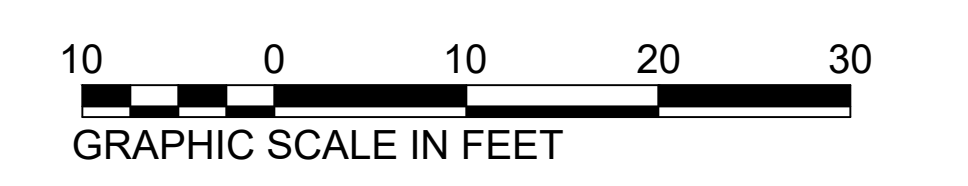
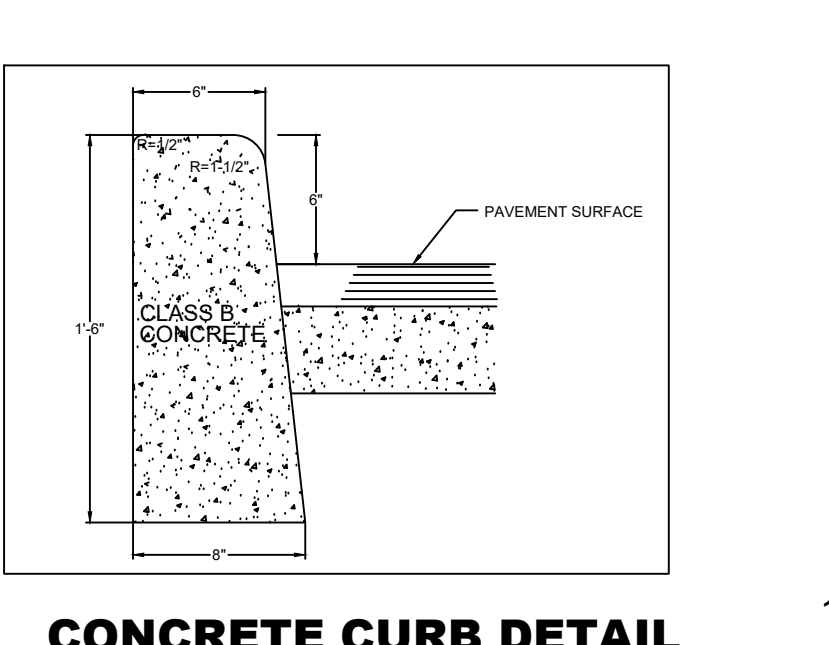
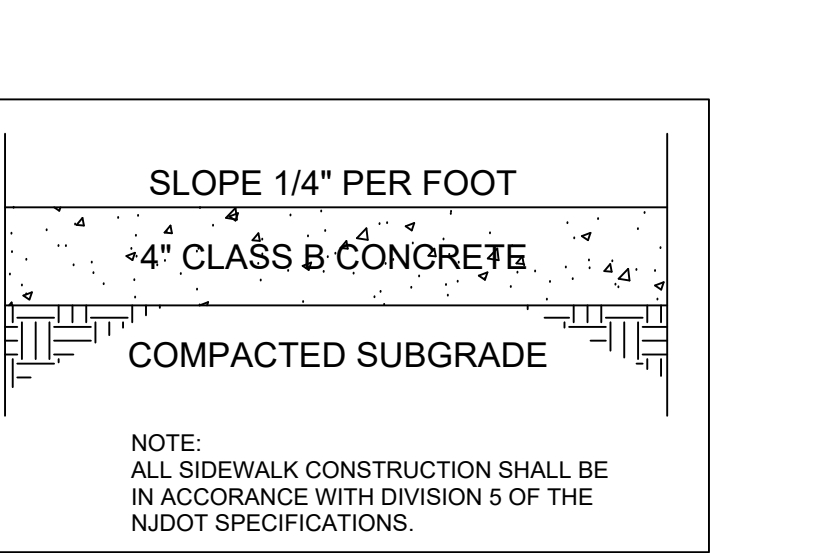
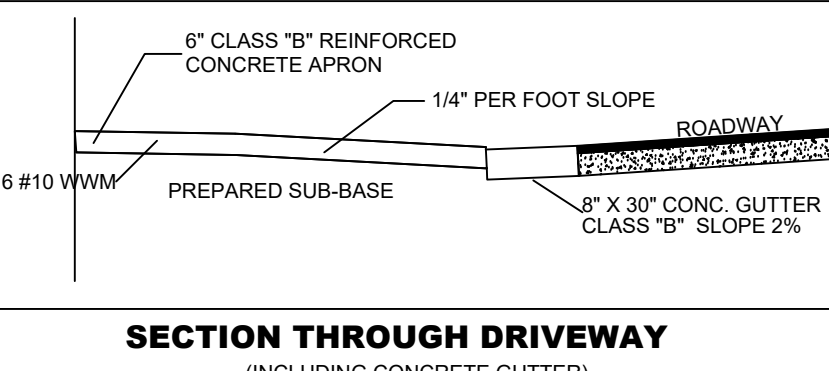
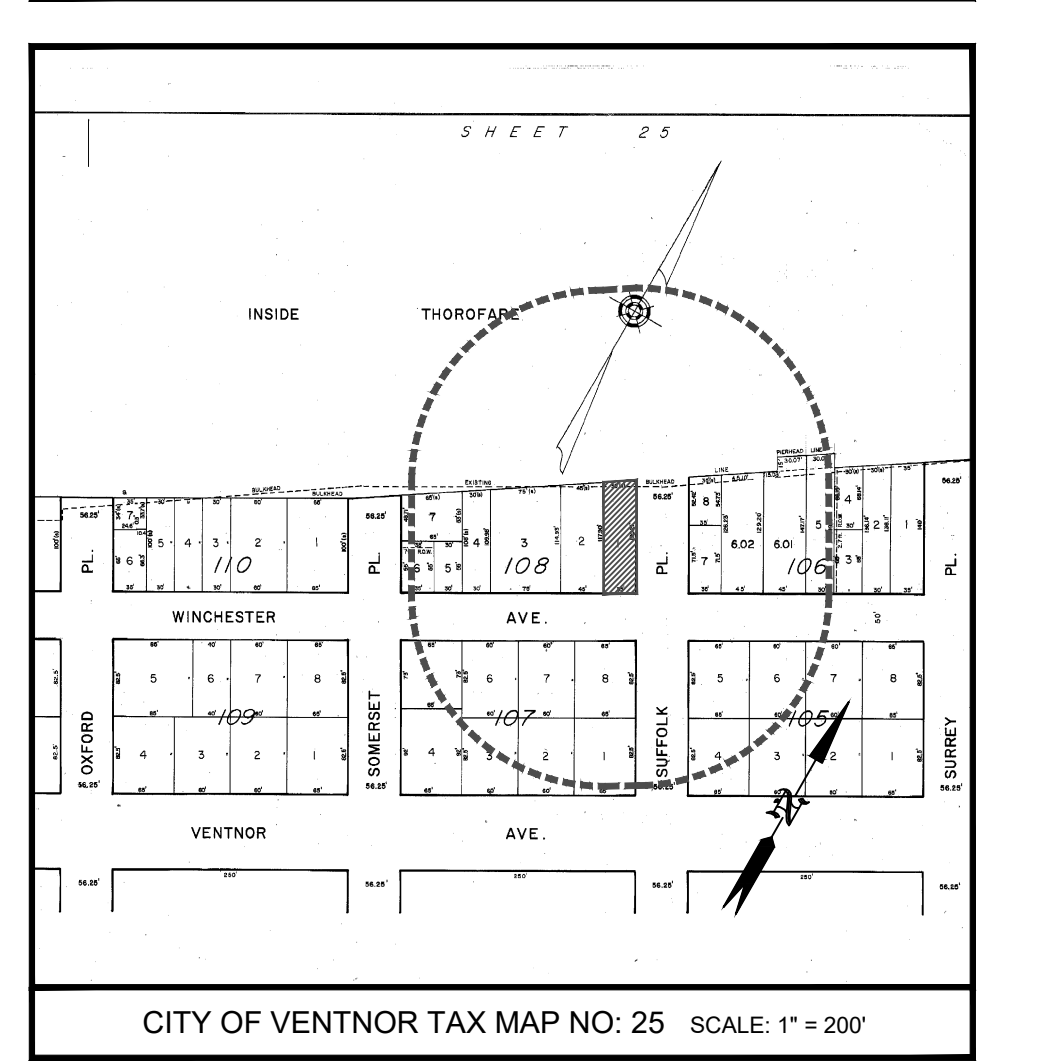
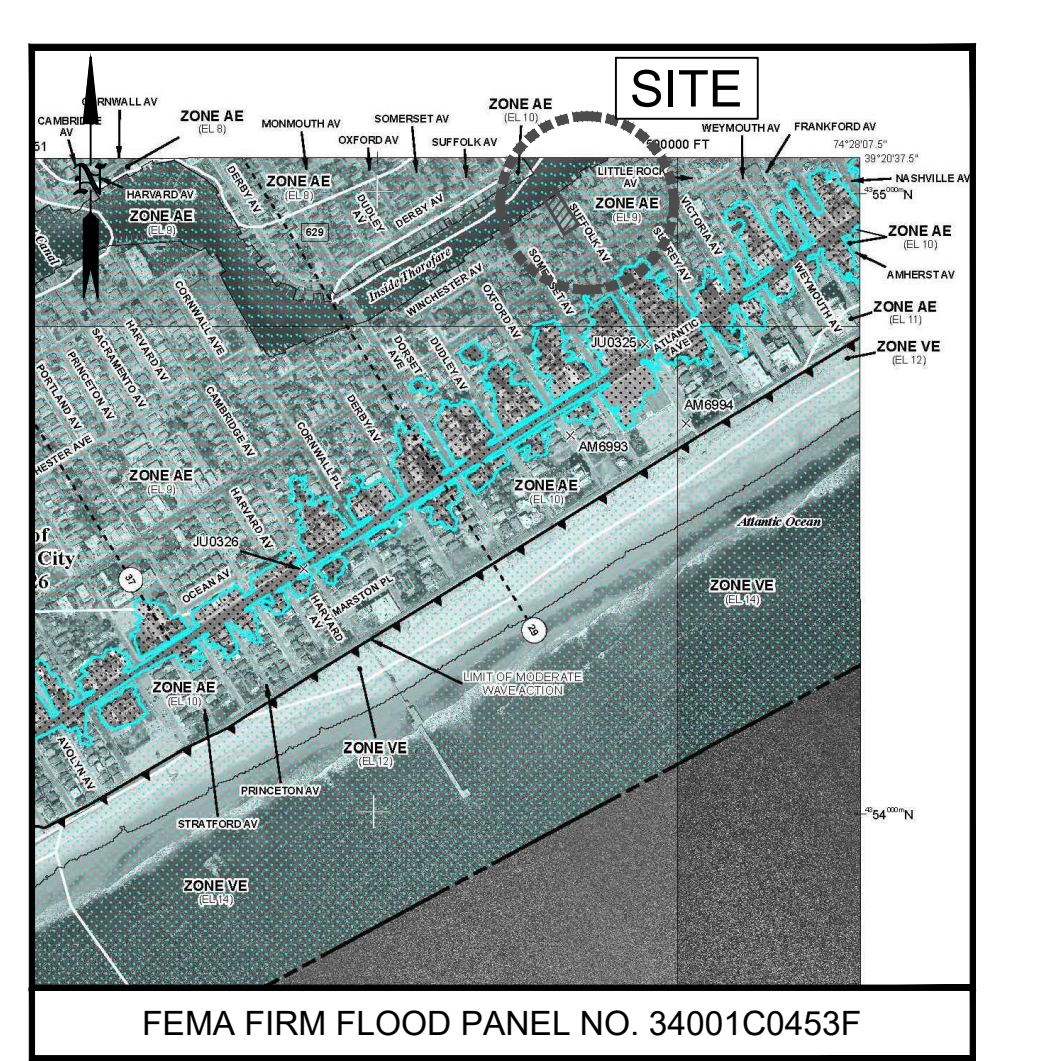
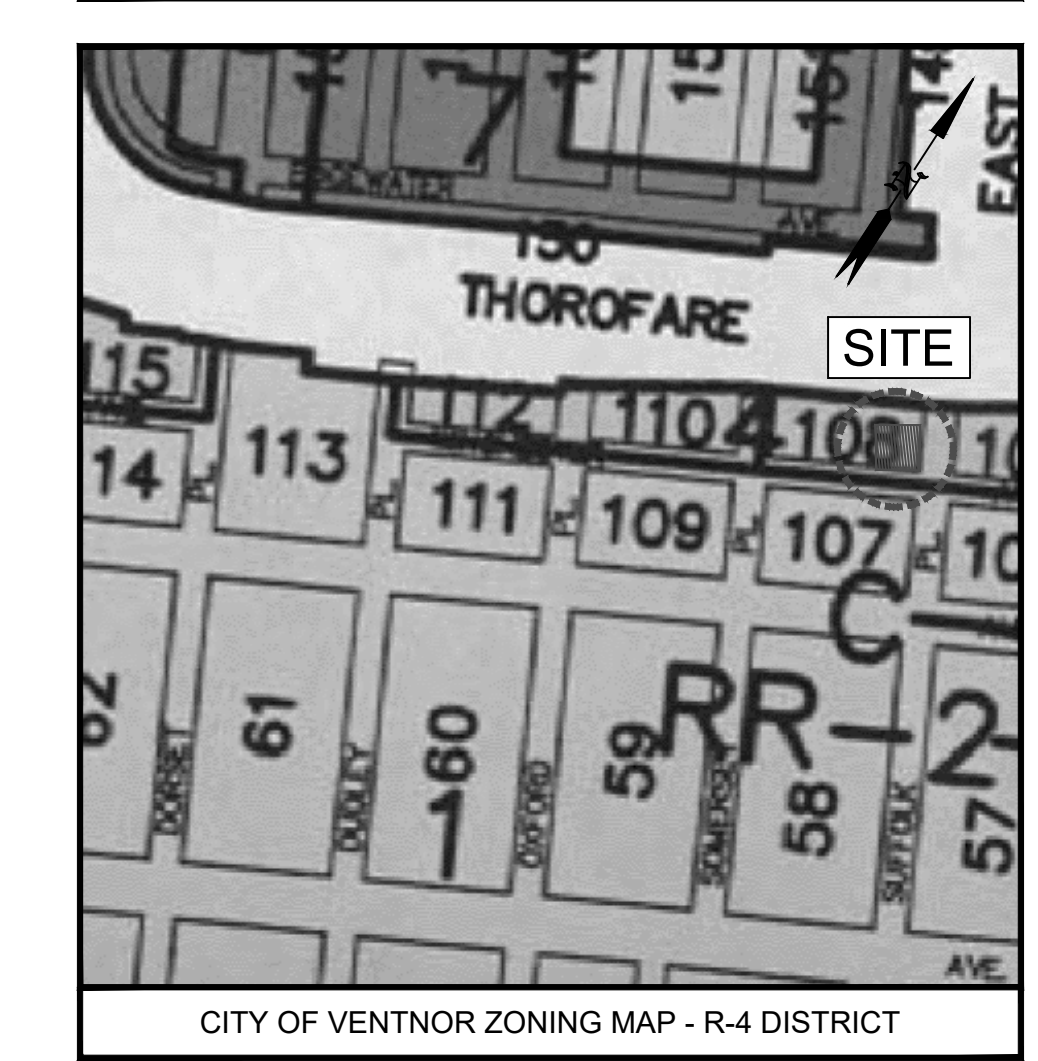
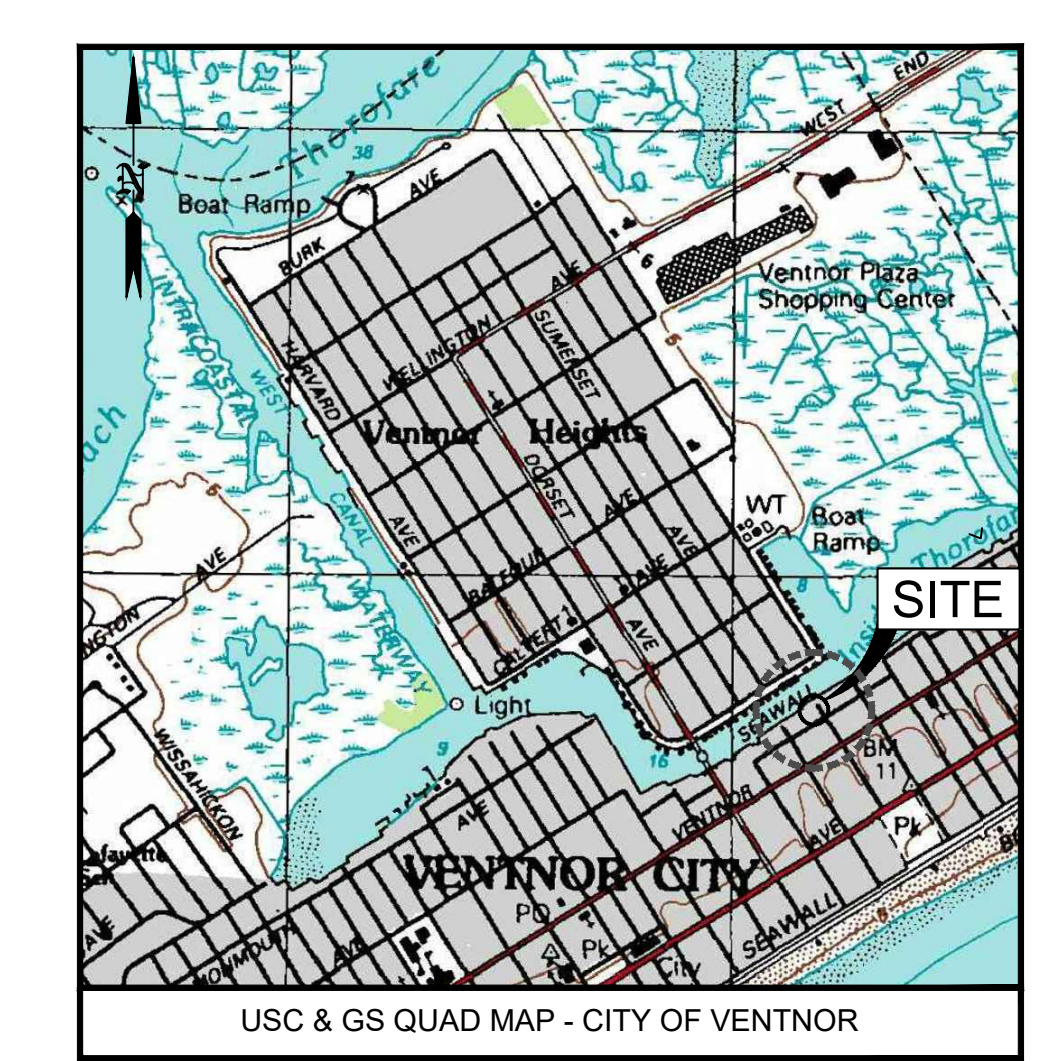
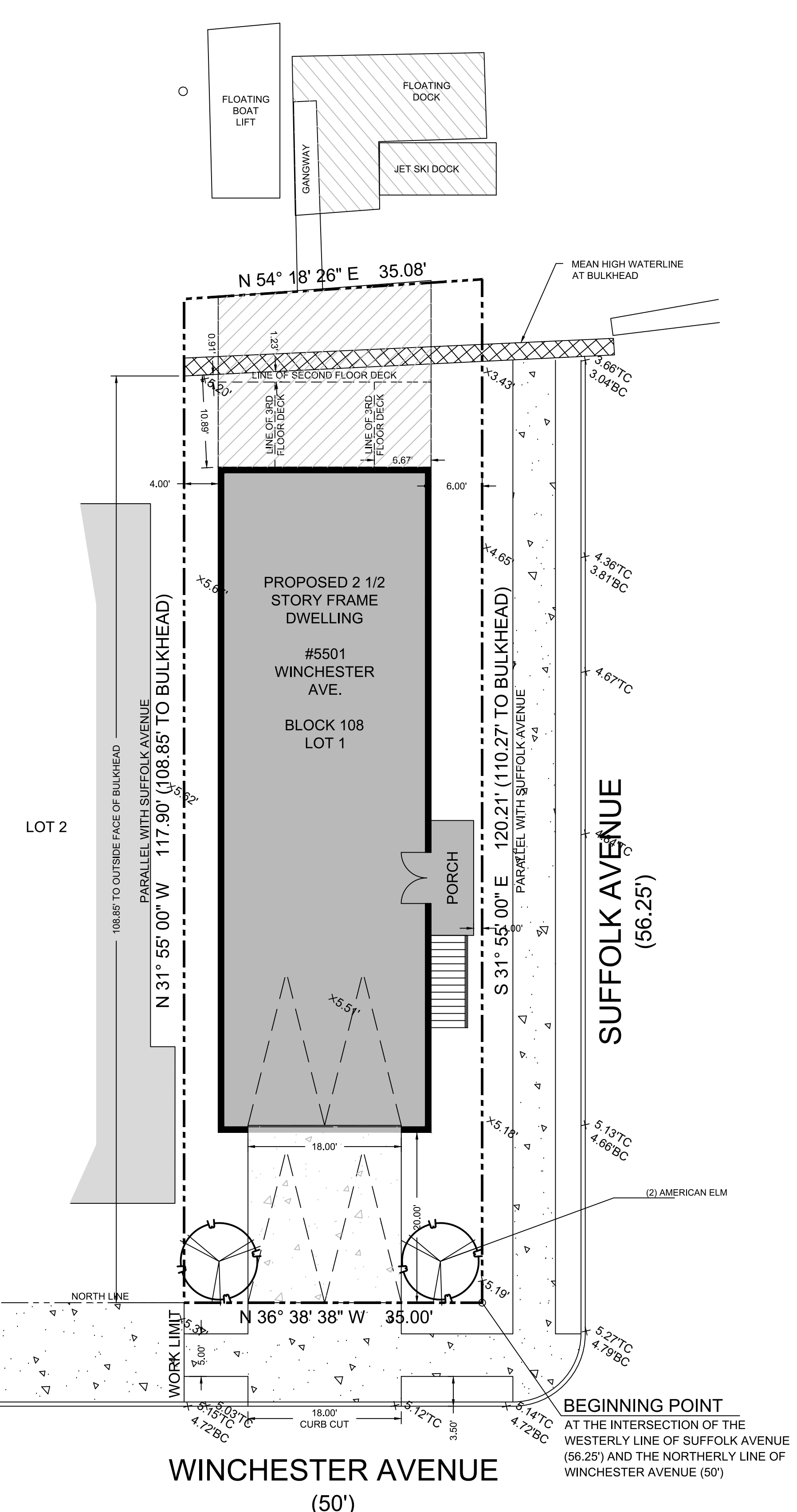


**EXISTING CONDITIONS PLAN**  
scale: 1" = 20'-0"



**INSIDE THOROFARE**



ZONING SCHEDULE				
R-4 ZONING DISTRICT				
ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
<b>LOT AREA</b>				
UPLAND	2,312 SF	3,911 SF	3,911 SF	C
WATER		328 SF	328 SF	
<b>TOTAL (DEED)</b>		4,167 SF	4,167 SF	
<b>LOT WIDTH</b>	37 FT	35 FT	35 FT	ENC
<b>LOT DEPTH</b>	62.50 FT	108.85 FT	108.85 FT	C
<b>PRINCIPAL SETBACKS</b>				
FRONT WINCHESTER	12 FT	36.09 FT	20 FT	C
FRONT SUFFOLK	12 FT	7.50 FT	6 FT	V
SIDE YARD	4 FT	2.90 FT	4.0 FT	C
SIDE YARD	4 FT	0 FT	10.89 FT	C
<b>PORCH SETBACK</b>				
	7 FT	N/A	1 FT	V
<b>DECK SETBACKS (TO BULKHEAD)</b>				
1ST FLOOR DECK			0 FT	V
2ND FLOOR DECK			0.91 FT	V
3RD FLOOR DECK			1.23 FT	V
<b>COVERAGE</b>				
BUILDING	50%	41.7%	50.0%	C
LOT	75%	83%	70.8%	C

- APPLICATION NOTES**
- OWNER:  
JACOB S. WINIGRAD 2007 RESIDENCE TRUST  
36 SOUTHWOOD DRIVE  
CHERRY HILL, NJ 08003
  - PROJECT ATTORNEY:  
BRIAN CALLAGHAN, ESQ.  
CALLAGHAN, THOMPSON & THOMPSON, P.A.  
2428 ATLANTIC AVENUE  
ATLANTIC CITY, NEW JERSEY 08401
  - PROJECT ARCHITECT:  
JOHN OBELENUS  
OBELENUS ARCHITECTURE LLC  
102 SOUTH EIGHT STREET  
VINELAND, NEW JERSEY 08360
  - PROPERTY INFORMATION  
5501 WINCHESTER AVENUE  
VENTNOR CITY, NJ 08406  
BLOCK 108 LOT 1  
ZONING = R-4  
FLOOD ZONE = AE-9
  - 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:  
CONSTRUCT A NEW, 2 1/2 STORY, SINGLE FAMILY DWELLING.

**APPROVALS:**

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

BOARD SECRETARY \_\_\_\_\_ 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 7/21/48 AS P.L. 1948, c.249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

AW, 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

**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. 33100267600  
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

**VARIANCE PLAN**  
BLOCK 108 LOT 1  
VENTNOR ATLANTIC COUNTY NEW JERSEY  
SCALE: 1" = 10'-0"  
DATE: 7/31/2020  
BY: T DASE  
PROJ. NO.: 35150

SHEET NO.  
**C-1**  
SHEET 1 of 1