



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	1750	1750	ENC
	Minimum lot frontage (feet)	40	25	25	ENC
	Minimum lot depth (feet)	90	70	70	ENC
Principal Building Yard Requirements	Minimum front yard setback (feet)	20	12.85	6.16	V**
	Minimum rear yard setback (feet)	20	17.00	8.00	V**
	One side yard setback (feet)	7	19.82	10.82	C
	Second side yard setback (feet)	3	0	0	ENC
	Maximum building height (feet)	35	<35	<35	C
	Maximum site coverage	60%	74%	74%	ENC
Accessory Building Yard Requirements (NOT APPLICABLE)	Maximum site coverage	60%	100%	100%	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.

**General Notes**

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 either 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.

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.

*[Signature]* LS18612

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

REVISED SEPTEMBER 13, 2016

**LAND TITLE SURVEY  
ZONING PLAN**

AT 119 NORTH GEORGIA AVENUE (REAR) BLOCK 338 LOT 13  
 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 (609) 345-1887 FAX (609) 345-3511

*[Signature]* LS18612

Robert J. Catalano Professional Land Surveyor No. 18612  
 Professional Planner NJ 1600 DATE JULY 4, 2016 WO 16092