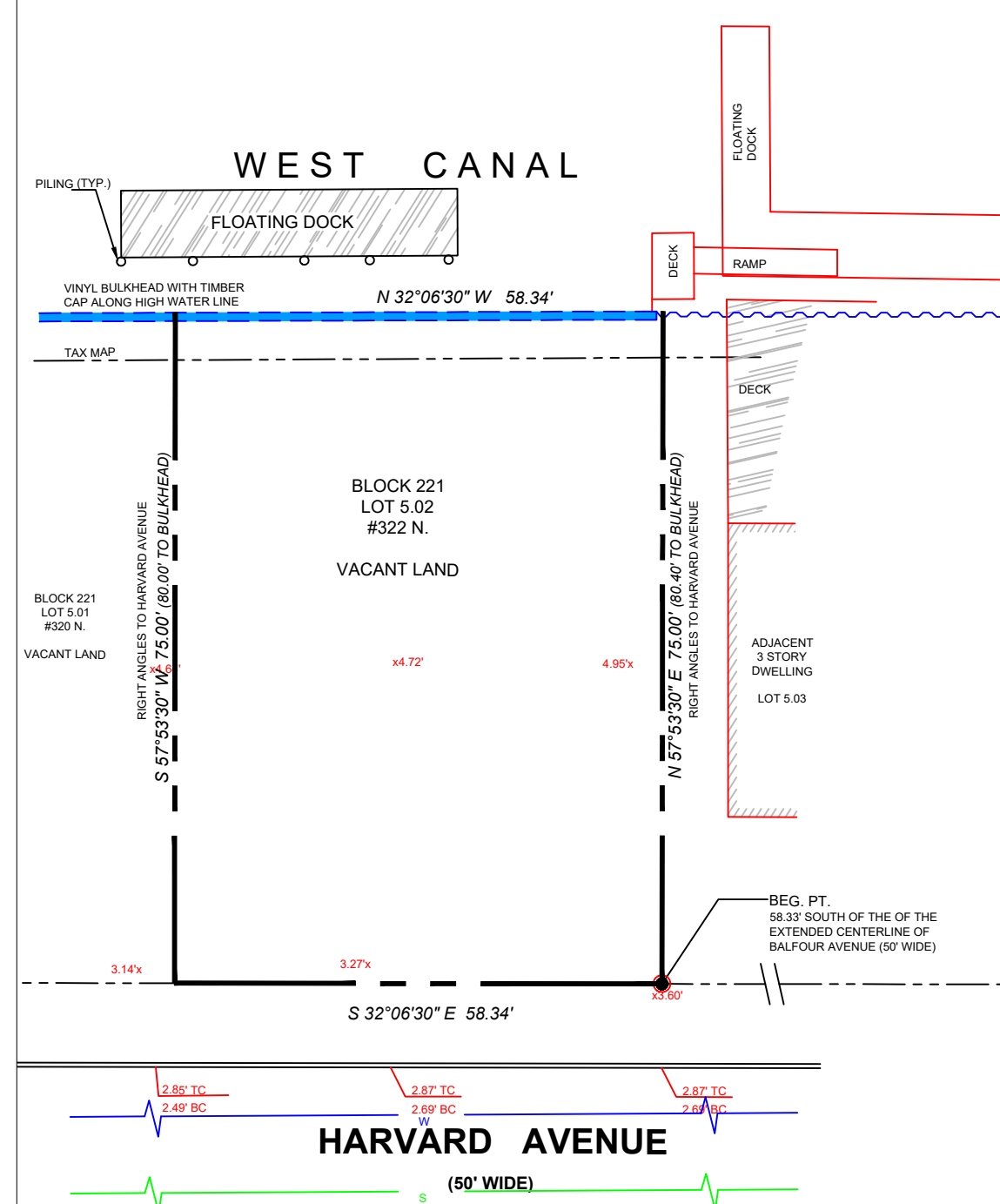


APPLICATION NOTES

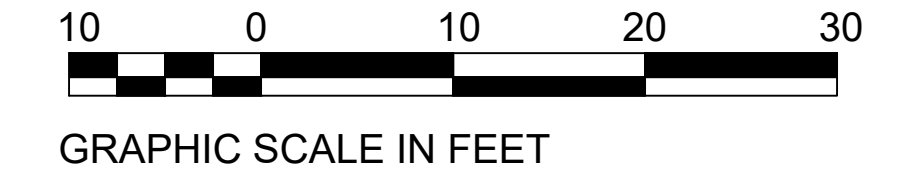
- OWNER & APPLICANT
TOM PETERSON
220 DAVIS ROAD
MAGNOLIA, NEW JERSEY 08049
 - PROPERTY INFORMATION:
322 NORTH HARVARD AVENUE
VENTNOR CITY, NEW JERSEY 08406
BLOCK 221 LOT 5.02
 - AREA = 4685.5 SF. (TO BULKHEAD)
ZONING = R2 - SINGLE FAMILY
EXISTING USE = VACANT
FLOOD ZONE = AE9
 - PROPERTY SURVEY:
ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO. & ASSOC., INC. ALL ELEVATIONS INDICATED REFLECT NAVD88.
 - INTENT OF APPLICANT:
THE APPLICANT PROPOSES TO CONSTRUCT A NEW TWO STORY ABOVE GROUND FLOOR PARKING/STORAGE SINGLE FAMILY DWELLINGS WITH POOLS, DECKING, PAVING AND ALL OTHER ANCILLARY SITE IMPROVEMENTS AS SHOWN.
- NOTE: THIS DRAWING IS INTENDED FOR APPROVAL PURPOSES AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.



ZONING SCHEDULE (R2 DISTRICT)

ITEM	REQUIRED	PROPOSED	STATUS
LOT AREA	4800 SF	4685.5 SF	ENC
LOT WIDTH	60 FT	58.34 FT	ENC
LOT DEPTH	80 FT	80 FT (BULKHEAD)	C
SETBACKS			
FRONT YARD (BUILDING)	20 FT	15.5 FT	V
FRONT YARD (PORCH)	15 FT	12.5 FT	V
FRONT YARD (STEPS)	0 FT	0.64 FT	C
SIDE YARD (EACH)	8 FT	10.04 FT	C
SIDE YARD (EACH)	8 FT	9.16 FT	C
SIDE YARD (MECH.)	4 FT	5.17 FT	C
SIDE YARD (SHOWER)	4 FT	5.90 FT	C
REAR YARD	15 FT	22.2 FT	C
REAR YARD (DECK)	1ST HABITABLE FLOOR TO BULKHEAD	1ST HABITABLE FLOOR TO BULKHEAD	C
SWIMMING POOL			
SIDE YARD	6 FT	10.5 FT	C
REAR YARD	6 FT	12 FT	C
FENCE HEIGHT	4 FT MIN.	4 FT	C
COVERAGE			
BUILDING	40% MAX.	35%	C
LOT	65% MAX.	60%	C
ROOF HEIGHT	35' ABV. EL. 10'	30' ABV. FIN. FLOOR	C
CURB CUT	10 FT OR TWO 9 FT	ONE AT 28 FT	V
PARKING	3 STALLS	5 STALLS TOTAL	C

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



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 7/21/88 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
1	6-10-20	JJB	REVISED PER COMMENTS				

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

Arthur W. Ponzio, Jr.

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

VARIANCE APPLICATION PLAN
BLOCK 221 LOT 5.02
VENTNOR CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'
DATE: 1-15-2020

BY: N. ZURINSKAS
PROJ. NO.: 34619