

Patricia G. Wood
Senior Paralegal
Direct 856.355.2924
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July 6, 2020

Via Federal Express

Ms. Carmella Malfara
Planning Board Secretary
Ventnor City
6201 Atlantic Avenue
Ventnor City, NJ 08406

Re: Hristos and Virginia Kolovos
103 S. Newport Ave. a/k/a Block 27, Lot 6.02
Bulk Variances for Decks

Dear Ms. Malfara:

Enclosed please find the following with regard to the referenced application:

- Original and one copy of Application for Action by Planning Board with attached Rider, Checklist, Tax Map, Residential Property Card and Tax Collector Certification;
- Two copies of a set of four Photographs;
- One original sealed Survey and one copy of Survey;
- Two copies of Site Layout Plans and Renderings; and
- Checks in the amount of \$250.00 for the application fee (\$200.00) and publication of decision fee (\$50.00) and \$1,500.00 for the escrow fees for four bulk variances.

Ms. Carmella Malfara
July 6, 2020
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If you should require anything further, please contact us. We look forward to receiving your completeness review and request this matter be scheduled for the first available meeting of the Planning Board. Thank you for your assistance with regard to this matter.

Very truly yours,



Patricia G. Wood

Paralegal to Robert S. Baranowski, Jr.

Enclosures

cc: Hristos and Virginia Kolovos (w/enc., via email)
Robert Nehring (w/enc., via email)



City of Ventnor City

City Hall
6201 Atlantic Avenue
Ventnor City, New Jersey 08406

Information can be found on City Website: www.ventnorcity.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 <u>X</u> 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) 103 S. Newport Ave.

Block Number: 27 Lot Number (s): 6.02

Total Area (in Square Feet): 3,125

Lot Frontage: 50' Lot Depth: 62.5'

4. **Information about the Applicant**

Full Name (s): Hristos Kolovos and Virginia Kolovos

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

Property Address: _____ Zip Code: _____

Other Residence Address: 74 Eastwick Dr., Voorhees, NJ Zip Code: 08043

Mailing Address (Address that all correspondence will get mailed to): _____

74 Eastwick Dr., Voorhees, NJ Zip Code: 08043

Phone Number (s) (Include Area Code):

Home Address: 856 392 6744 Cell Phone: _____

Business Address: _____ Best Number to call: _____

Email Address (s): chriskolovos@me.com

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

XXXXXXXXXX

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

_____ By lease dated: _____

_____ By Agreement of Sale Dated: _____

X By Ownership of property since: 2/11/2020

_____ 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

X "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)**

X Attorney: Name: Robert S. Baranowski, Jr. Phone: 856 355 2900
Hyland Levin Shapiro LLP
Address: 6000 Sagemore Dr., Suite 6301, Marlton, NJ 08053

X Architect: Name: Holliday Architects Phone: 609 953 5373
Address: Jackson Commons, Suite 4A, 30 Jackson Rd, Medford, NJ 08055

_____ Engineer: Name: _____ Phone: _____

Address: _____

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

Name: Joseph W. Maxcy, PLS Phone: 856 282 7444

Address: 189 S. Lakeview Dr., Suite 101, Gibbsboro, NJ 08026

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): single family residence
- c. Proposed use of Lot (s) and/or Building (s): single family residence with roof deck
- d. Number of Bedrooms:
 - i. Current: 5
 - ii. Proposed: 5
- e. Number of Off-street parking:
 - i. Current: 2
 - ii. Proposed: 3
- f. If "D" or "USE" variance is required, Please explain: _____
- g. Dimensional Variances (Front, Side, Rear, Lot Coverage, etc.)

Variance Type	Zone requirement	Present Condition	Proposed Condition
<u>SEE ATTACHED ZONING SCHEDULE</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: none known.
 - i. _____
- b. Detail any current and prior permits on the property that could be relevant to the application:
 - i. _____

12. County Actions: Provide necessary dates and decisions

- a. Site Plan:

- b. Subdivision:

- c. Other:

Zoning Schedule

'R₃' Residential Zone District

FEMA AE10 Zone, Base Flood Elevation 10.0 ft. (NAVD1988)

3,125 sq ft Lot Size

Allowable:

- Allowable Building Coverage (50%): 1,562.5 sq ft
- Allowable Lot Coverage (75%): 2,343.75 sq ft
- Allowable Building Height: 35.0 ft
(from +10.0 ft BFE)
- Allowable Side Yard Setback: 5.0 ft
- Allowable Front Yard 2nd Floor Deck Setback: 7.0 ft
- Allowable Front Yard 3rd Floor Deck Setback: Decks serving third floor (½ story) habitable areas shall be inset within the principal structure and meet all principal building setbacks.

Existing:

- Existing Building Coverage: 1,593 sq ft (51%)
- Existing Lot Coverage: 1,953 sq ft (62.5%)
- Existing Building Height: Existing
- Existing Side Yard Setback: 5.0 ft
- Existing Front Yard 2nd Floor Deck Setback: 12.6 ft

Proposed:

- Proposed Building Coverage: * 1,955.8 sq ft (62.6%)
- Proposed Lot Coverage: 2,217.49 sq ft (70.95%)
- Proposed Building Height: Existing
- Proposed Side Yard Setback: 5.0 ft
- Proposed Side Yard Setback at Cantilever: * 2.5 ft
- Proposed Front Yard 2nd Floor Deck Setback: * 4.6 ft
- Proposed Front Yard 3rd Floor Deck Setback: * 4.6 ft

* Indicates Variance is Required

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

See attached narrative provided by landscape designer.



YOUNG'S

Landscape Management, Inc.

residential & commercial landscape services

June 30, 2020

Kolovos Residence
Landscape Plan

The Landscape Plan follows the guidelines laid out in the City's Ordinance regarding Landscaping requirements.

The selection of several, native plants were chosen for their ability to adapt to local soil conditions and water availability. Noninvasive species have been chosen to prevent harm to adjacent neighbors and structures. The intent is also for them to mature within the current spaces that will not obstruct or distract from the surrounding environment, while adding color and beauty to the property.

Proper horticultural practices will ensure a positive impact in regards to runoff erosion and maintain maximum pervious surfaces.

Thank you for considering this plan that will work within the guidelines and interests of not just the residence, but also the City's regulations.

Regards,

Mark Del Prato
Young's Landscape Management, Inc

RIDER TO APPLICATION OF HRISTOS KOLOVOS AND VIRGINIA KOLOVOS
103 S. NEWPORT AVE. A/K/A BLOCK 27, LOT 6.02
VARIANCES FOR EXPANSION OF DECKS

14. Narrative.

The existing residence is a two and a half story home with first and second floor decks. Applicant proposes to remove the first and second floor decks and construct new second floor and third floor decks. The proposed new decks will be an aesthetic enhancement to the property; however, the new decks trigger a need for variance relief from front yard and side yard setbacks. The applicant requests a variance to allow the second floor deck to be setback 4.6 feet from the property line where 7 feet is required, and a variance to permit the third floor deck to be setback 4.6 feet from the property line when a third floor deck is required to be within the setback of the principal structure, which is setback 18.7 feet. The cantilevered second floor deck also requires a side yard setback variance to allow a setback of 2.5 feet where 5 feet is required by the Ordinance. Applicant also proposes to construct a new entry deck with steps, walkway, driveway and paved area for parking an additional vehicle, as well as landscaping improvements. Variance relief is also requested for a proposed impervious coverage of 62.6% where 50% is permitted by the Ordinance. The applicant has discussed the proposed improvements with the adjoining property owners and there are no objections to the application as presented. Testimony in support of the above-noted variance requests will be supplied at the time of the hearing on this application.

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. 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

DATE	REVISIONS	NO.
2-23-2018	CHARLES E. ADAMSON	42827

NOTE:
THIS SHEET HAS BEEN REVISIONED, COMPUTER AIDED DRAFTING/CADD (CADD) AND COMPUTER GEOMETRY (COGO).

SHEET 13



SHEET 6

SHEET 4

THIS TAX MAP SHEET HAS BEEN DIGITALLY REVISED USING COMPUTER AIDED DRAFTING/CADD (CADD) AND COMPUTER GEOMETRY (COGO). IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE FOR THE CITY OF VENTNOR, NEW JERSEY, DATED JULY 20, 2016, SERIAL NUMBER 1070 AND APPROVED BY THE BOARD OF TAXATION APPROVAL STAMP WITH APPROVAL DATE: JULY 20, 2016. SERIAL NUMBER 1070 AND SIGNATURE OF JUDY P. MILLER, CTA, CHIEF OF THE CITY OF VENTNOR, NEW JERSEY. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE ORIGINAL APPROVAL STAMP ON FILE WITH RESISTING & VENTNOR ENGINEERS.

TAX MAP
CITY OF VENTNOR
 ATLANTIC COUNTY NEW JERSEY
 CHARLES E. ADAMSON is PRINCIPAL AND SUPERVISOR IS IN CHARGE
 RESISTING & VENTNOR ENGINEERS
 940 ROUTE 130, SUITE 100, VENTNOR, NJ 08088
 TEL: 609-642-7070 FAX: 609-642-7078
 WWW.REVENTNOR.COM

TO SHOW CONDITIONS AS OF 7-20-2020


BLK: 27 LOT: 6.02
 KOLOVOS, HRISTOS & VIRGINIA
 74 EASTWICK DR
 VOORHEES, NJ 08043

CARD 01 OF 01
 Class: 2
 Zone: 03
 Map: 05
 VCS: 103V

103 S NEWPORT AVE
 Values--
 Land: 587,000
 Impr: 314,500
 Net: 901,500

VENTNOR CITY
 --Sales History--
 01/10/2020 765,000
 09/12/2013 925,000
 01/18/2007 1,300,000

ROMAN, GREGORY
 JERUD, DAVID & LORRAINE

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 19	1,332	FRONT FEET	50	Main Bldg Replacement Cost
ONE FAMILY 2.5F1G	1,422	BEACH BLOCK	1	CCF:1.30,NetCond:.830,MktAdj:1.00 *
2 STY W/AT / CONTEMPRY	0	PRIME SFT	3125	Main Bldg Appraised Value
Built: 1985 Eff Yr: 2000	1,332			Total Detached Item Value
Fndatn: BLK/CONCRT	1,332			Total Improve Value (rounded)
CONC. SLAB 300	0			Total Land Value
Roof: GABLE / ASPH SHNGL	-300			TOTAL NET VALUE: 901,500
ExtFin: WOOD SIDNG	2,986			
Heat: GAS				
FORCED AIR 2986				
Air: ALL COMBIN 2986				
IntFin: DRYWALL				
FlrFin: MIXED				
Plumb: 3FIX BATH 4				
2FIX BATH 1				
OTHER ITEMS				
1STY FP 1				
LOW FOUND 1				
* BEDROOMS 6				
BATHROOMS 4.5				
* TOTAL ROOMS 9				
CONDITION				
INT.: GOOD				
EXT.: GOOD				
LAYOUT: GOOD				
INFOBY: EST INTERIOR				

A: A-2S-C 1032 B: A-2S-B 300 C: 2SOV-A 90 D: OP-OP 66 E: WD-OP 94

TAX COLLECTOR CERTIFICATION
CITY OF VENTNOR CITY

To: Planning Board
From: Tax Collector
Re: Current Property Tax Status of: 103 S. Newport Ave., Ventnor, NJ 08406
Owned by: Hristos and Virginia Kolovos

According to the municipality's records, the taxes are current as of this date and there are no municipal liens.

Date:

6/30/2020


Tax Collector







