

SITE & BUILDING DATA:
 USE GROUP: R5
 CONSTRUCTION CLASS: 5A

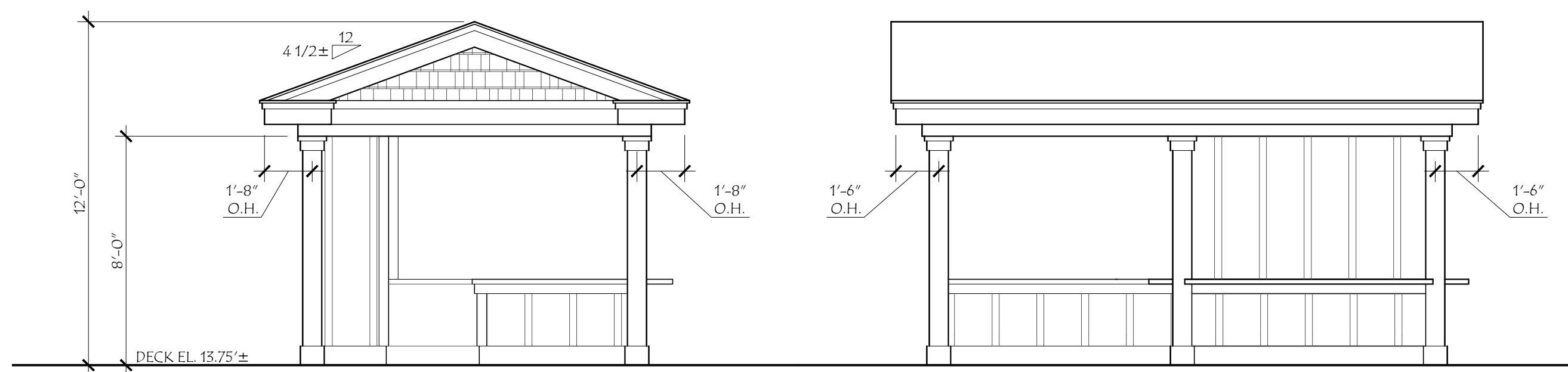
Lot Area: 3,750 ± SF
 Upland Area: 1,167 ± SF
 Area of Cabana (cover water): 216 SF
 Area of Deck (cover water): 302 SF
 Area of Pool (Upland): 624 SF
 Area of Walkway (Upland): 20 SF

ALL SITE INFORMATION TAKEN FROM SURVEY PROVIDED BY:
 Arthur W. Pozzio Co. & Associates, Inc.
 400 North Dover Avenue Atlantic City, NJ 08401
 Dated: 1/2/2020

FLOOD ZONE INFORMATION:
 Flood Zone: A8 El. 10
 Flood Insurance Rate Map:
 City of Ventnor, New Jersey
 Only Panel Printed
 Community Panel #: 345526 0001 B

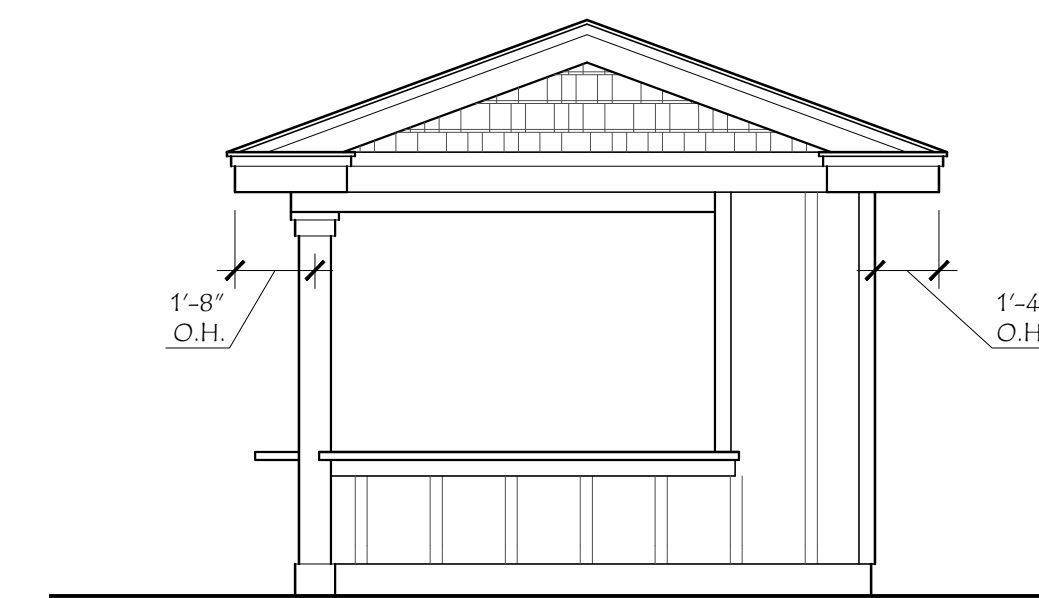
ZONING TABLE	ZONING REGULATIONS FOR R7	PROPOSED CONDITIONS	VARIANCE REQUIRED
LOT AREA:	2,000 SF MIN.	3400 ± SF UPLAND* 9375 SF TOTAL	NO NO
LOT WIDTH & LOT FRONTAGE:	32' MIN.	125'	NO
LOT DEPTH:	62.5' MIN.	25.1' AVERAGE UPLAND 75.0' TOTAL	E.N.C. NO
FRONT YARD SETBACK:	12' MIN.	25.8' TO CABANA 3.0' TO DECK	NO YES
REAR YARD SETBACK: UPLAND FROM BULKHEAD	12' MIN. UPLAND FROM BULKHEAD	26.4' ENCROACHMENT PAST BULKHEAD (DECK)	
REAR YARD SETBACK: FROM REAR PROPERTY LINE	12' MIN. UPLAND	18.7.4' ENCROACHMENT PAST BULKHEAD (CABANA)	
SIDE YARD SETBACK:	4' MIN.	25'-7" (DECK) 31'-3" (CABANA)	NO NO
CABANA HEIGHT:	12' MAX.	12'-0" FROM DECK	NO
LOT COVERAGE:	75% MAX.	49.4% or 4635 SF TOTAL 78.7% or 2675 SF UPLAND	YES
POOL			
FRONT YARD SETBACK:	12' MIN.	6'-0"	YES
SIDE YARD SETBACK:	6' MIN.	10'-0"	NO
REAR YARD SETBACK:	6' MIN.	4.6' TO BULKHEAD (UPLAND) 54'-0" TO PROPERTY LINE	YES

* ENC = EXISTING NON-CONFORMING

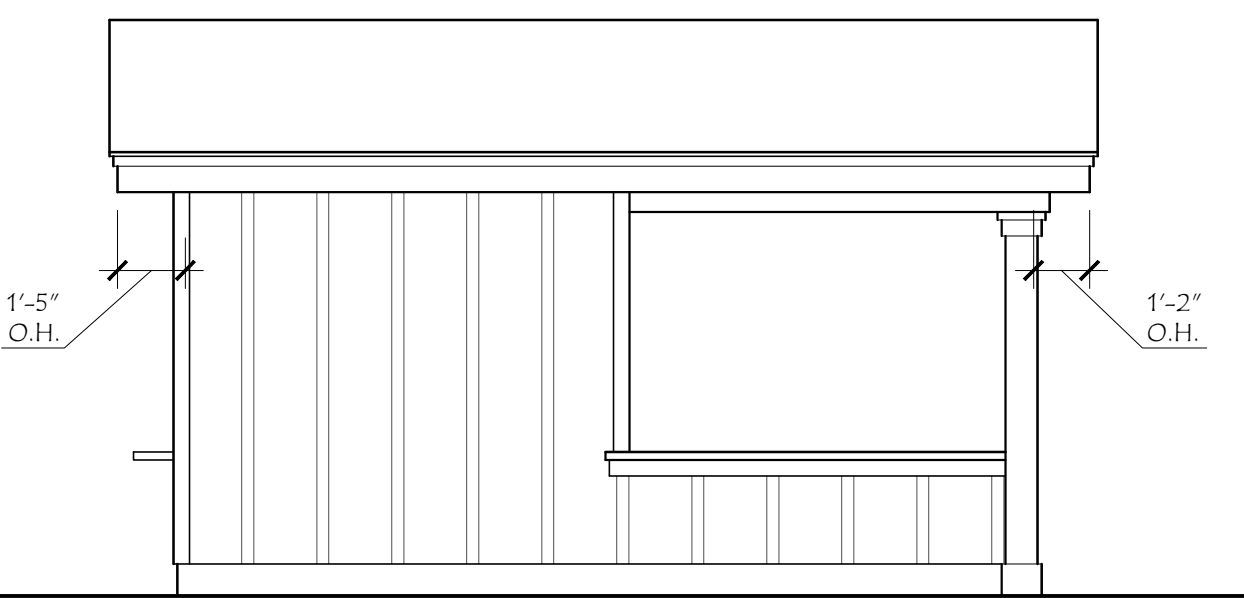


CABANA FRONT ELEVATION
SCALE: 1/4" = 1'-0"

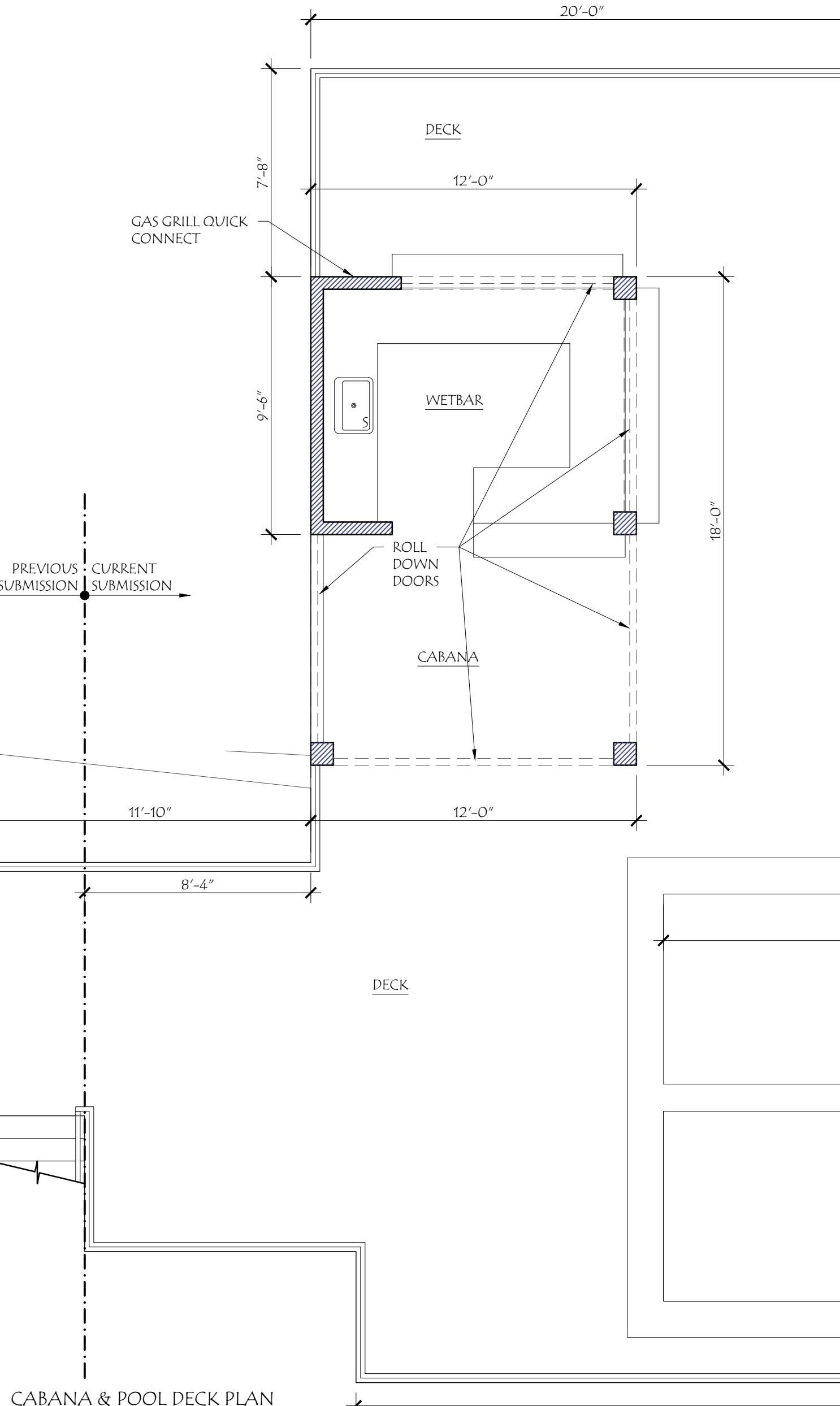
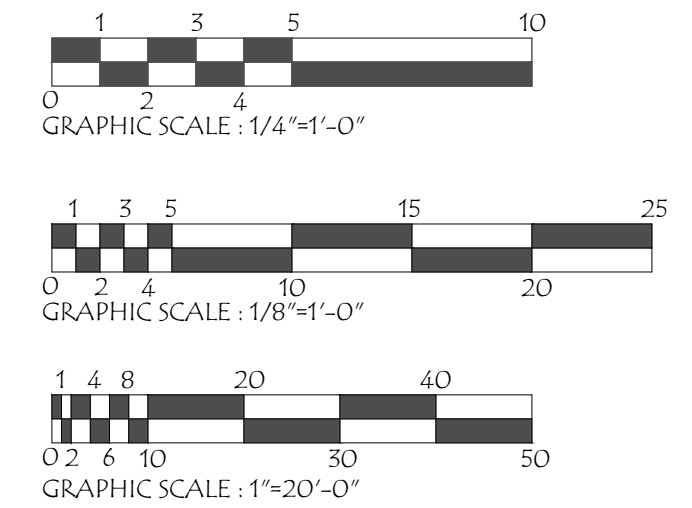
CABANA RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



CABANA REAR ELEVATION
SCALE: 1/4" = 1'-0"
ALL FINISH MATERIALS TO MATCH HOUSE



CABANA LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



CABANA & POOL DECK PLAN
SCALE: 1/4" = 1'-0"



SIDE ELEVATION (FULL)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (FULL)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (FULL)
SCALE: 1/8" = 1'-0"

CHRISTINA AMEY ARCHITECT LLC

Christina L. Amey, AIA, LEED AP
 NJ License # 017898

761 Asbury Avenue, Ocean City, NJ 08226
 3101 Dune Drive, Suite 108, Avalon, NJ 08202
 T 609.920.0235 F 609.920.9257
 www.AmeyArchitect.com

Board Chairman: _____
 Date: _____

Board Engineer: _____
 Date: _____

Board Secretary: _____
 Date: _____

CABANA FOR PETER & TRISH PAGANO

129 N. SURREY AVENUE
 VENTNOR CITY, NJ
 BLOCK: 149 LOT: 8, 9, & 10

SITE PLAN & GENERAL NOTES

DATE: 12/10/2020 DRAWING NUMBER: AZ-1