

ZONING SCHEDULE (R-7 ZONE)

ITEM	REQUIRED	PROPOSED	STATUS
LOT AREA	2000 SF	1587.5 SF TOTAL	ENC
LOT WIDTH	32 FT	25 FT	ENC
LOT DEPTH	62.5 FT	63.5 FT (INCL WATER)	C
PRINCIPAL SETBACKS			
FRONT YARD	12 FT	0 FT	V
SIDE YARD (LEFT)	4 FT	0 FT / 3.1 FT	V
SIDE YARD (RIGHT)	4 FT	0 FT / 3.1 FT	V
REAR YARD	12 FT	0 FT	V
COVERAGE			
BUILDING	60%	100%	V
LOT	75%	100%	V
PRINCIPLE BLDG. HEIGHT	31 FT ABOVE EL 14	33.25 FT	C
PARKING	3 BEDROOMS = 2 SPACES	2 SPACES	C
STREET TREES	2 TREES/LOT	0 TREES	V
CURB CUTS			
WIDTH	18 FT	18 FT	C
AMOUNT	1 CURB CUT	1 CURB CUT	C

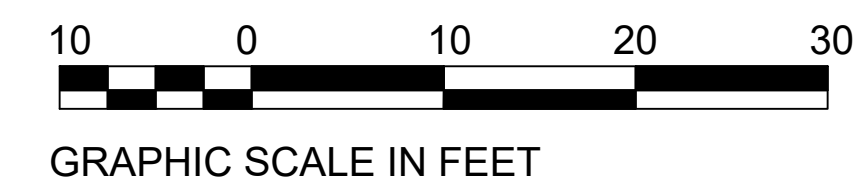
LEGEND:
C - CONFORMING
ENC - EXISTING NON-CONFORMING
V - VARIANCE

APPLICATION NOTES

- OWNER/APPLICANT: TWO PIONEERS, LLC
 - PROPERTY INFORMATION: 5019 WINCHESTER AVENUE, VENTNOR, NEW JERSEY 08408
 - AREA = 1587.5 SF. EXISTING USE = FORMER DUPLEX STRUCTURE. FEMA FLOOD ZONE = AE9 & AE10
 - PROPERTY SURVEY: ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO. & ASSOC., INC. ALL ELEVATIONS INDICATED REFLECT NGVD, 1929.
 - INTENT OF APPLICANT: THE APPLICANT PROPOSES THE CONSTRUCTION OF A NEW THREE STORY SINGLE FAMILY DWELLING WITH DECKING, DRIVEWAYS AND ALL OTHER ANCILLARY UPLAND IMPROVEMENTS SHOWN.
- NOTE: THIS DRAWING IS INTENDED FOR APPROVAL PURPOSES AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.

APPROVALS:

BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
TAX ACCESSOR	DATE
ENGINEER	DATE
ZONING OFFICER	DATE



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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 7/2/08 AS P.L. 1986, c.249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, LOCAL ACTS/SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

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



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NEW JERSEY STATE AUTH. NO.: 24GA28001300

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR. DATE
PROFESSIONAL PLANNER N.J. NO. 2676
PROFESSIONAL LAND SURVEYOR N.J. NO. GS28314

VARIANCE PLAN
BLOCK 100 LOT 9
CITY OF VENTNOR, ATLANTIC COUNTY, NEW JERSEY
SCALE: 1" = 10'
DATE: 10-15-19
BY: N. ZURINKAS
PROJ. NO.: 34297