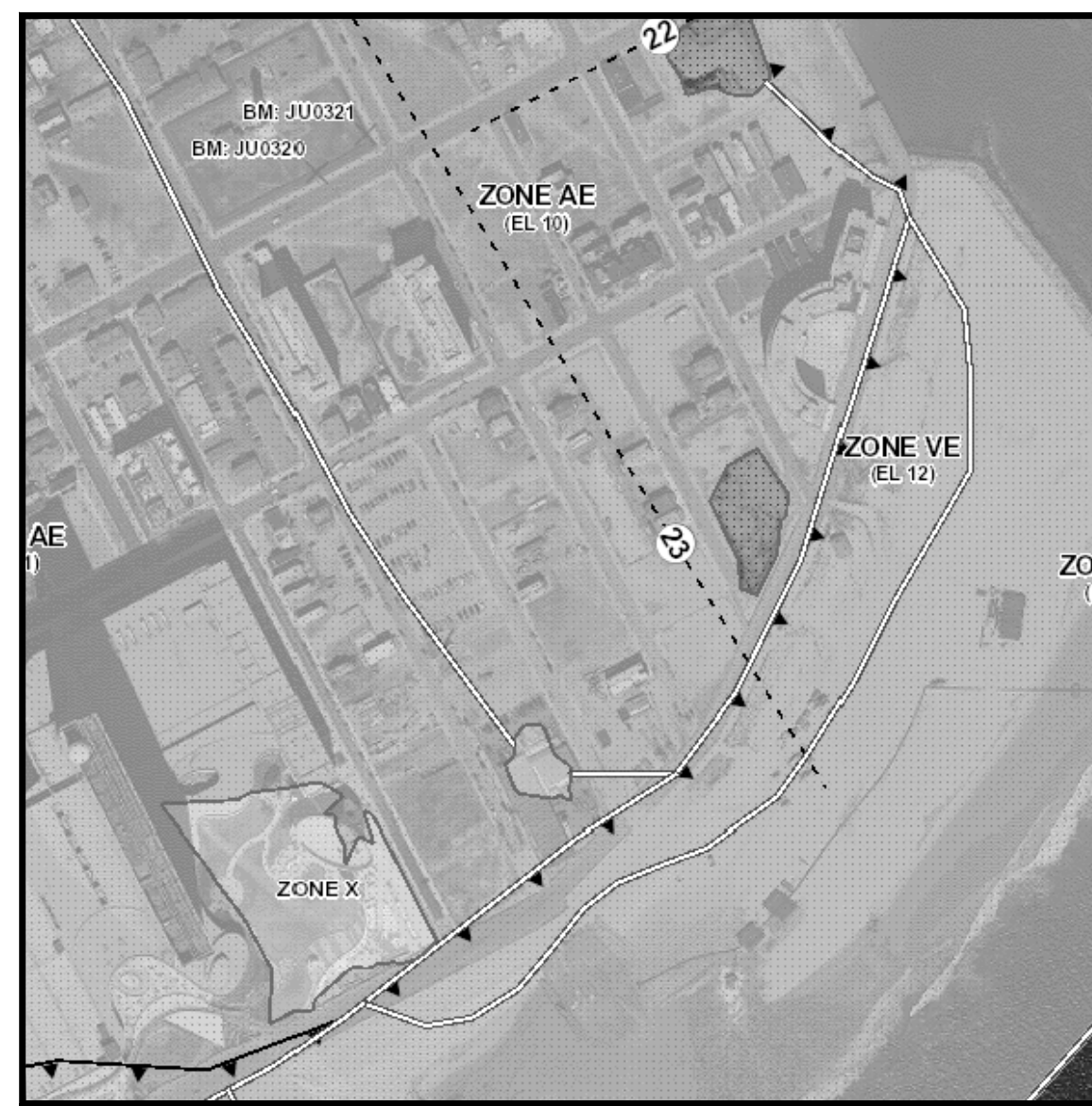
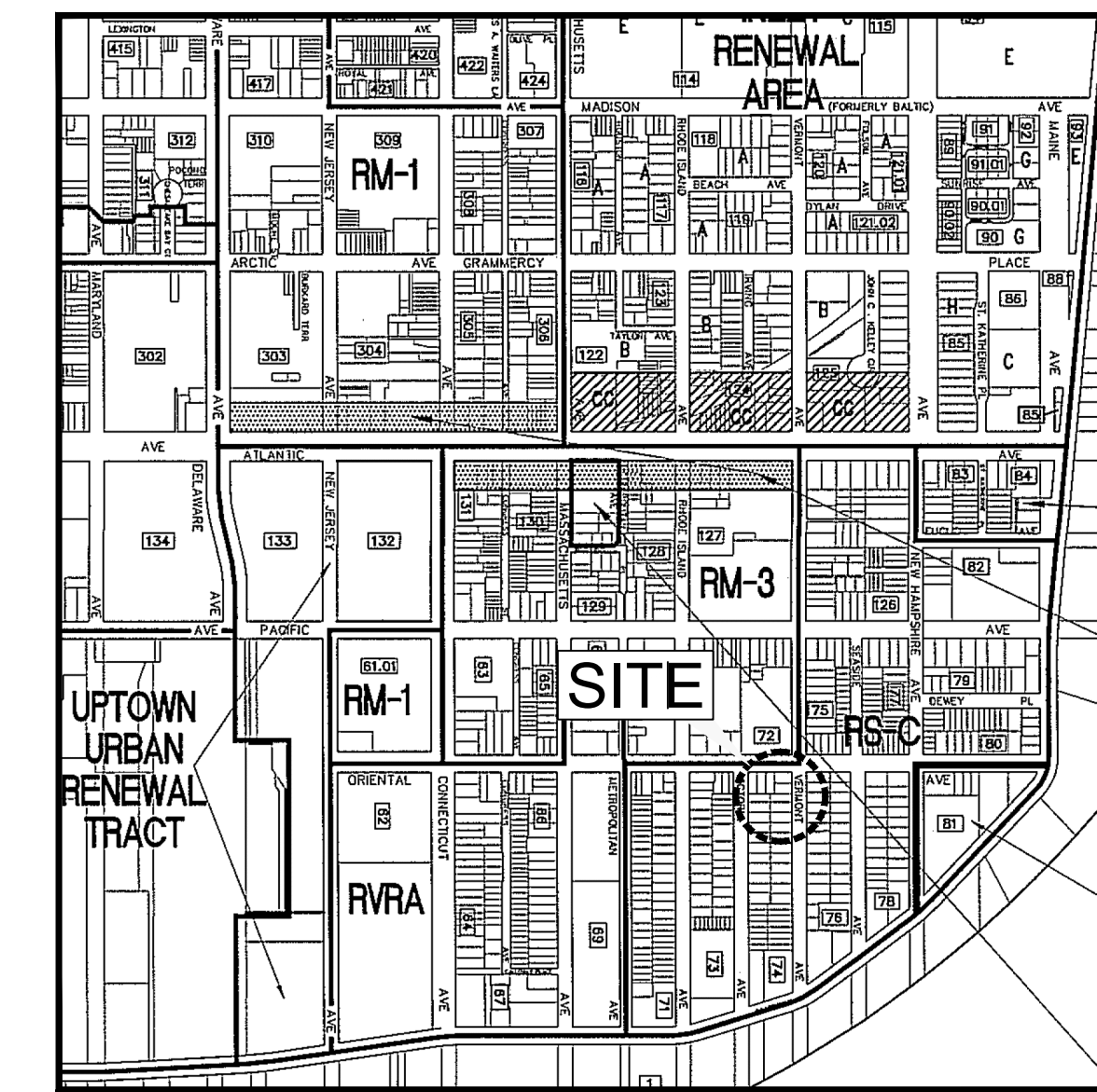




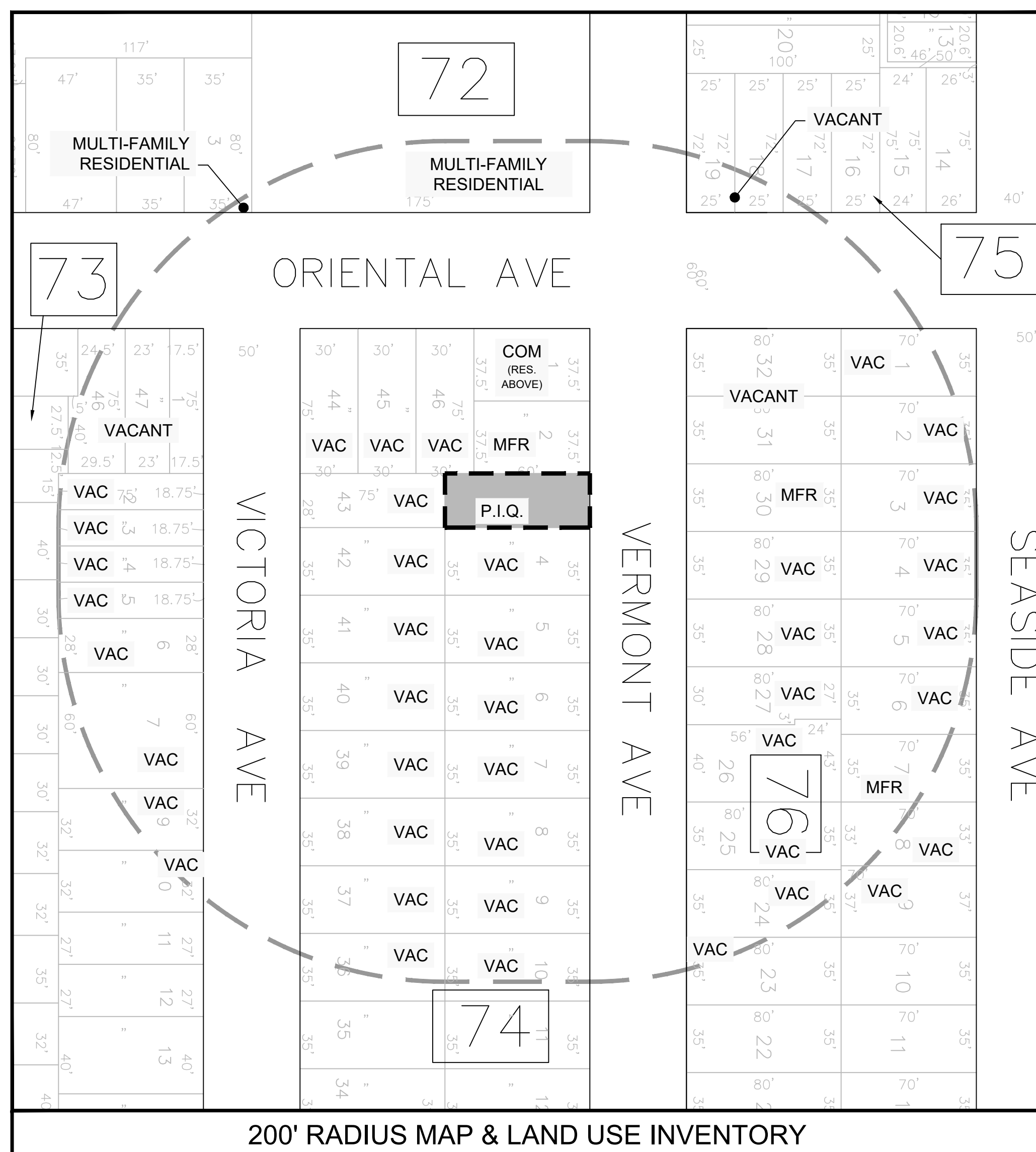
USC & GS QUAD MAP - ATLANTIC CITY



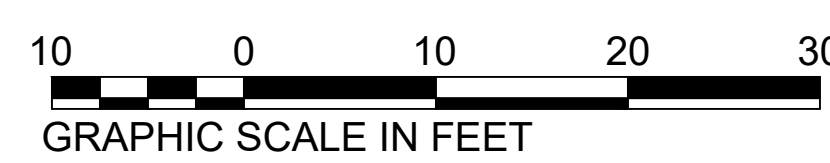
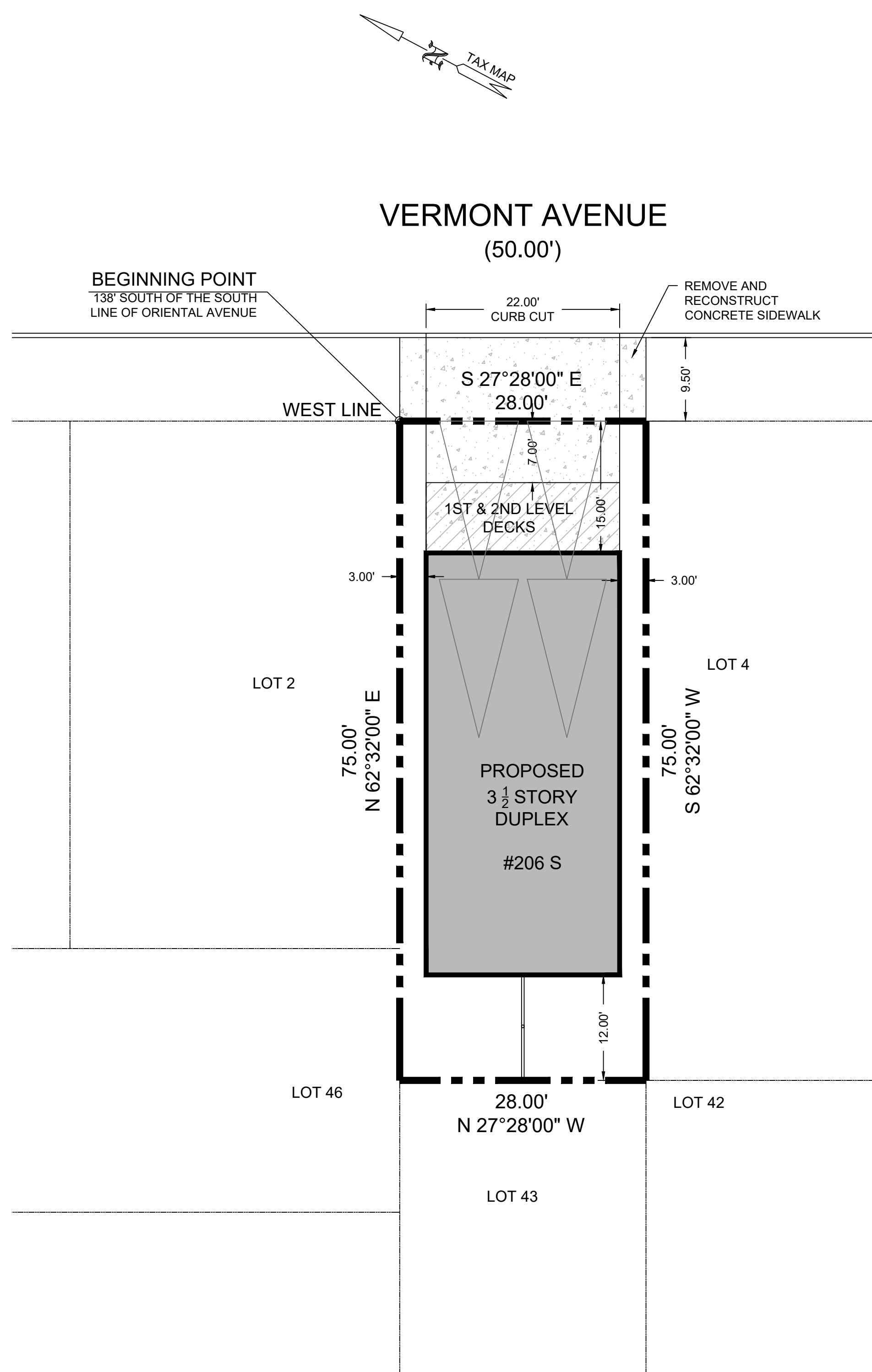
FEMA PRELIMINARY FIRM MAP



ATLANTIC CITY ZONING MAP



200' RADIUS MAP & LAND USE INVENTORY



ZONING SCHEDULE				
ITEM	RSC ZONING DISTRICT	REQUIRED	PROPOSED	STATUS
MAX HEIGHT	PRINCIPAL	385 FT	3 1/2 STY	C
	ACCESSORY	35 FT	N/A	C
LOT REQUIREMENTS	MIN. LOT AREA	30000 SF.	2,100 SF	V
	MIN. LOT DEPTH	N/A	28 FT	V
	MIN. LOT WIDTH	150 FT	28 FT	V
MIN. LOT COVERAGE	PRINCIPLE	40%	50%	C
	ACCESSORY	40%	N/A	C
	AGGREGATE	70%	40%	C
SETBACKS	FRONT YARD	20 FT	7 FT	V
	SIDE YARD	30 FT	3 FT / 3 FT	V
	REAR YARD	30 FT	12 FT	V
PARKING			4 SPACES	C

LEGEND  
C= CONFORMS  
V= VARIANCE

- GENERAL NOTES:**
- APPLICANT: ESTATE OF AC, 9225 NW 15TH STREET, CORAL SPRINGS, FL 33071
  - OWNER: SEAVIEW PROPERTY DEVELOPMENT, LLC, PO BOX 8156, TURNERSVILLE, NJ 08012
  - PROJECT TEAM: ATTORNEY: BRIAN J. CALLAGHAN, ESQ., 2428 ATLANTIC AVENUE, ATLANTIC CITY, NJ 08401 (609) 348-5300; ARCHITECT: MICHAEL W. KOLCHINS, 6021 THIRD STREET, MAYS LANDING, NJ 08330; PLANNER / ENGINEER: ARTHUR W. PONZIO CO. & ASSOC., INC., 400 N DOVER AVENUE, ATLANTIC CITY, NJ 08401
  - PROPERTY INFORMATION: BLOCK 74 LOT 3, 206 S VERMONT AVENUE, ATLANTIC CITY, NEW JERSEY 08401. TOTAL LOT AREA = 2,100 SF (0.05 ACRES). FLOOD ZONE = AE 10 (FEMA PRELIMINARY FIRM). EXISTING USE = VACANT LOT. ZONING= RSC-DISTRICT. ELEVATION REFERENCE = NAVD1988
  - INTENT OF APPLICATION: THE APPLICANT PROPOSES CONSTRUCT A NEW DUPLEX AT THE REQUIRED ELEVATION (BFE 10.0 + 2.0 = 12.0' NAVD88) TO MEET ALL LOCAL, STATE & FEDERAL BASE FLOOD ELEVATION REQUIREMENTS.
  - APPROVALS REQUIRED: CRDA LAND USE

**APPROVALS:**

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

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

BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

TAX COLLECTOR \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: THIS DRAWING IS INTENDED FOR MUNICIPAL APPROVAL PURPOSES ONLY.

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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. 1988-240, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

A.W. 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
01	9/7/16	TAD	ADD LAND USE INVENTORY				
REVISIONS							

**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 PLAN**  
BLOCK 74 LOT 3  
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'  
DATE: 7/21/16

BY: T DASE  
PROJ. NO.: 33156