

- General Notes 123 North Georgia Avenue- Block 338 Lot 9 (rear) Blake Street
- The purpose of this plan is to provide the reader adequate knowledge to assess this proposal to rebuild a Two Story within the existing footprint of a former two story frame dwelling. The dwelling was demolished, and a new concrete footing, and foundation wall constructed, in the same location (a lesser encroachment). The former dwelling is asserted to be 14'-6" by 49 Feet. - 2 inches. Dwelling was demolished prior to April The proposed new first floor may slightly exceed the local ordinance of being 84 inches above grade. The site is currently 100 percent impervious.
 - All municipal services are present in either Georgia Avenue or Blake Street, including curbs, gutters, and sidewalks on Georgia Avenue and bituminous travelled way on Blake Street.
 - Any work within the municipal right of way shall be at the direction of the City Engineer
 - No construction is proposed within the municipal right of way of Blake Street
 - Property is in Zone R-3 Residential, and a Zoning Chart has been provided indicating all non-conformance items relative to said Zone.
 - Building affecting development of this lot have been located by actual survey and shown hereon. A waiver from strict compliance of showing building outlines within 200 Feet is requested along with a waiver from showing treed areas and natural features is requested. A neighborhood aerial view has been provided (birds eye view)
 - A waiver from the strict compliance of location of utilities servicing the site is requested. Water, sewer, gas, electric, phone and cable is available in ether Georgia Avenue or Blake Street.
 - Proposed elevations are relative to NAVD. 1988 DATUM.
 - Property is in Flood Zone A-8 Elevation 10 (N.G.V.D.)
 - All new construction shall conform with FEMA regulations.

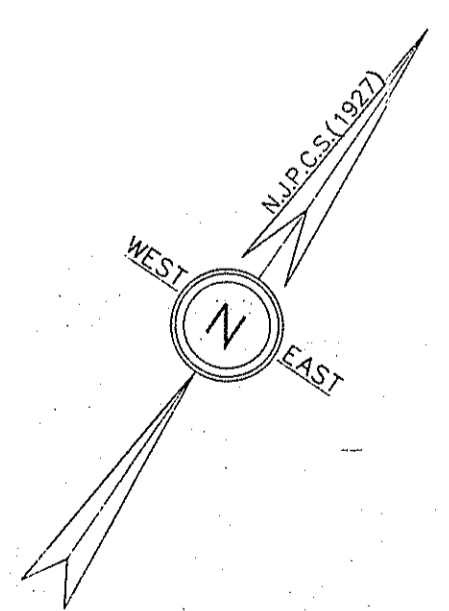
The Schedule of Bulk Requirements for the R-3 Residential District is as follows: [Amended 12-19-2007 by Ord. No. 25-2007]

R-3 Schedule Of Bulk Requirements

Use	Requirement	Existing	Proposed	Status	
One-Family Dwellings	Minimum lot area (square feet)	3,600	1224	1224	ENC
	Minimum lot frontage (feet)	40	18	18	ENC
	Minimum lot depth (feet)	90	68	68	ENC
Principal Building Yard Requirements	Minimum front yard setback (feet)	20	12.45	12.45	ENC
	Minimum rear yard setback (feet)	20	13.38	10.40	V**
	One side yard setback (feet)	7	1.08	1.08	ENC
	Second side yard setback (feet)	3	0.77	0.77	ENC
	Maximum building height (feet)	35	<35	<35	C
	Maximum building coverage	40%	59%	59%	V**
Accessory Building Yard Requirements (NOT APPLICABLE)	Maximum site coverage	60%	59%	65%	ENC

ENC DENOTES EXISTING NON CONFORMANCE
 C DENOTES COMPLIANCE
 V DENOTES VARIANCE SOUGHT

NOTE: EXISTING NON CONFORMANCE IN THE TABLE ABOVE, NOT INCREASED BY THIS PLAN ARE NOT NOTED AS VARIANCE SOUGHT.



SURVEYORS CERTIFICATION
 I hereby certify that the Survey shown is a true and accurate representation of the found by actual field survey made under my immediate supervision, as of the earliest date shown, unless noted otherwise.

Robert J. Catalano
 Robert J. Catalano Licensed Land Surveyor No. 18612 Professional Planner No. 1600

LAND TITLE SURVEY ZONING PLAN
 AT 123 NORTH GEORGIA AVENUE BLOCK 338 LOT 9 ATLANTIC CITY - ATLANTIC COUNTY- NEW JERSEY
 ROBERT J. CATALANO AND ASSOCIATES P.A.
 SURVEYORS AND PLANNERS
 12 SOUTH VIRGINIA AVENUE- ATLANTIC CITY, N.J. 08401
 PHONE (809) 345-1887. FAX (809) 345-3511

Robert J. Catalano
 Robert J. Catalano Professional Land Surveyor No. 18612 Professional Planner NJ 1600 DATE 7/1/2016 WO 15287