY PLAN)



VENTNOR CITY TAX MAP (SHEET 3)

200' RADIUS PROERTY OWNERS MAP

CERTIFIED PROPERTY OWNERS LIST WITHIN A (200'-0") RADIUS

**ZONING STATISTICS**

SITE LOCATION: 112 S SURREY AVENUE, VENTNOR, NJ.  
 LOT AND BLOCK: LOT:12.02 BLOCK:13  
 ZONING DISTRICT: R-1  
 EXISTING USE: 2-1/2 STORY, SINGLE FAMILY DWELLING  
 PROPOSED USE: 2-1/2 STORY, SF DWELLING (DECK EXPANSION)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	STATUS
MAX BLDG HEIGHT	35'-0"	29.72 +/-	29.72	CONFORMS
MIN LOT AREA	6,250 SF	5,625 SF	5,625 SF	ENC
MIN LOT DEPTH	115.00'	125.00'	125.00'	CONFORMS
MIN LOT WIDTH	50.00'	45.00'	45.00'	ENC
COVERAGE	35 %	29.24 %	29.89 %	CONFORMS
PRINCIPAL LOT	60%	61.80 %	60.00 %	CONFORMS
SETBACKS				
FRONT YARD	15.00'	17.21' BUILDING 10.08' 1&2 DECK	17.21' BUILDING 10.08' 1&2 DECK	CONFORMS
REAR YARD	15.00'	42.30' BLDG 3.00' SHED	42.30' BLDG 3.00' SHED	CONFORMS
SIDE YARD	5.00'	5.00' BLDG	5.00' BLDG	CONFORMS
SIDE YARD	5.00'	11.90' BLDG 5.00' SHED	11.90' BLDG 5.00' SHED	CONFORMS
THIRD FLOOR DECK	INSET WITHIN PRINCIPAL STRUCTURE	1.92' (OVER)	1.92' (OVER)	VARIANCE

VARIANCE REQUESTED FOR THE EXPANSION OF THE EXISTING NON-CONFORMING THIRD FLOOR DECK. THE THIRD FLOOR DECK SHALL BE EXPANDED 66 SF TOWARDS THE BEACH SIDE AND 33 SF TOWARDS THE BAY SIDE. TOTAL EXPANSION ON 99 SF.

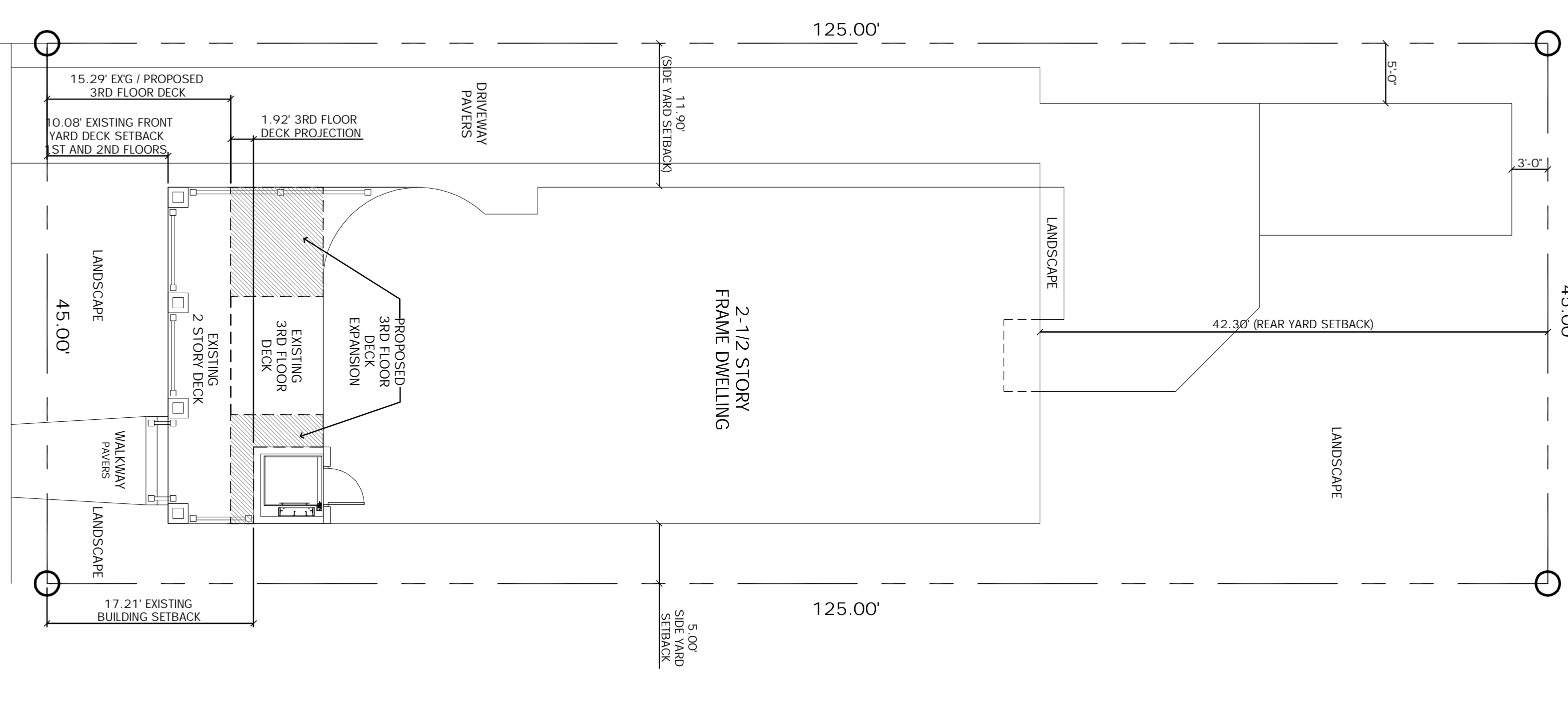
**UTILITY COMPANIES LIST**

**PROFESSIONAL CONSULTANT LIST**

**ARCHITECT AND PLANNER:**  
 CRAIG F. DOTHE, RA, LP  
 LICENSE NUMBER: 271A00964000, PROFESSIONAL PLANNER  
 LICENSE NUMBER: 33100368200  
 33 NORTH BRIGHTON AVENUE, SUITE 14  
 ATLANTIC CITY, NJ 08401  
 PHONE: 609-348-2236

**LAWYER:**  
 BRIAN J. CALKAGHAN,  
 PROFESSIONAL ATTORNEY ID NUMBER:  
 0118641979  
 101 N WASHINGTON AVENUE, SUITE 14  
 MARGATE, NJ 08402  
 PHONE: 609-348-5300

**SURVIVOR:**  
 SCHAEFFER, MASSAR AND SCHEIDEGG  
 CONSULTING ENGINEERS, LLC  
 1425 CANTILION BOULEVARD  
 MAVS LANDING, NEW JERSEY  
 PHONE: 609-625-7400



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**REQUIRED APPROVALS**

APPROVED BY RESOLUTION #	DATE
BOARD PLANNER	DATE
BOARD ENGINEER	DATE
BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE

Signature: [Signature]  
 Date: 12.17.24  
 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

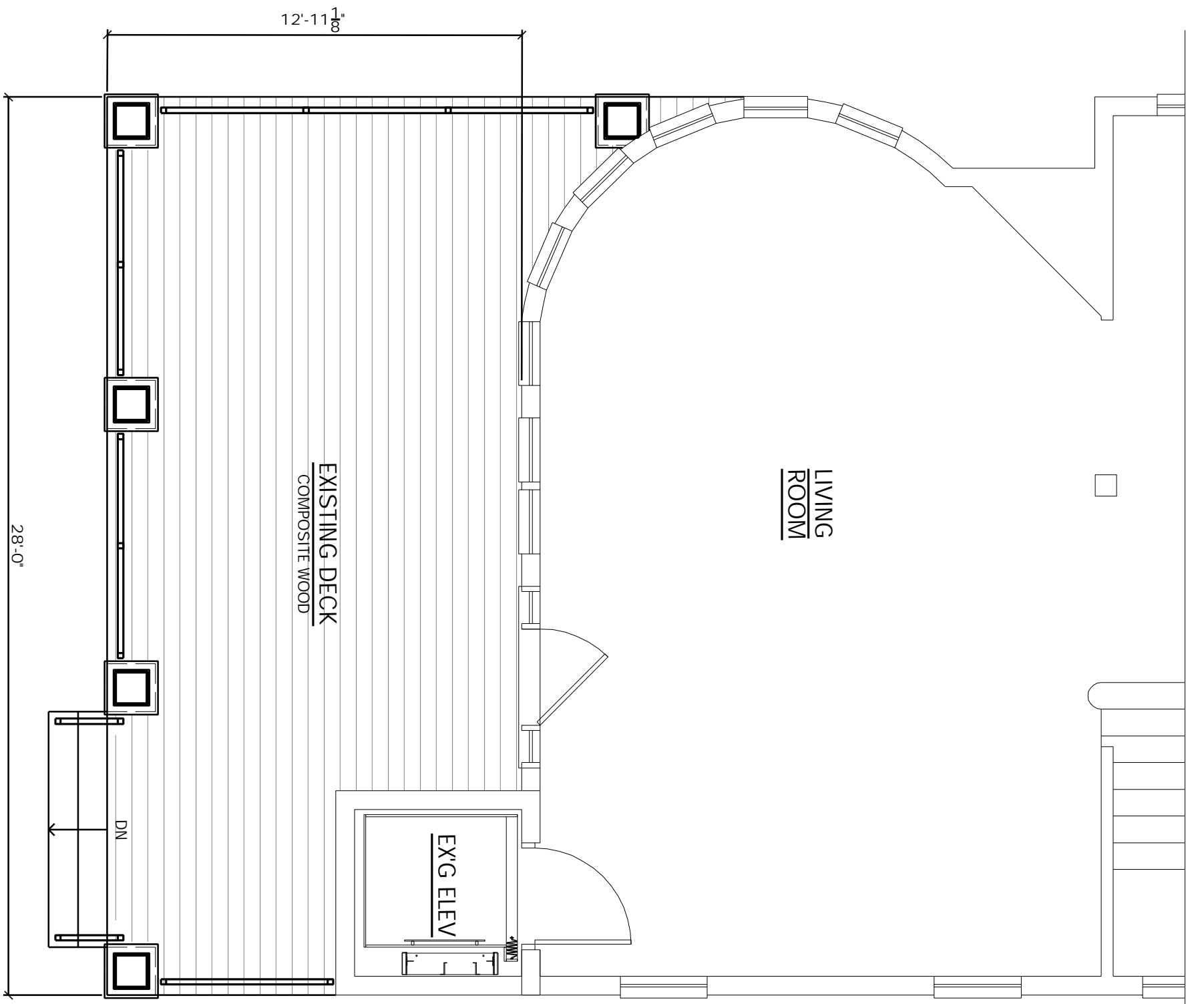
Consultant

#	Revisions	Date

**PROPOSED DECK EXPANSION**  
 112 SOUTH SURREY AVENUE  
 VENTNOR CITY, N.J. 08406  
 BLOCK 13, LOT 12.02

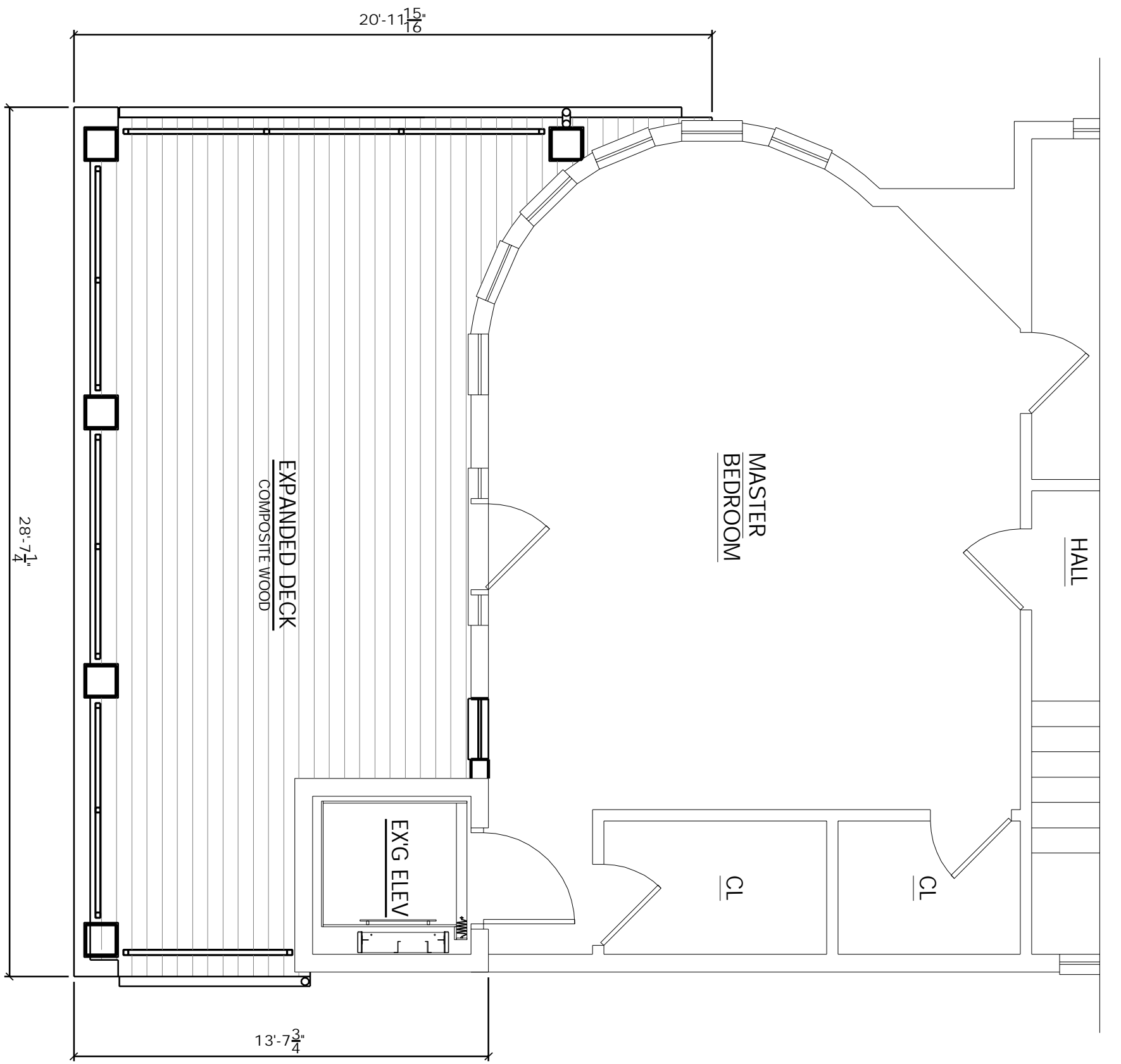
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 Project No.: 2023.43  
 Drawn by: CFD  
 Date: 12.17.24

**2-0**



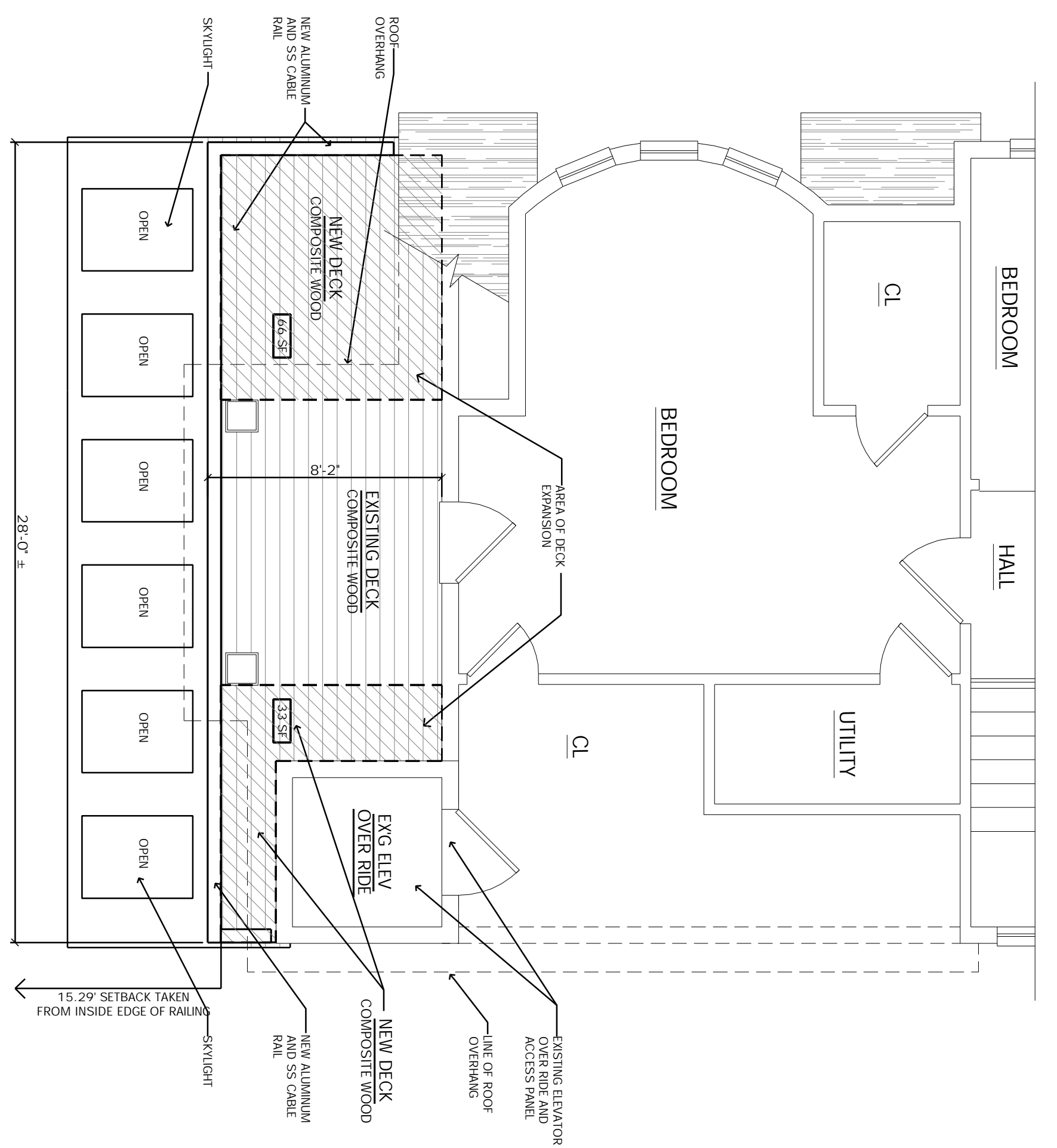
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



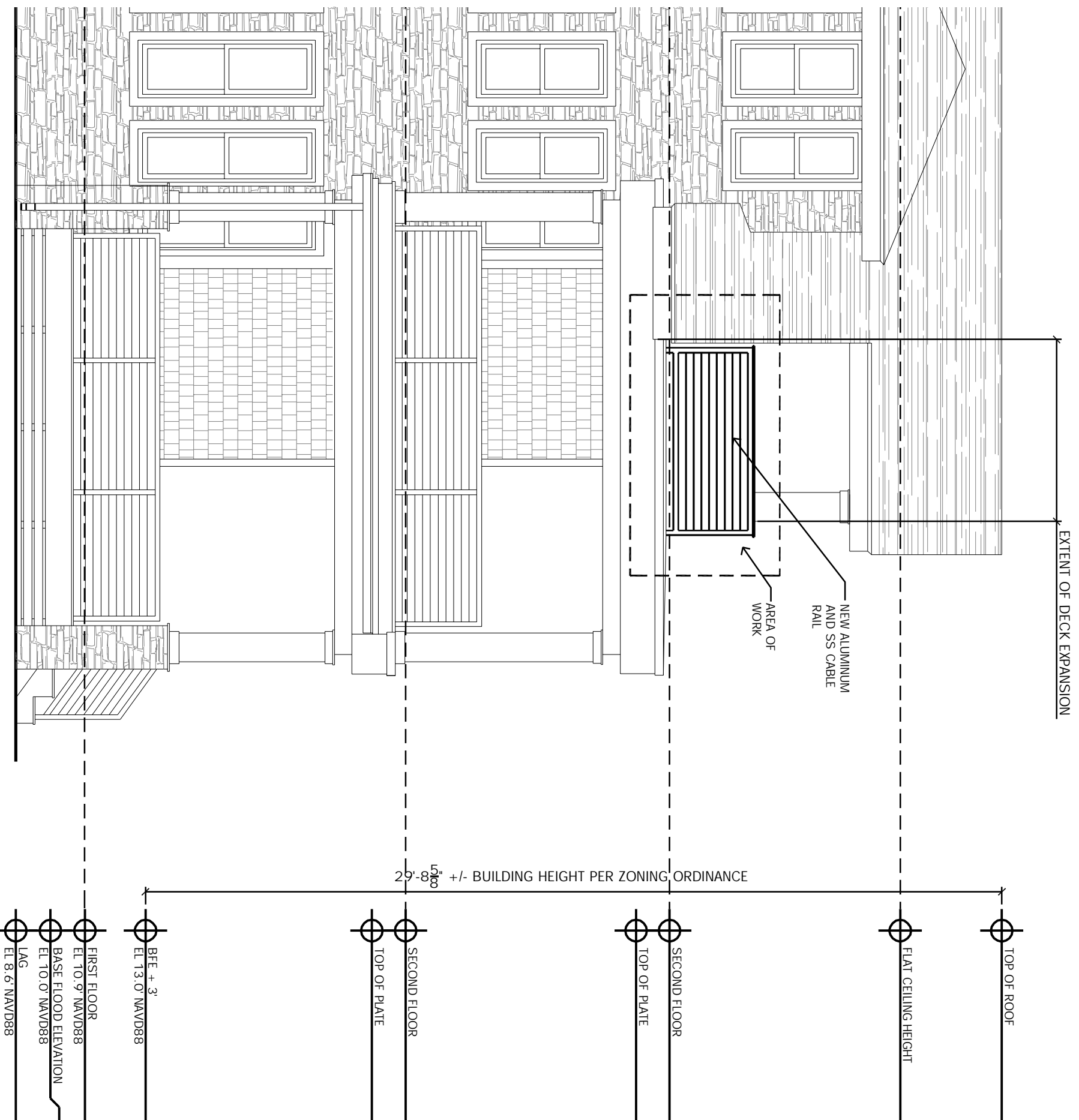
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



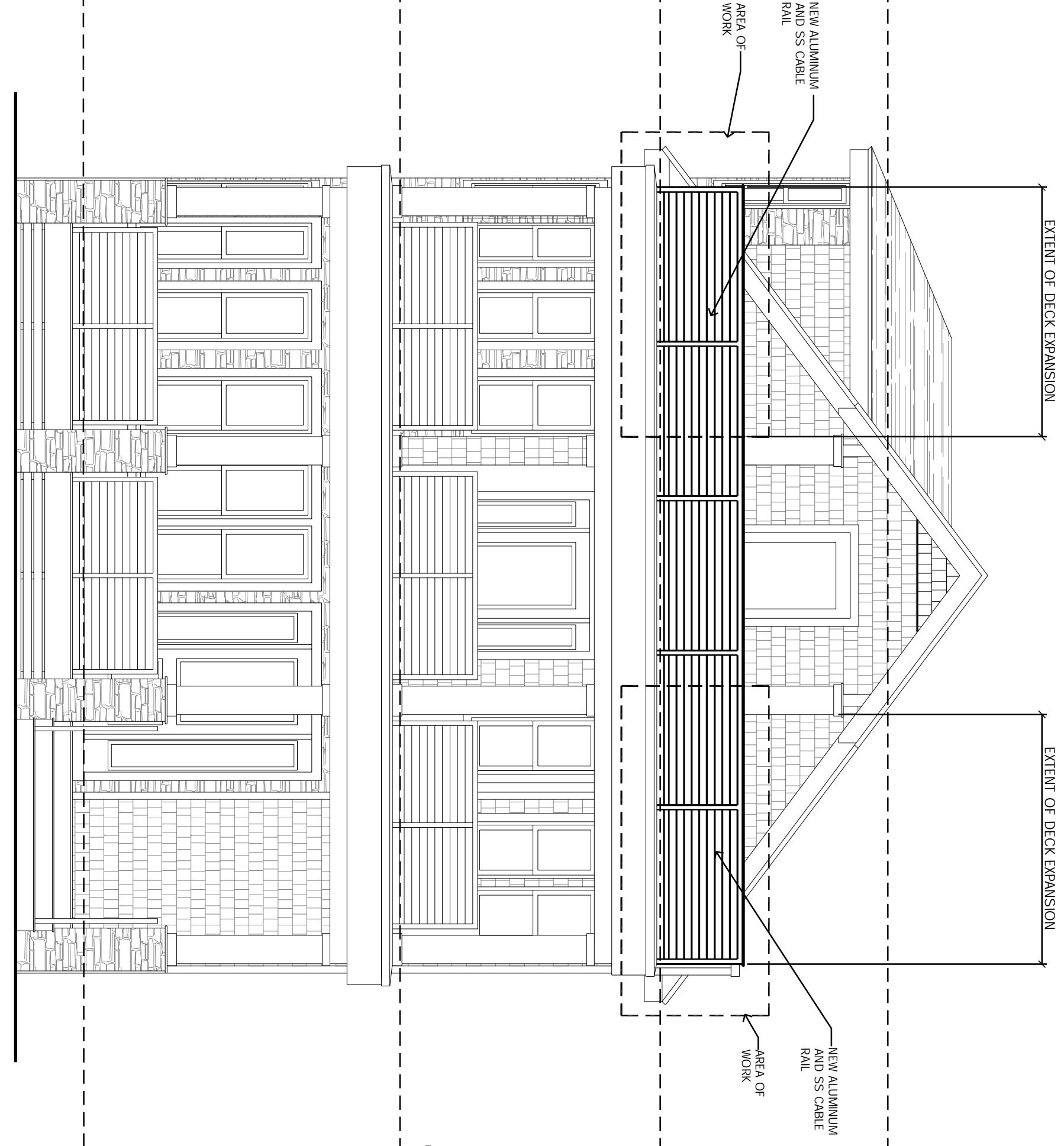
THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



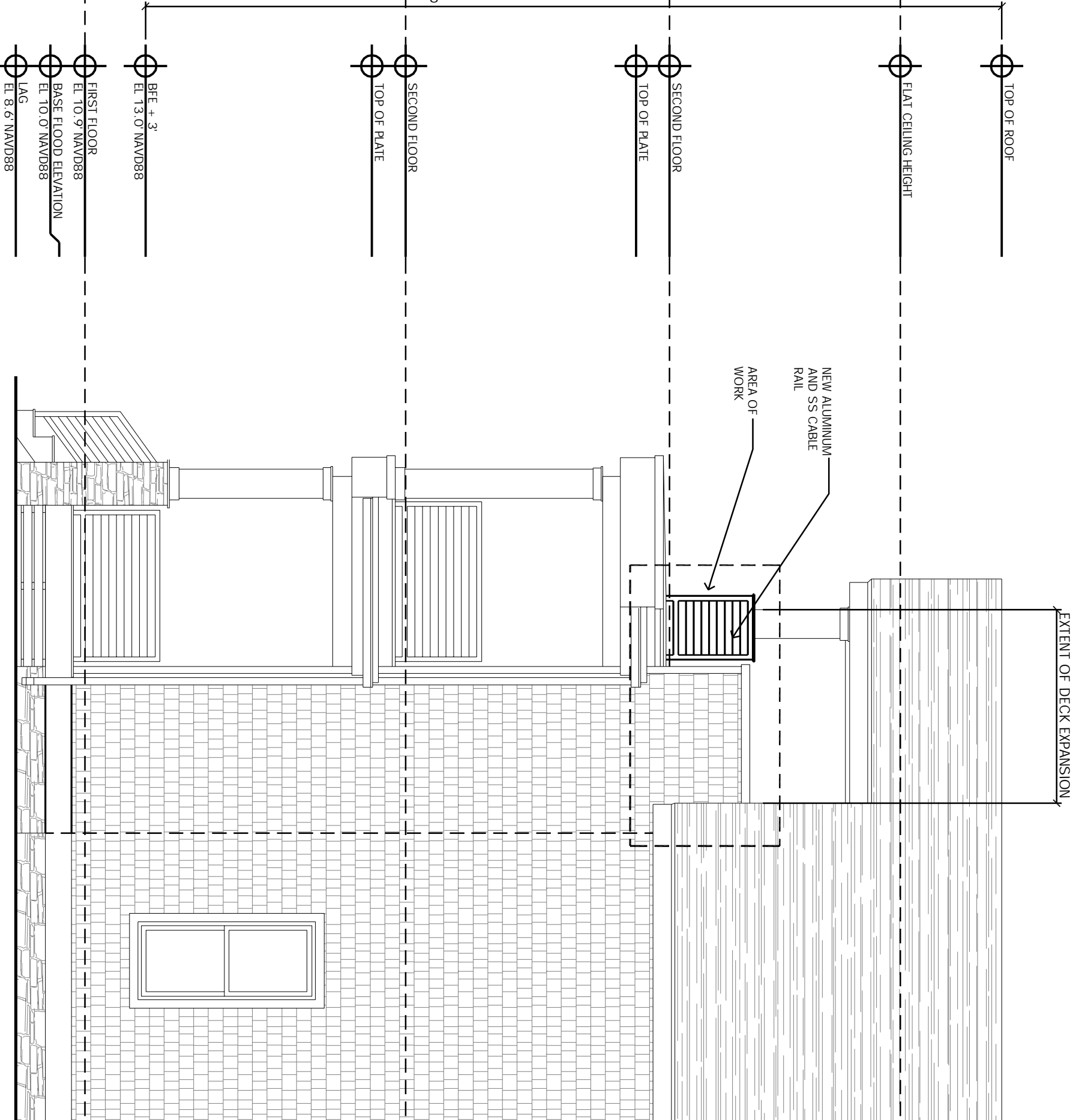
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

#	Revisions	Date
1	REVISED GUARDRAIL	10.29.24
2	Client Revision	11.26.24

Consultant

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

Signature  
 Date: 12.17.24  
 Registration #  
 AI 09640

PROPOSED DECK EXPANSION  
 112 SOUTH SURREY AVENUE  
 VENTNOR CITY, N.J. 08406  
 BLOCK 13, LOT 12.02

Scale: AS NOTED  
 Project No.: 2023.43  
 Drawn by: CFD  
 Date: 12.17.24

A-1