



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 _____ Single Family |
| R-4 <u>X</u> 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) 6801 Atlantic Avenue

Block Number: 76 Lot Number (s): 1

Total Area (in Square Feet): 2,385 Square Feet

Lot Frontage: 53 feet Lot Depth: 45 feet

4. Information about the Applicant

Full Name (s): Tamar Port and Joel Port

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

Property Address: 6801 Atlantic Avenue Zip Code: 08406

Other Residence Address: 826 Village Circle, Blue Bell, PA Zip Code: 19422

Mailing Address (Address that all correspondence will get mailed to): Mark H. Stein, Esquire

1123 South Main Street, Pleasantville, NJ Zip Code: 08232

Phone Number (s) (Include Area Code):

Home Address: _____ Cell Phone: 215-530-2564

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

____ By lease dated: _____

____ By Agreement of Sale Dated: _____

____ By Ownership of property since: _____

By other Interest in Law (Describe): Inherited house from mother 8-14-2019

6. If you do not own the subject property, provide the following regarding the owner:

a. Name (s): N/A

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

"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)

Attorney: Name: Mark H. Stein, Esq Phone: 609-645-8866
Address: 1123 S. Main St., Pleasantville, NJ 08232

Architect: Name: Harry Harper Phone: 609-645-7566
Address: 555 New Jersey Ave., Absecon, NJ 08201

____ Engineer: Name: _____ Phone: _____

Address: _____

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

Name: _____ Phone: _____

Address: _____

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
- c. Proposed use of Lot (s) and/or Building (s): Single Family
- d. Number of Bedrooms:
 - i. Current: 4
 - ii. Proposed: 4
- e. Number of Off-street parking:
 - i. Current: 2
 - ii. Proposed: 2
- 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>Minimum rear yard</u>	<u>10</u>	<u>2.93</u>	<u>2.93</u>
<u>Front yard</u>	<u>12</u>	<u>5.85</u>	<u>5.85</u>
<u>Eave Height</u>	<u>2 ft. above N/A 2nd floor plate</u>	<u>N/A</u>	<u>7.0</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: _____
 - 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: N/A
- b. Subdivision: N/A

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

Landscaping is currently on-site and is remaining the same

14. **Narrative:** Provide any information not otherwise set forth above which may be relevant to the application, including justifications, clarifications, and extenuating circumstances. Include a general narrative description of what is being proposed. This narrative should include a description of the current and proposed conditions of the property. Failure to include a complete narrative can constitute an incomplete application. Use another sheet if necessary:

Applicant would like to enlarge their single family house by adding a third floor. The third floor setbacks will remain the same as the first two floors. The addition will not change the footprint of the building, but the addition of the third floor, maintaining the existing rear yard setbacks and front yard setback, will require variances. The third floor will use the bearing walls below, otherwise it would create practical difficulties to conform to the rear yard setback and front yard setback on the third floor. The setbacks are consistent with the neighboring properties and do not encroach any further than what exists

15. Signature of Applicant(s):

Mark H. Stein
Attorney for Applicant

Date: 9-24-2020

Date:

16. Notarized Statement by Applicant:

State of New Jersey)

ss.

County of Atlantic)

Mark H. Stein, being duly sworn according to the law, deposes and says that the statements contained in the foregoing are true and correct.