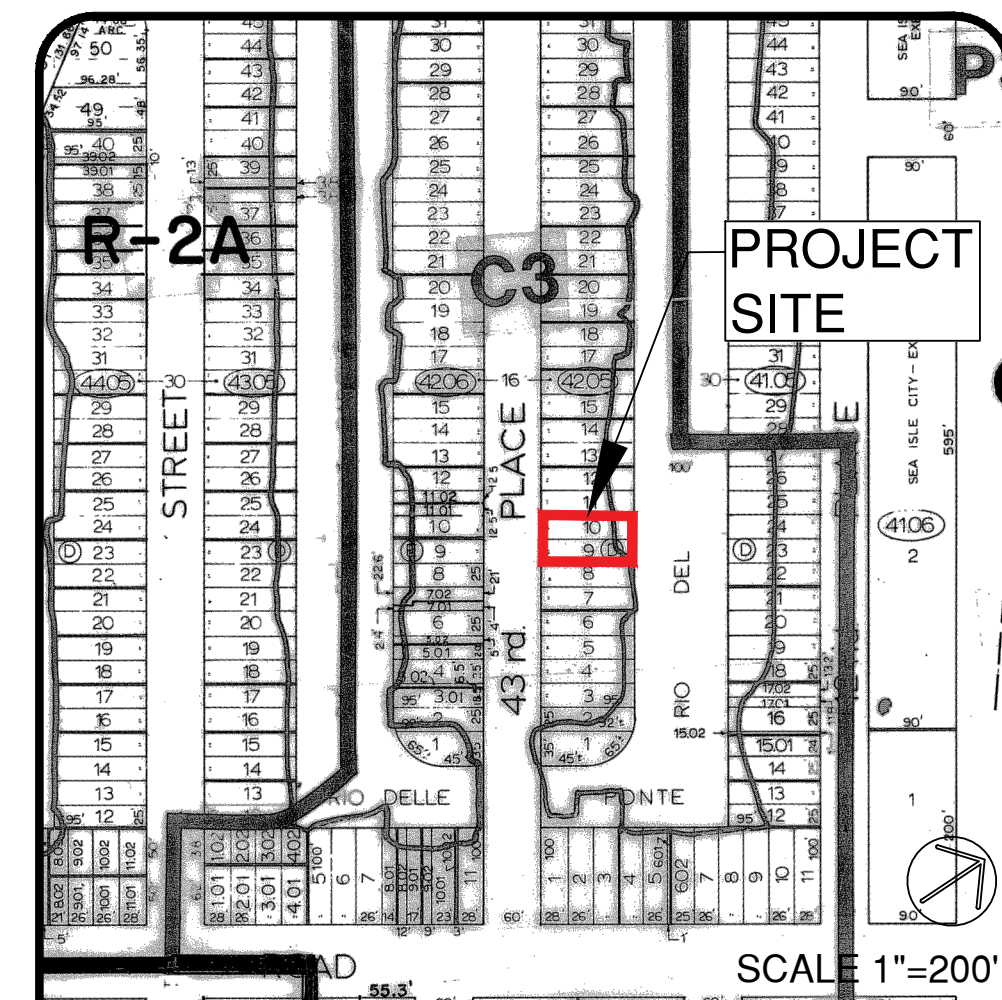
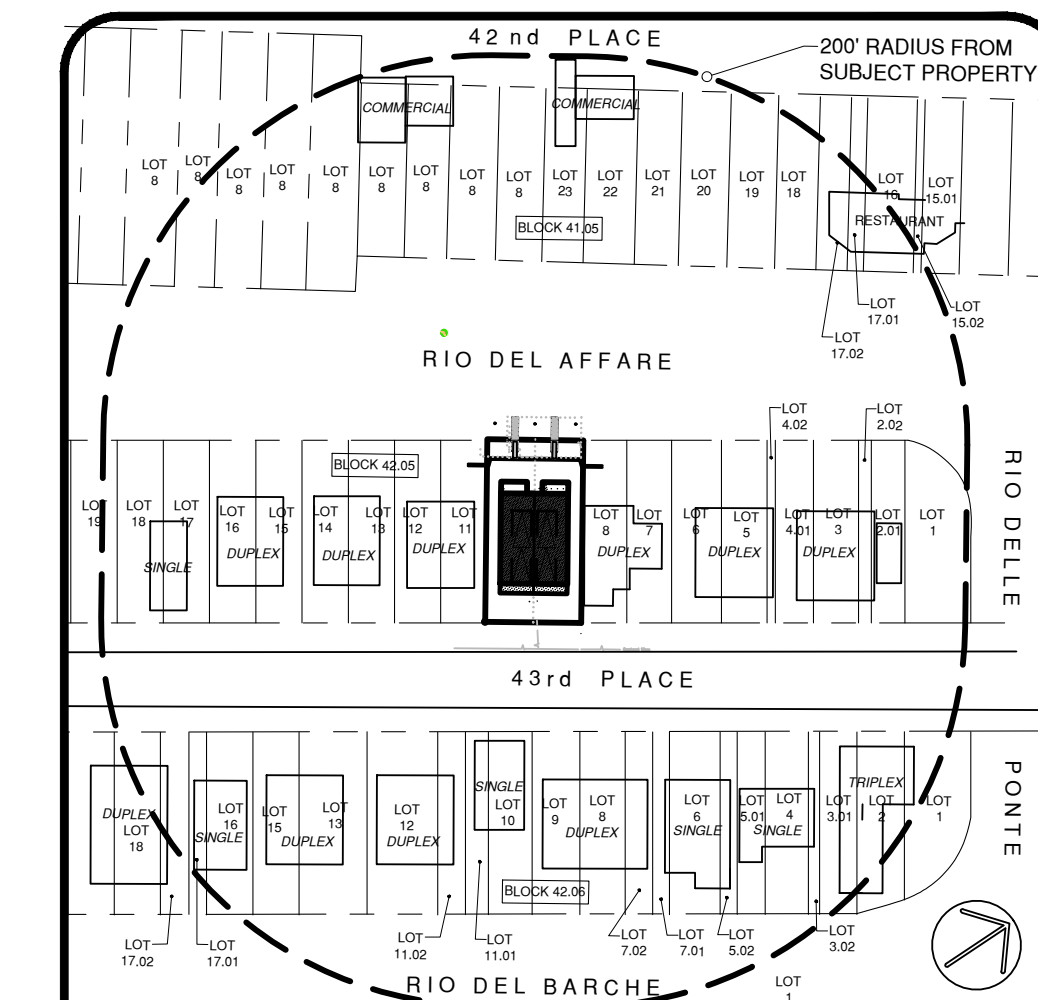


SEA ISLE CITY TAX MAP PLATE #7

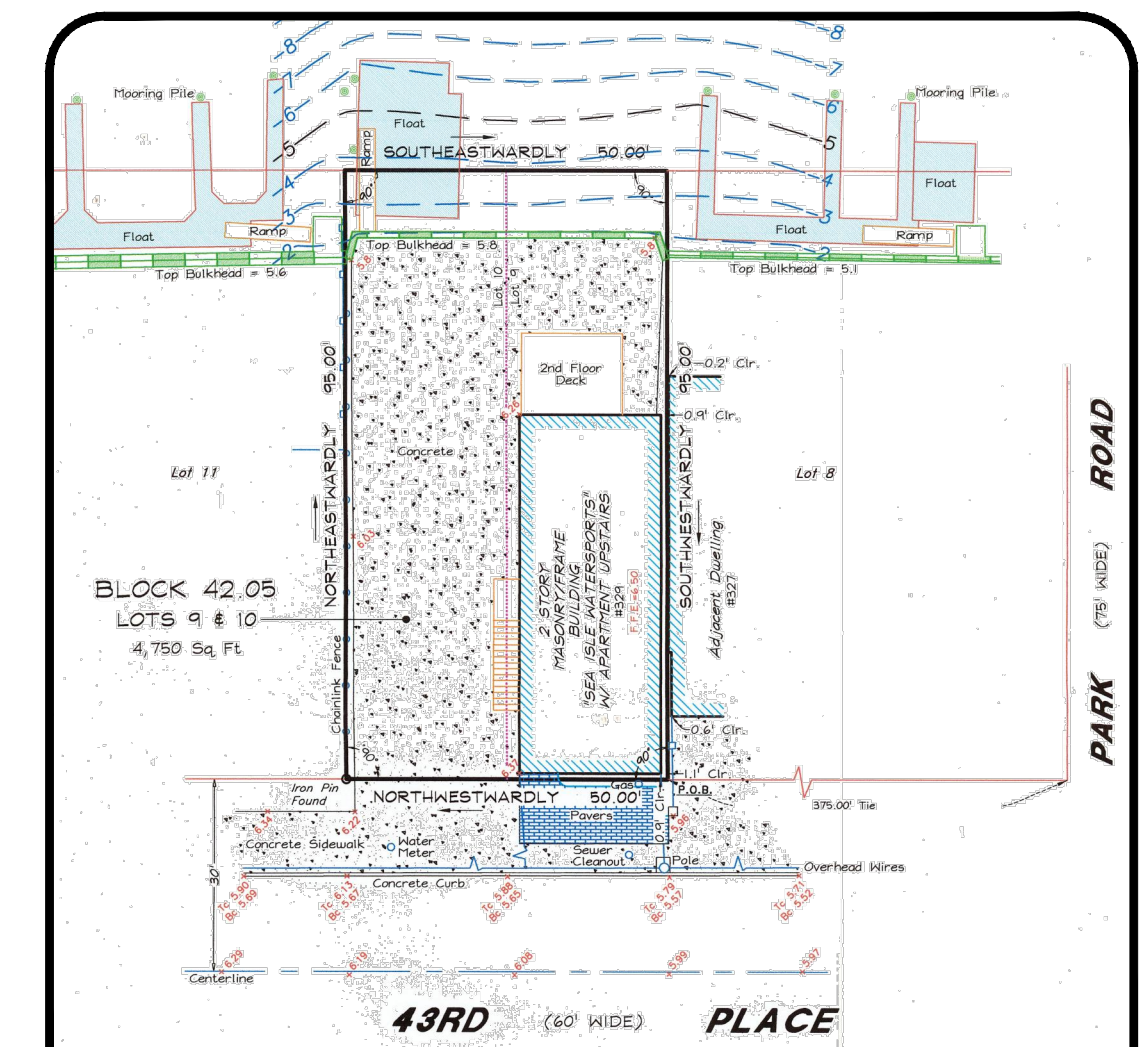


SEA ISLE CITY ZONING MAP C3 - MARINA COMMERCIAL DISTRICT

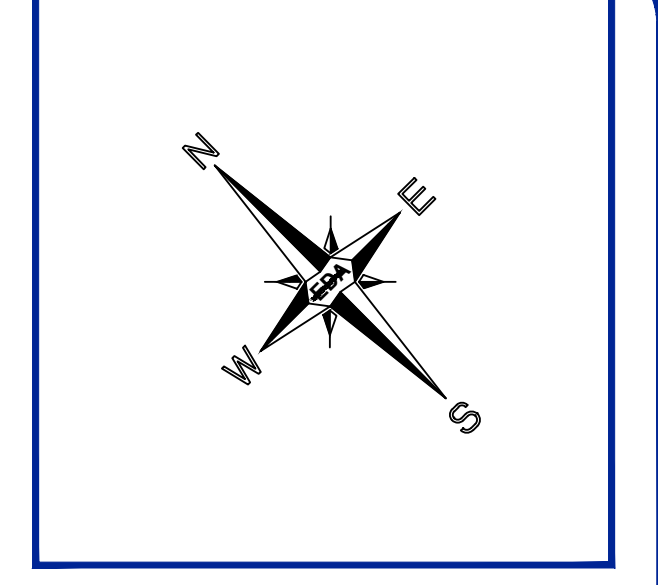


200' NEIGHBORHOOD MAP SCALE 1"=100'

- GENERAL NOTES**
- Owner/Applicant: DiPalantino Contractors  
114 Stagecoach Road  
Cape May Court House, New Jersey 08210  
c/o Mike DiPalantino
  - The property is known as Block 42.05, Lots 9 & 10 as shown on the Sea Isle City Tax Map, Plate #7.
  - The property is 4,750 SF, located in the C3-Marine Commercial Zoning District. It contains a commercial building with second floor apartment.
  - Survey information was taken from "Topographic Survey situate in Block 42.05, Lots 9 & 10, City of Sea Isle City, Cape May County, NJ," prepared by Stephen C. Martiniello, N.J.P.L.S., 1217 S. Shore Road, Palermo, NJ. The survey is dated September 20, 2009, revised through May 8, 2013. Elevations are in feet and refer to NGVD 1929.
  - It is the intent of the applicant to demolish the existing building and construct a 2-unit residential building. Each unit will have two garage parking spaces.
  - The existing docks will be reconfigured to provide four boat slips.
  - The purpose of this application is to receive a Use Variance from the Zoning Board as duplexes are not a permitted use in the C-3 district. The applicant has submitted an application with the New Jersey Department of Environmental Protection for the construction of the docks. Application is pending.
  - Storage below the LDFE of 12.0 (NAVD 1988) is not permitted.
  - VARIANCES REQUESTED:**
    - \$26-54: A use variance is requested to permit the two-family residential duplex dwelling in the C-3 Marine Commercial / Industrial District, where residential use is not permitted without a non-residential component.
- The zoning schedules have been provided for the C-3 Marine Commercial / Industrial District, as well as R2A Two-Family Residential District to compare appropriate uses and bulk regulations. Any additional variances that the Board deems necessary are also requested.



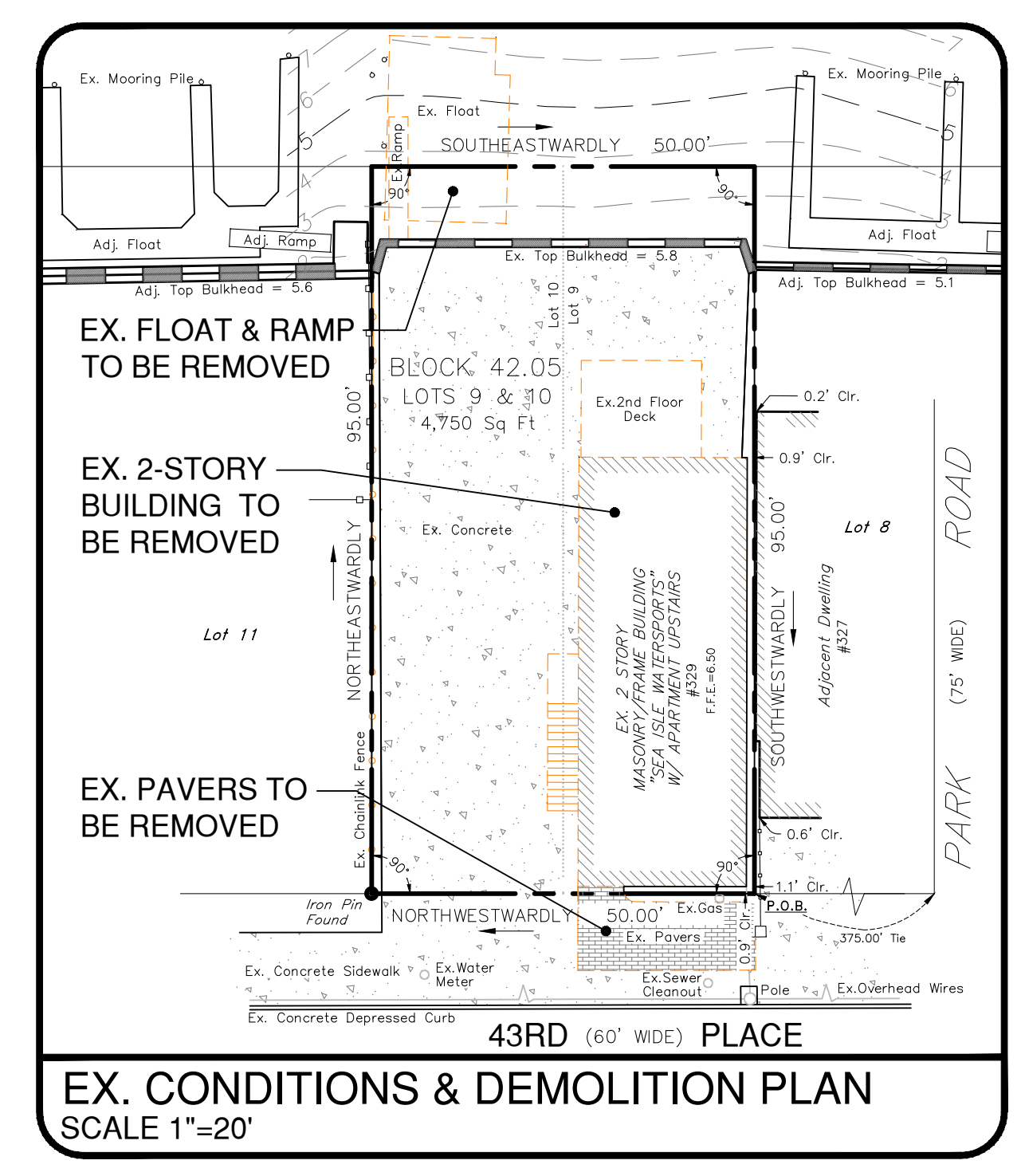
SURVEY ELEVATIONS IN NGVD29 DATUM SCALE 1"=30'



**EDDA** Engineering Design Associates, P.A.  
Environmental Planners, Landscape Architects  
CAMBRIDGE PROFESSIONAL OFFICES  
5 Cambridge Drive Ocean View, New Jersey 08250  
www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION: 24G42970300  
**VARIANCE PLAN**  
BLOCK 42.05, LOTS 9 & 10  
SEA ISLE CITY  
CAPE MAY COUNTY, NEW JERSEY

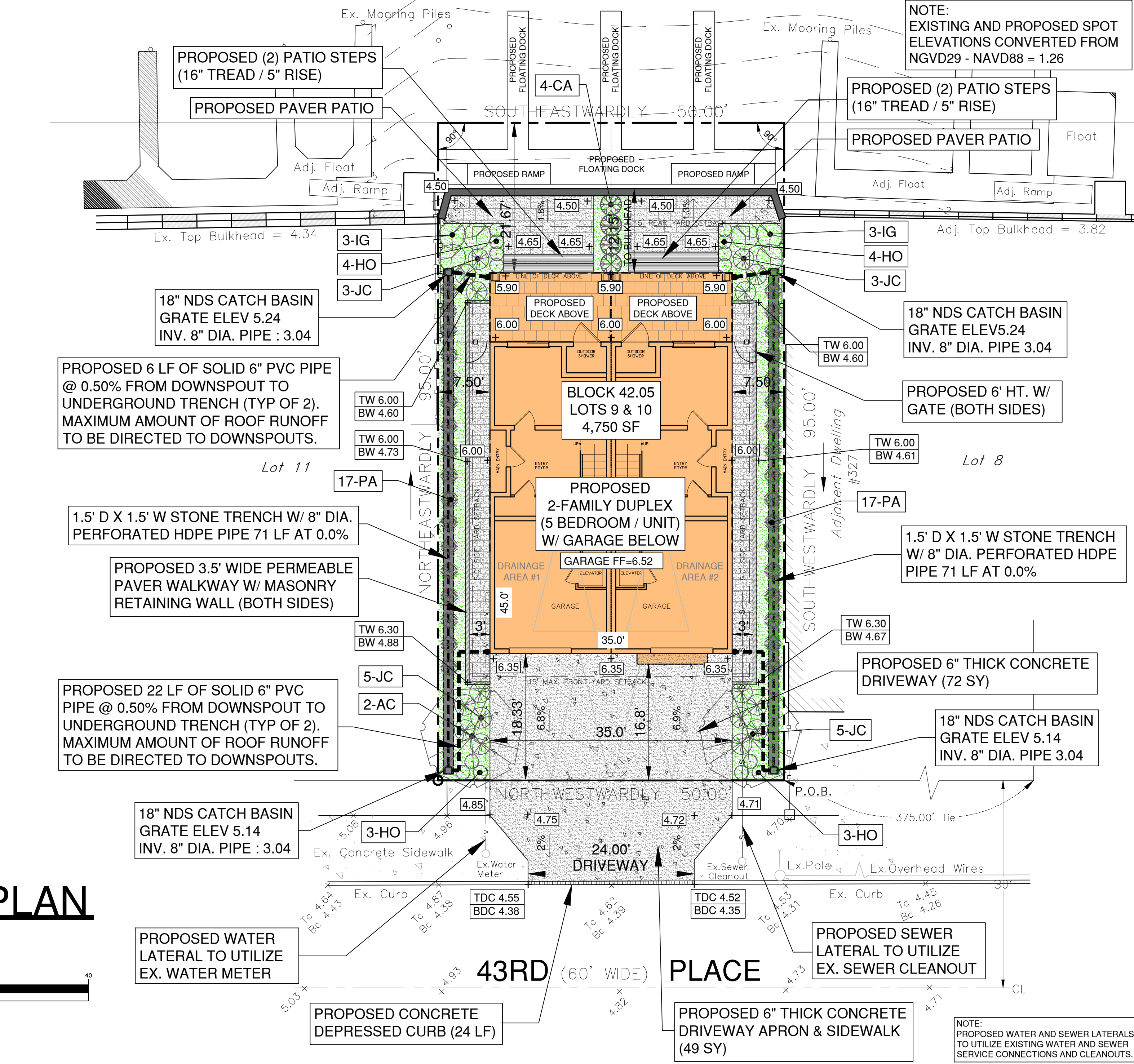
**200' PROPERTY OWNERS LIST**

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS	APPLICABLE DISTRICT	REMARKS
11-001	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-002	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-003	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-004	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-005	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-006	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-007	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-008	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-009	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-010	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-011	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-012	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-013	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-014	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-015	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-016	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-017	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-018	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-019	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-020	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-021	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-022	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-023	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-024	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-025	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-026	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-027	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-028	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-029	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-030	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-031	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-032	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-033	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-034	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-035	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-036	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-037	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-038	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-039	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-040	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-041	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-042	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-043	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-044	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-045	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-046	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-047	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-048	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-049	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	
11-050	324 43RD PL	6A	ANDREWS, ROBERT B 1510 WOODBURN RD WOODBURN, NJ	6A	



**R2A - Two Family Residential District - Bay Area**

Requirement	R2A Required	Existing	Proposed	Variance
Lot Area	4,750 SF	4,750 SF	4,750 SF	No
Lot Width	50'	50'	50'	No
Lot Depth	95'	95'	95'	No
Front Yard Setback	15'	0.9'	16.8'	No
Side Yard Setback	5' Min. / 15' Total	0.9' / 22.9'	7.5' / 15.0'	No
Rear Yard Setback	20'	25.3'	21.67'	No
Floor Area Ratio	0.8	N/A	0.96	Yes
Building Height	31' (above AE 9+3)	N/A	37'	Yes
Building Coverage	35%	35.3%	33.48%	No
Lot Coverage	70%	100%	69.71%	No
Dwelling (1,590.67 SF)				
Concrete Drive (626 SF)				
Uncovered Decks (350 SF)				
Permeable Pavers (744.52 SF)				
Parking Requirement	3 spaces/unit (per RSIS)	N/A	3 spaces/unit	No



**C3 - Marine Commercial/Industrial District**

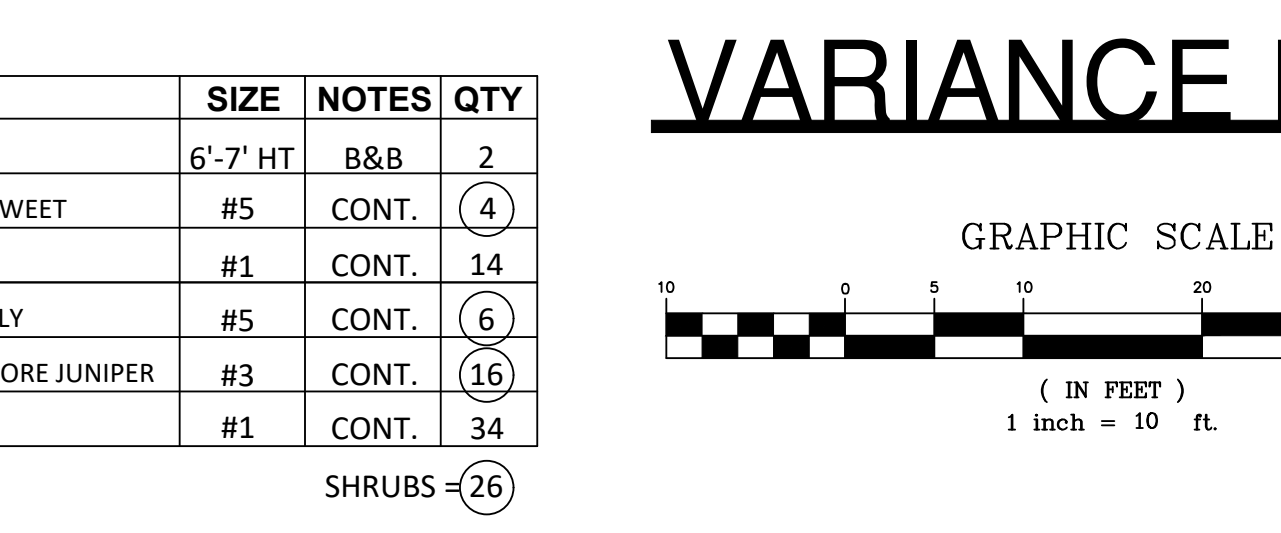
Requirement	C-3 Required	Existing	Proposed	Variance
Lot Area	4,750 SF	4,750 SF	4,750 SF	No
Lot Frontage	50'	50'	50'	No
Lot Depth	95'	95'	95'	No
Front Yard Setback	0' min. / 5' max.	0.9'	16.8'	Yes
Side Yard Setback	0' min. / 15' max.	0.9' / 22.9'	7.5' / 15.0'	No
Rear Yard Setback	5'	25.3'	21.67'	No
Building Height	39' (above AE 9+3)	N/A	37'	No
Building Coverage	95%	35.3%	33.48%	No
Lot Coverage	n/a	100%	69.70%	n/a
Parking Requirement	3 spaces/unit (per RSIS)	N/A	3 spaces/unit	No

**ZONING SCHEDULE FOR C3 ZONING DISTRICT**

**PLANTING LEGEND**

ABRV	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY
AC	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	6'-7' HT	B&B	2
CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	#5	CONT.	4
HO	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1	CONT.	14
IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKERRY HOLLY	#5	CONT.	6
JC	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JAPANESE SHORE JUNIPER	#3	CONT.	16
PA	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1	CONT.	34

SHRUBS = 26



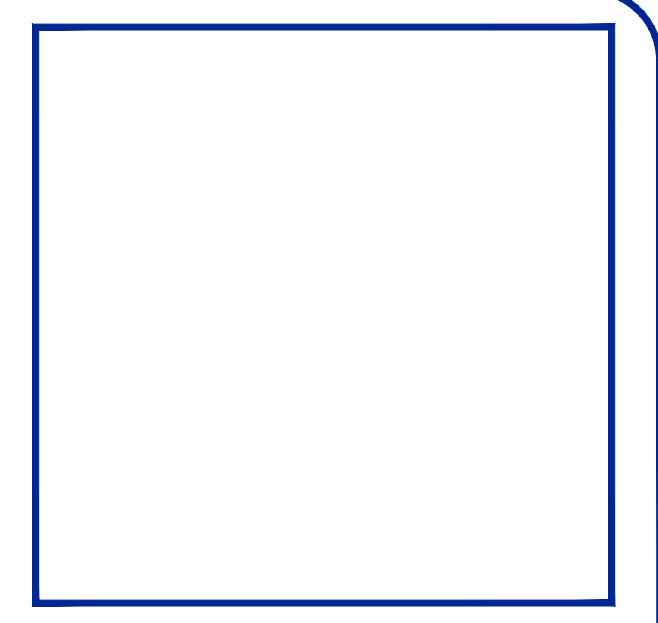
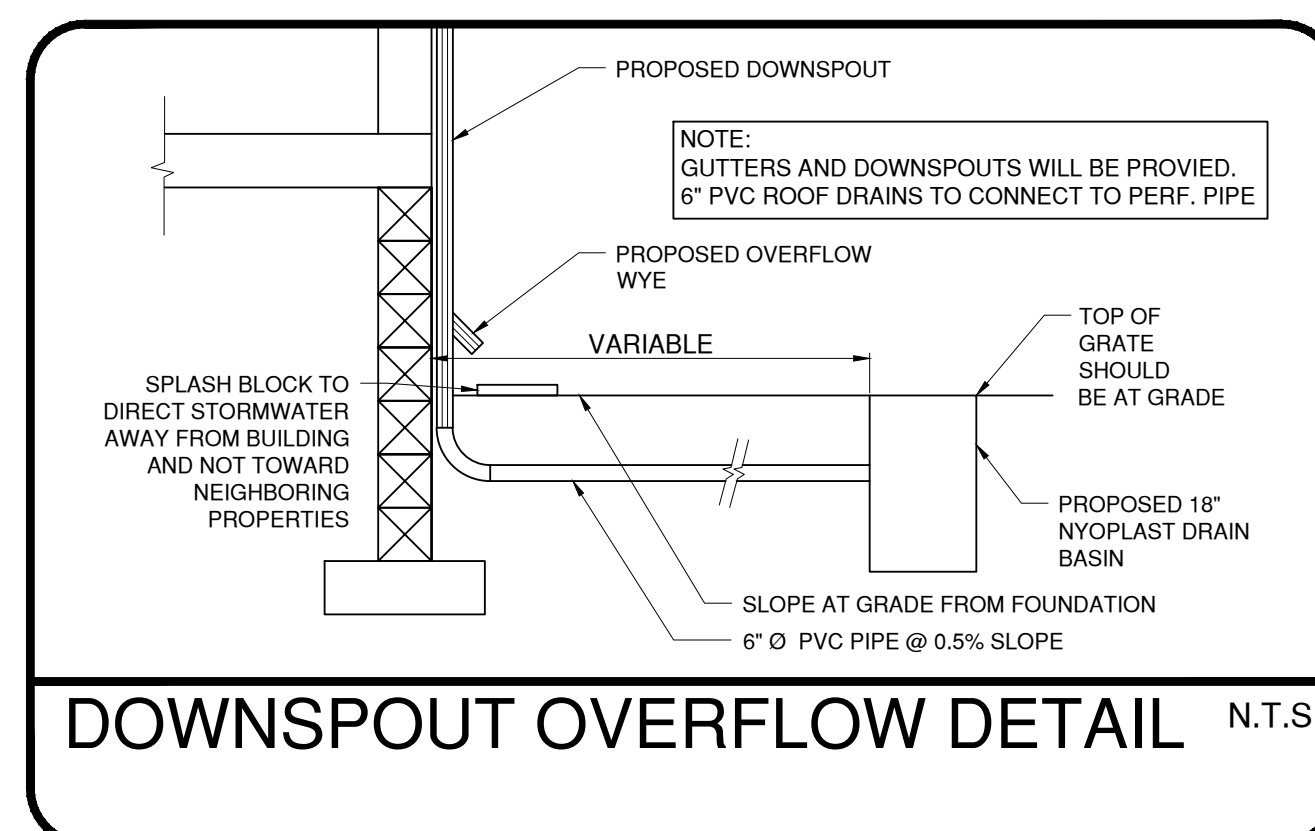
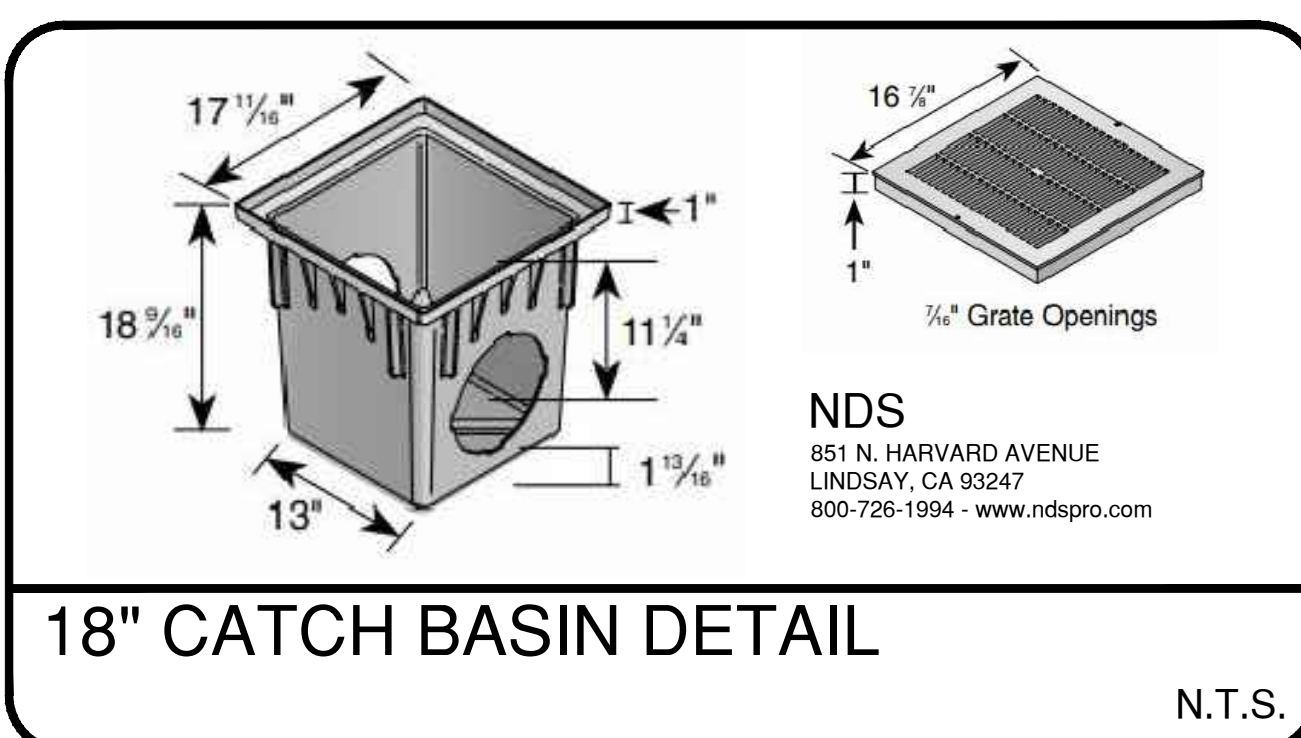
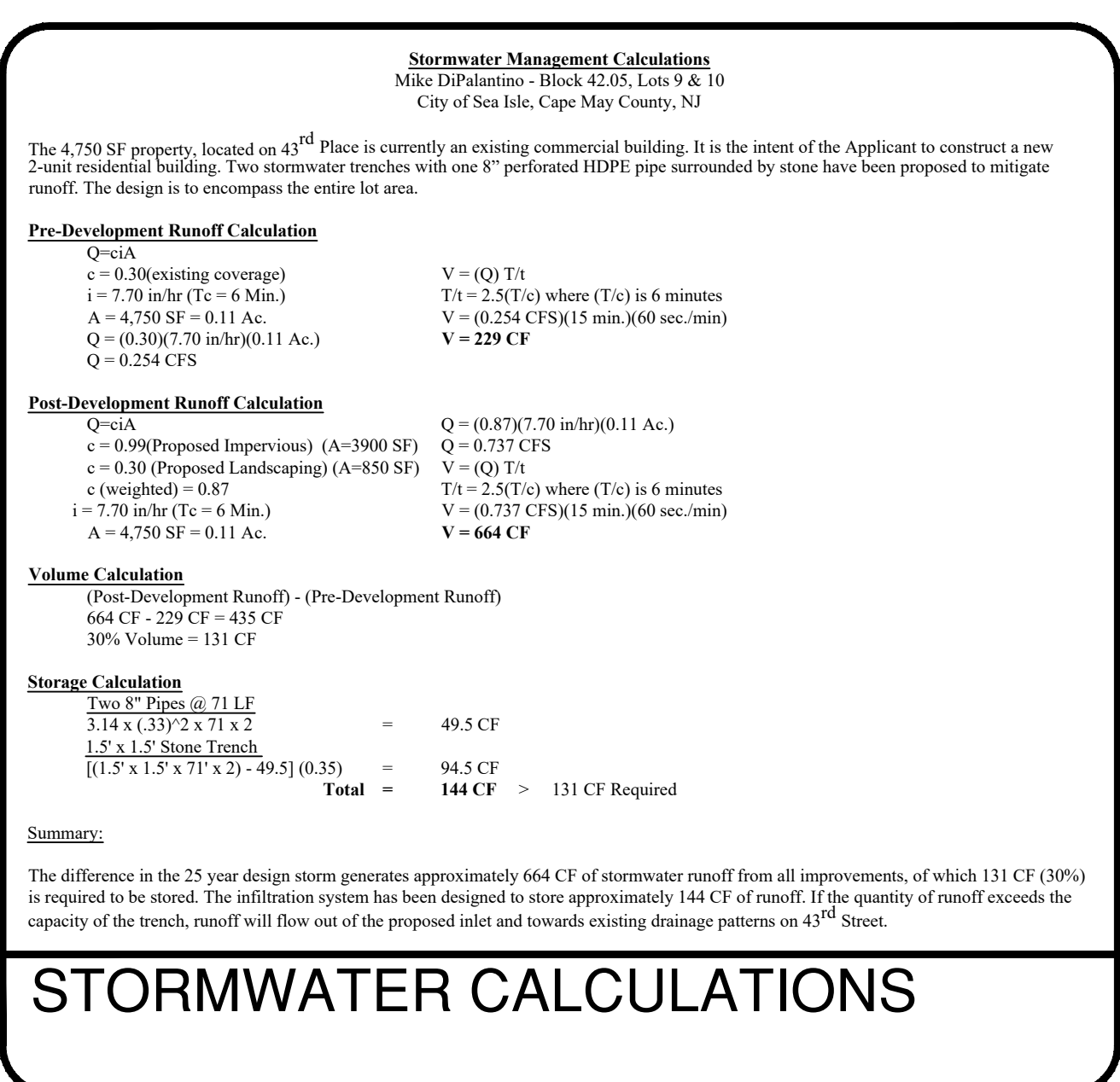
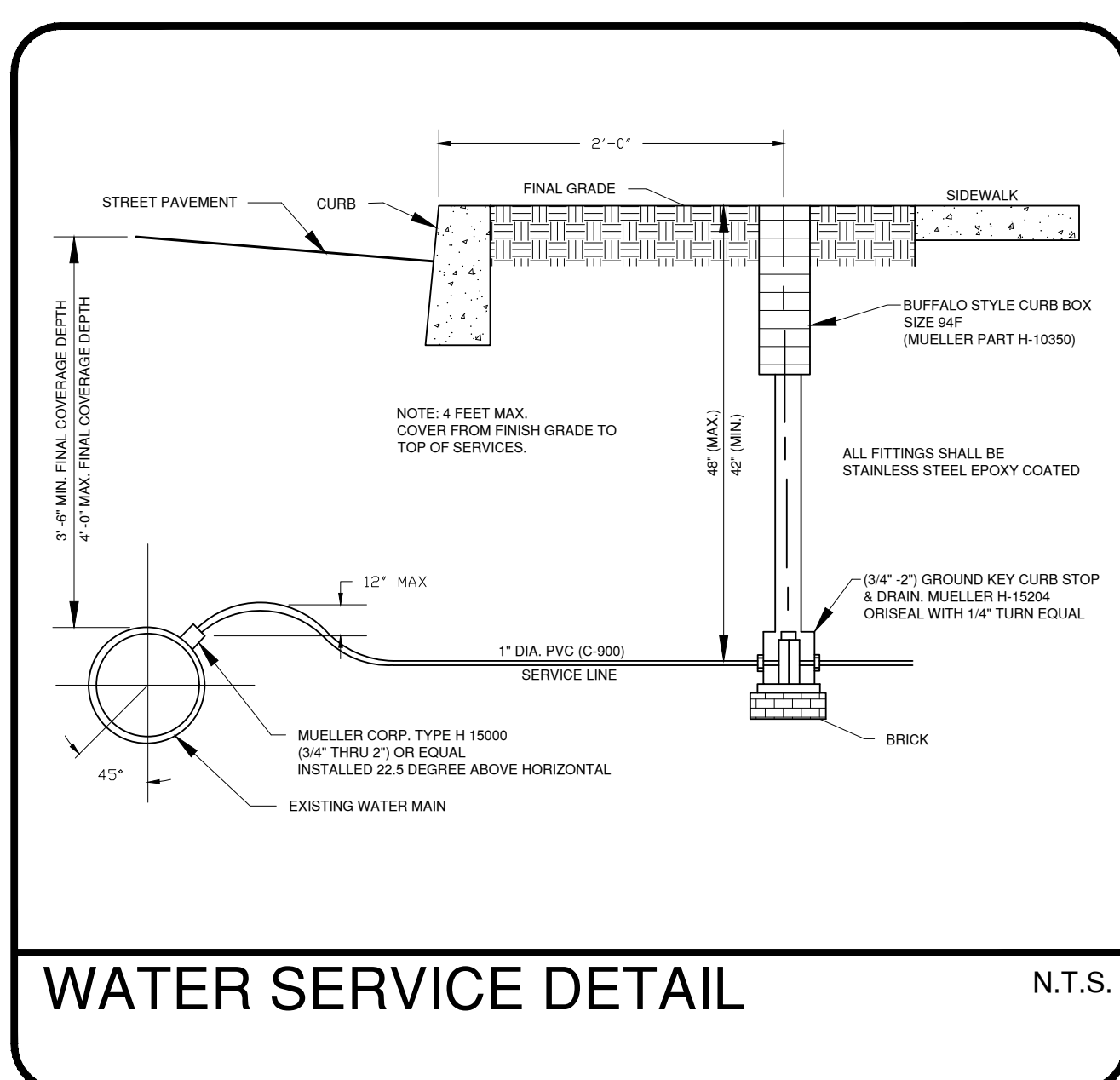
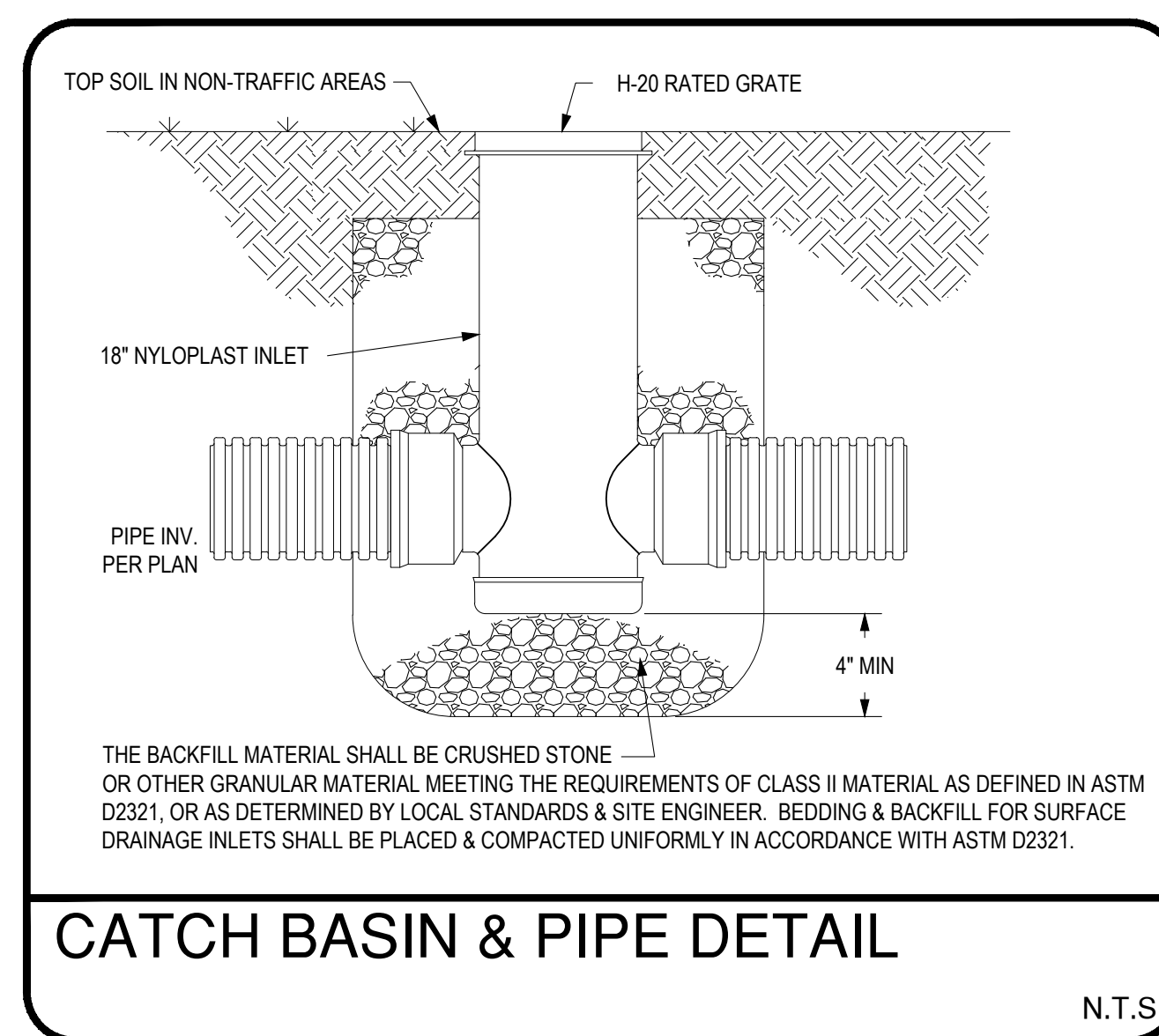
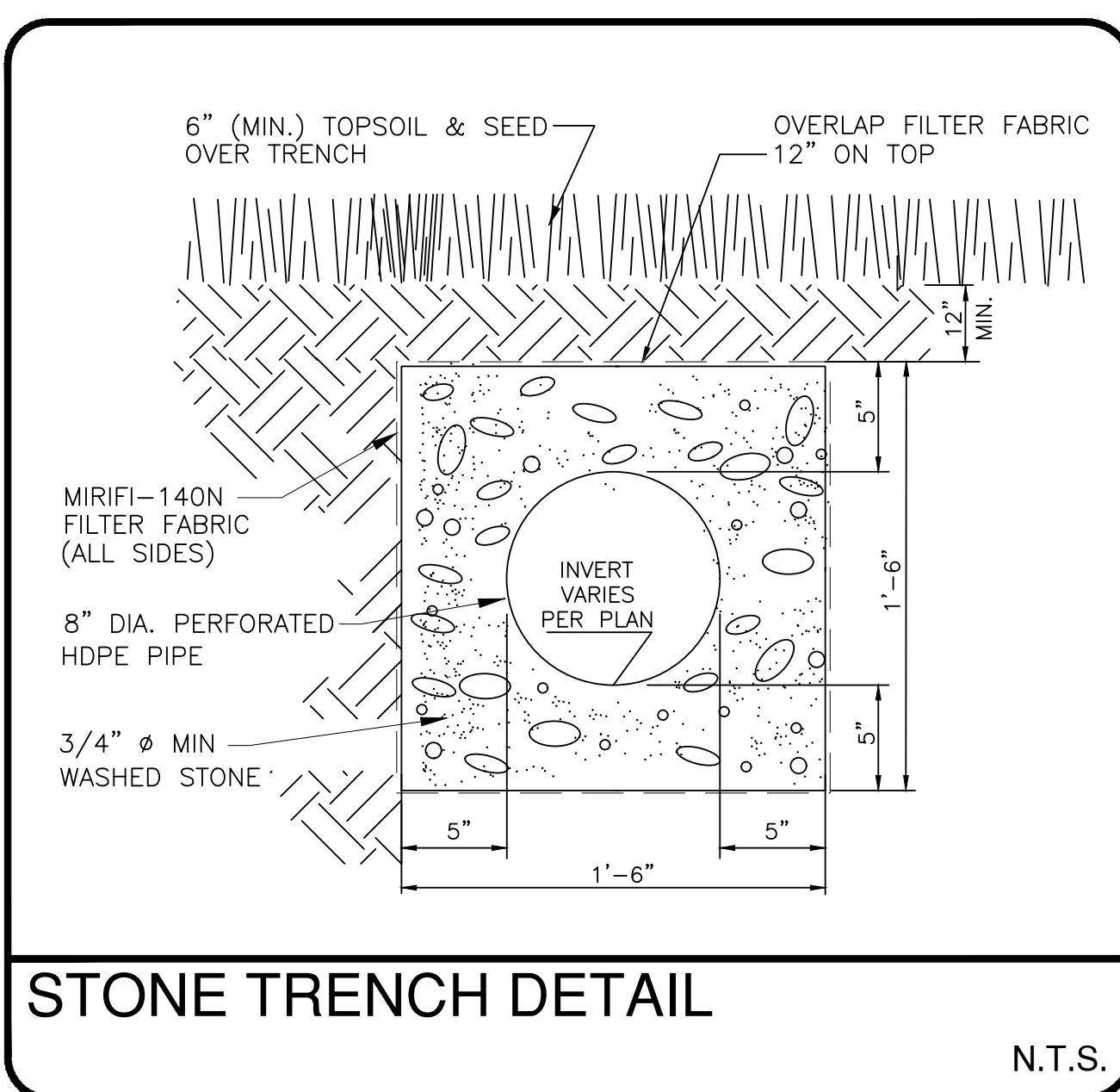
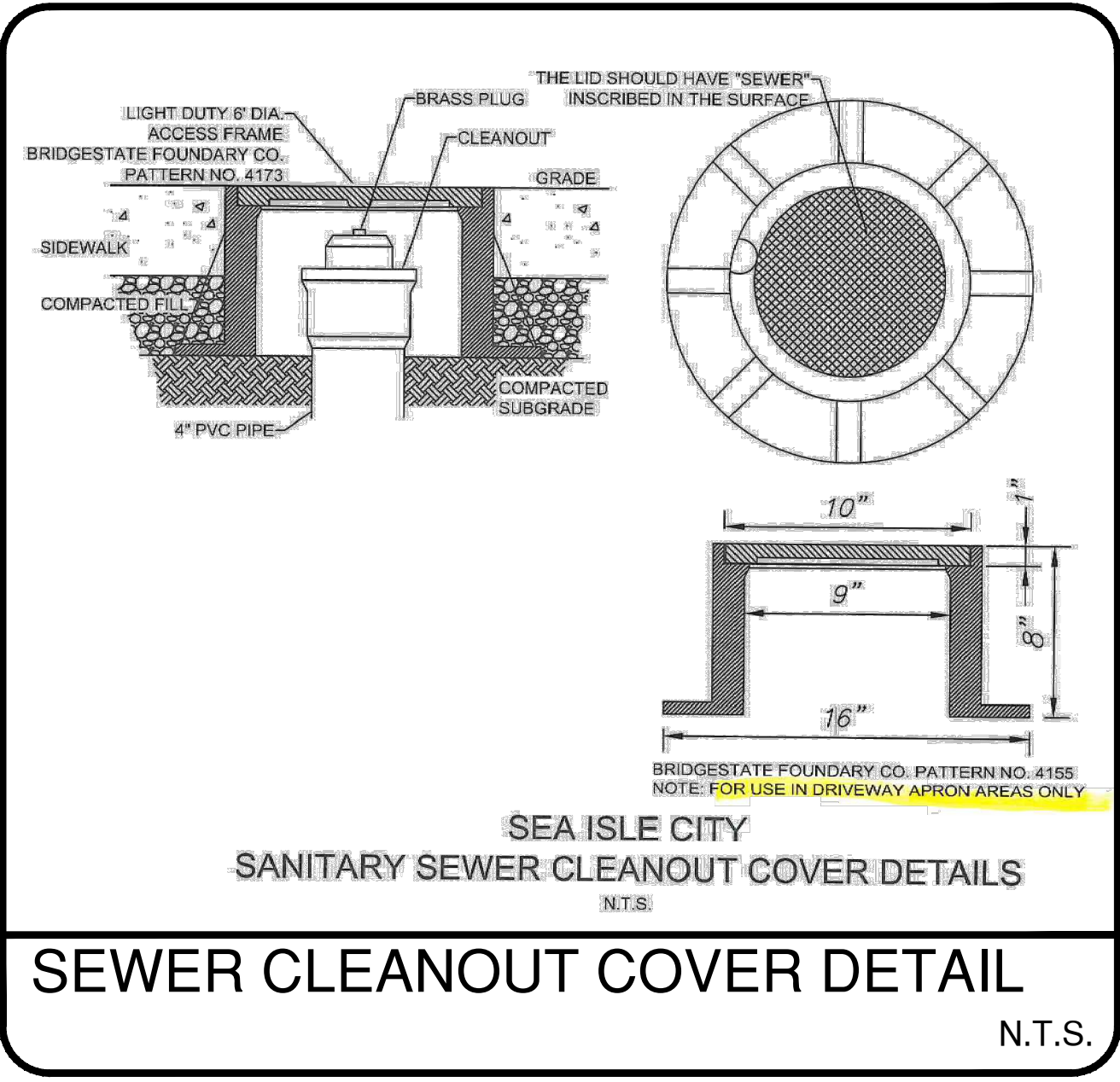
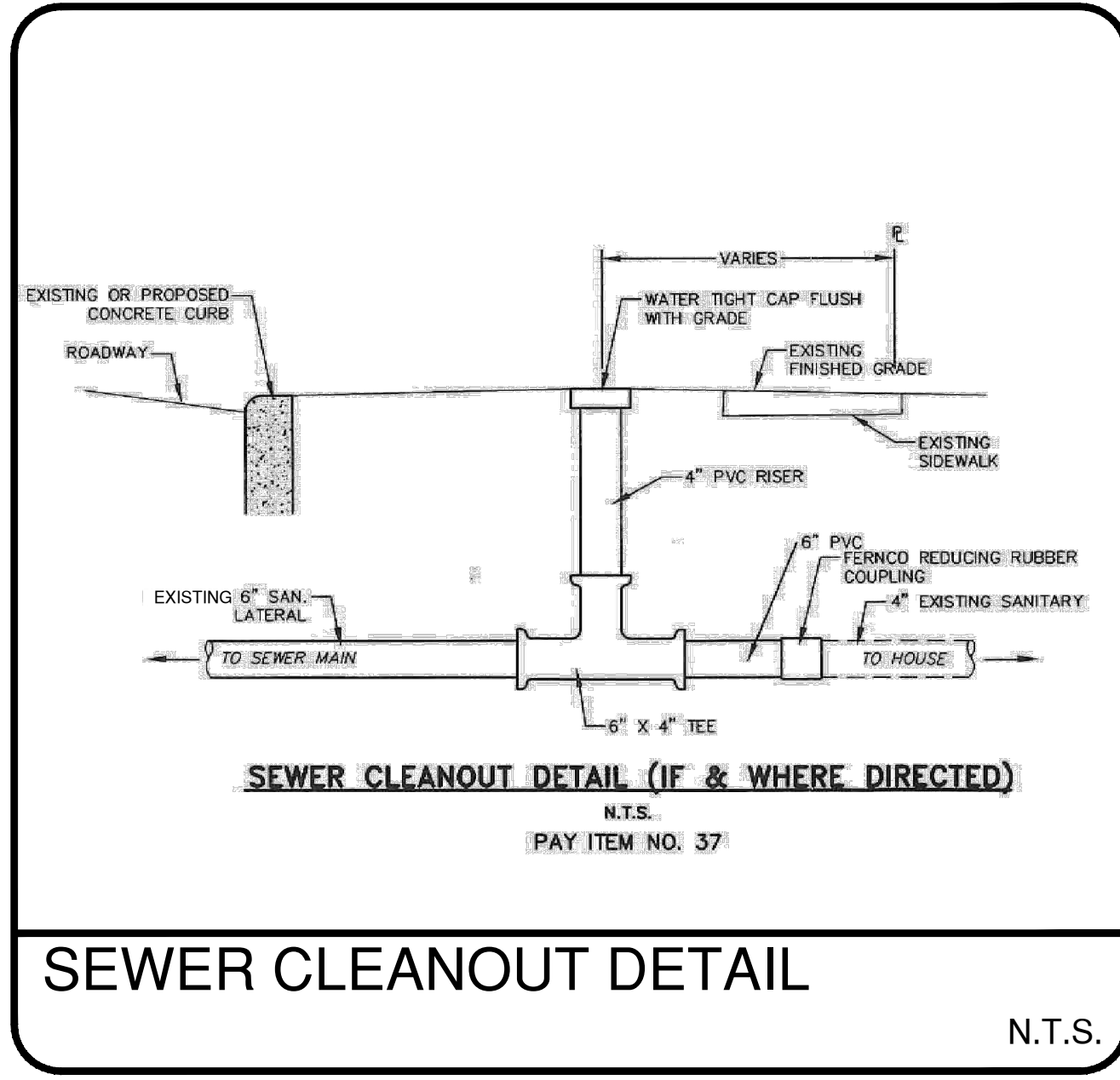
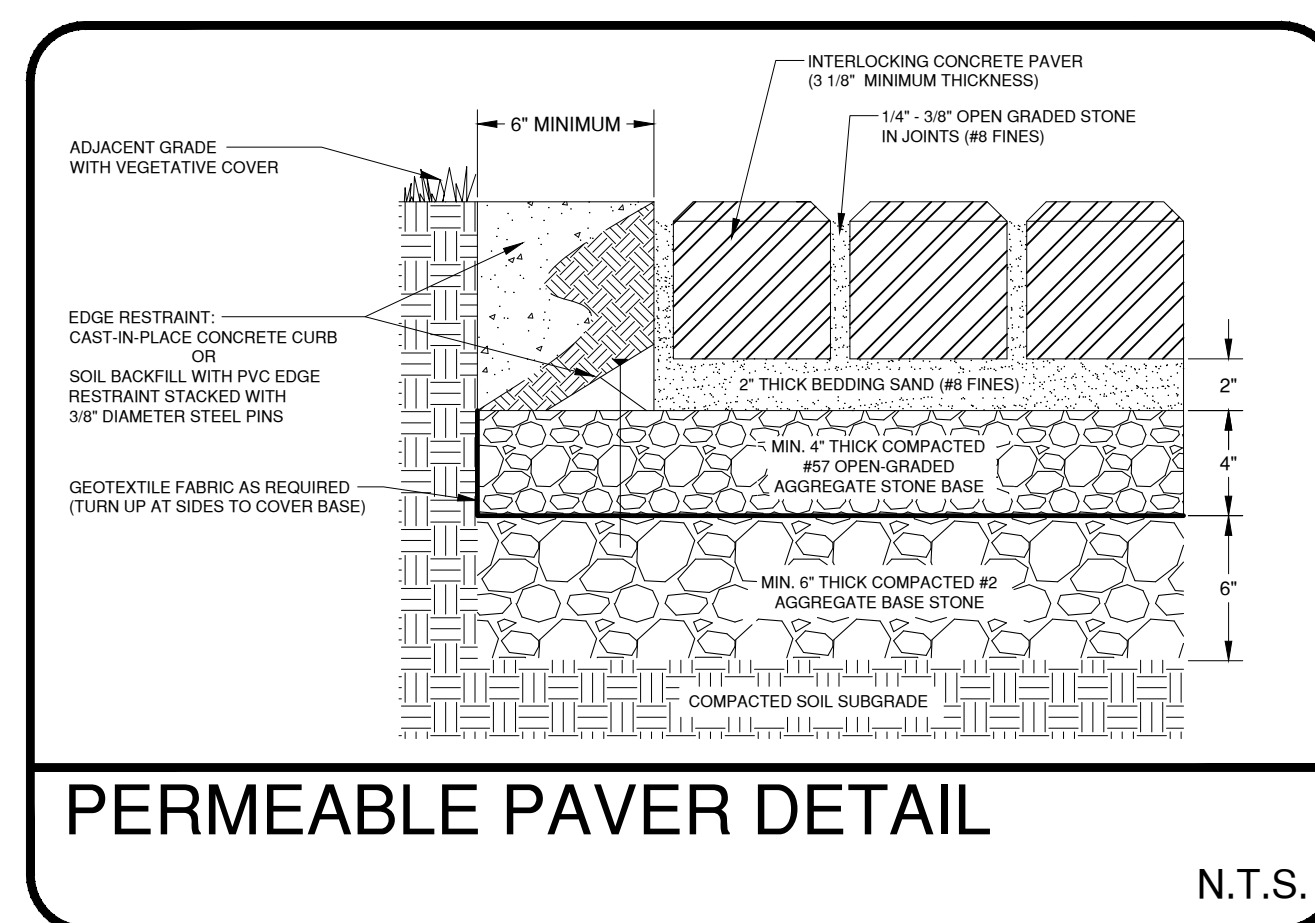
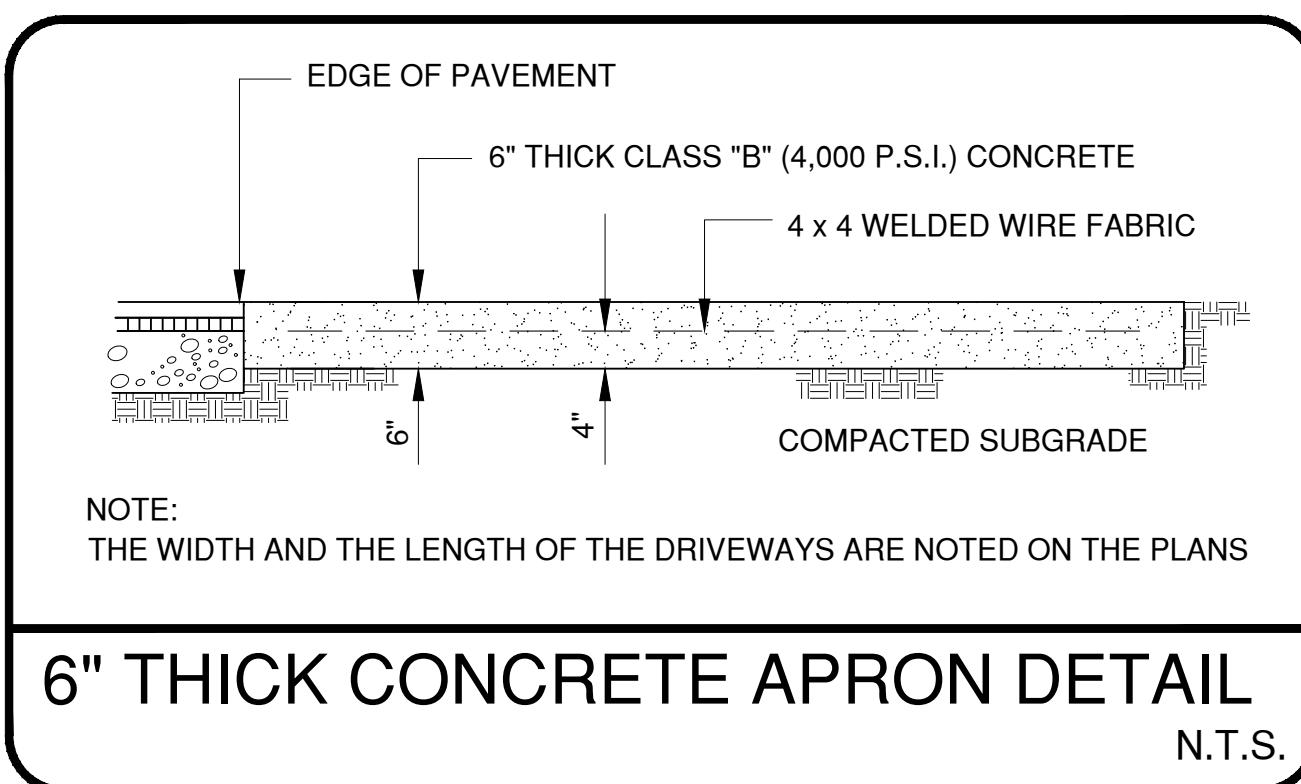
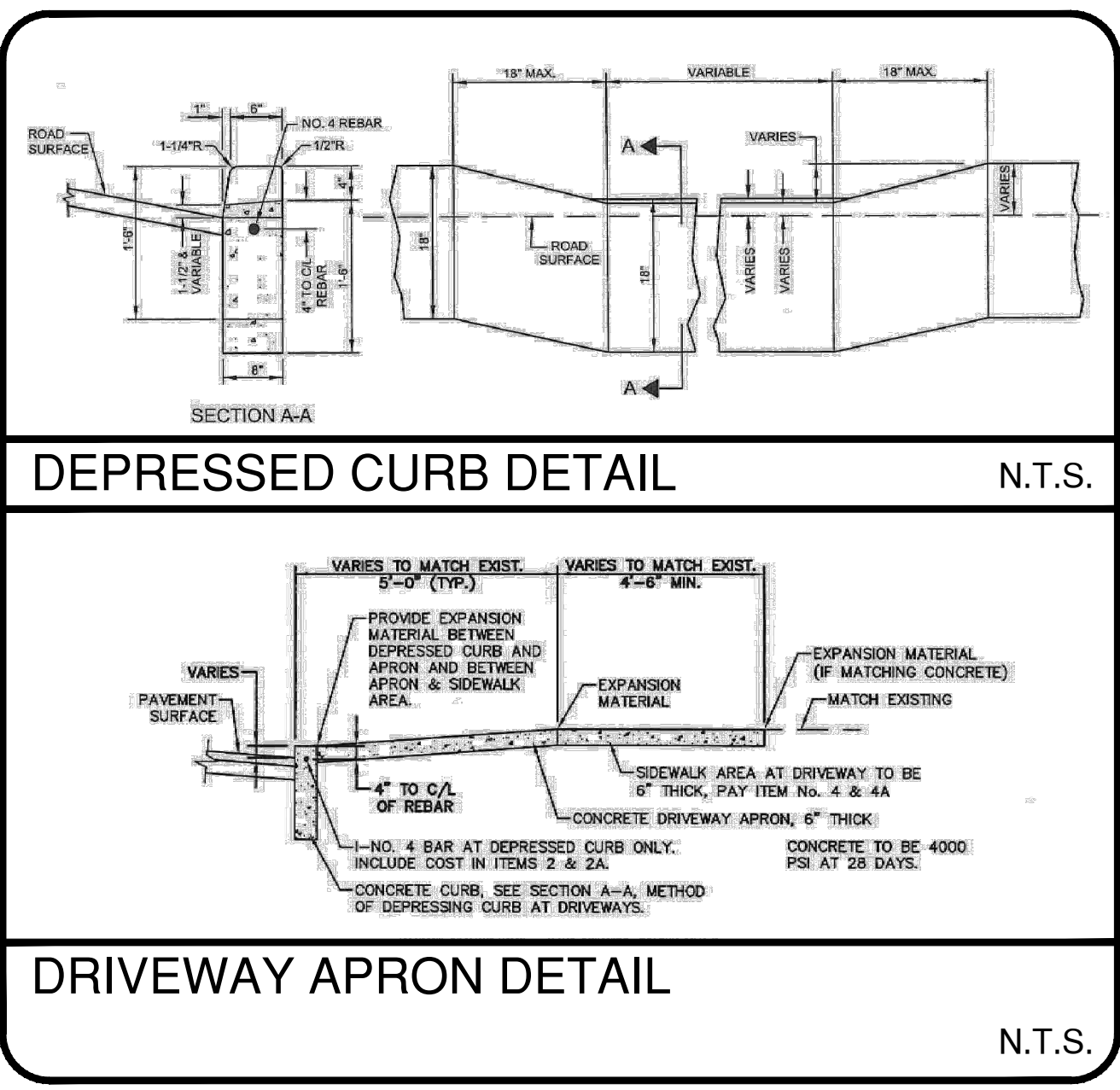
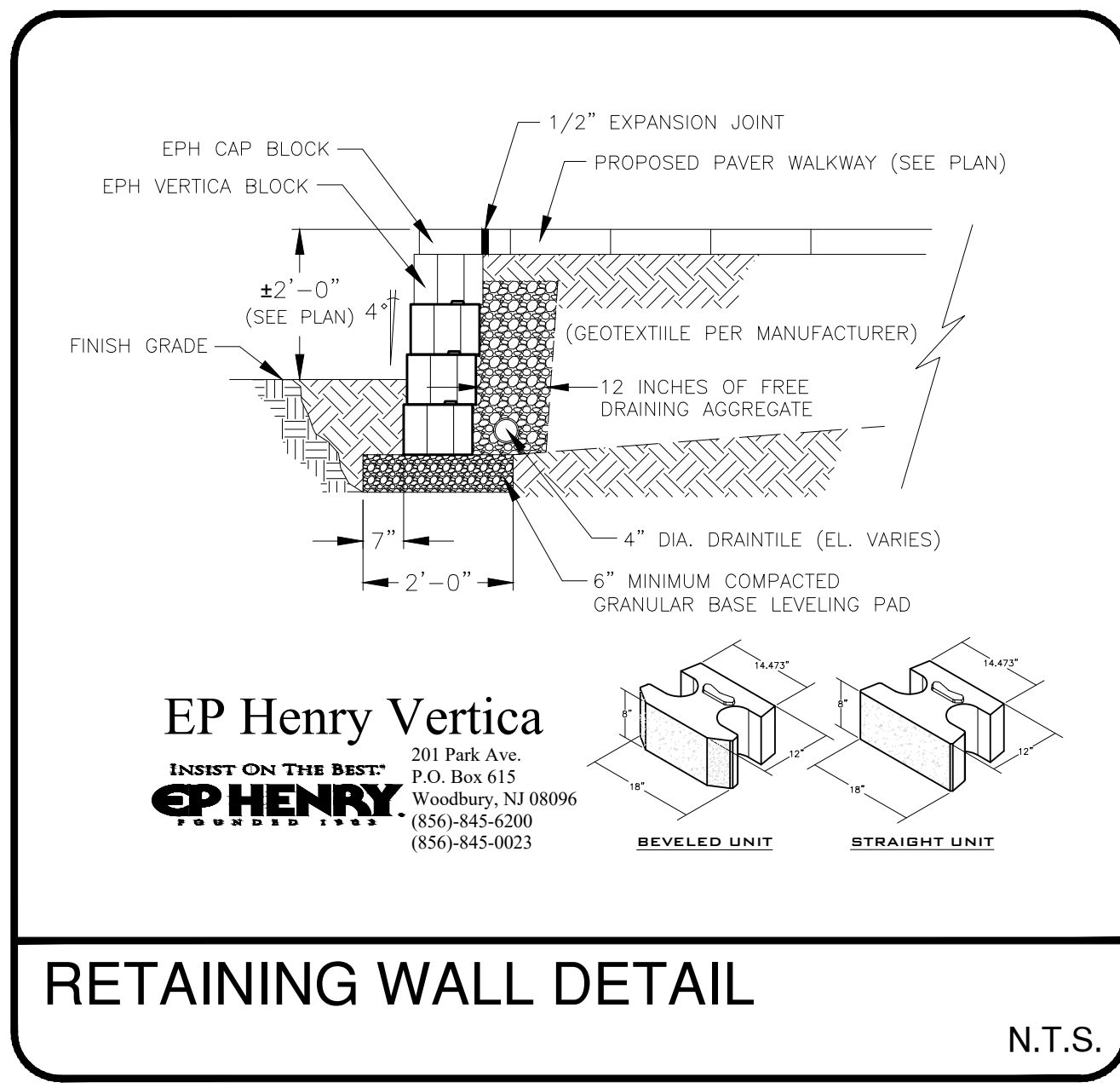
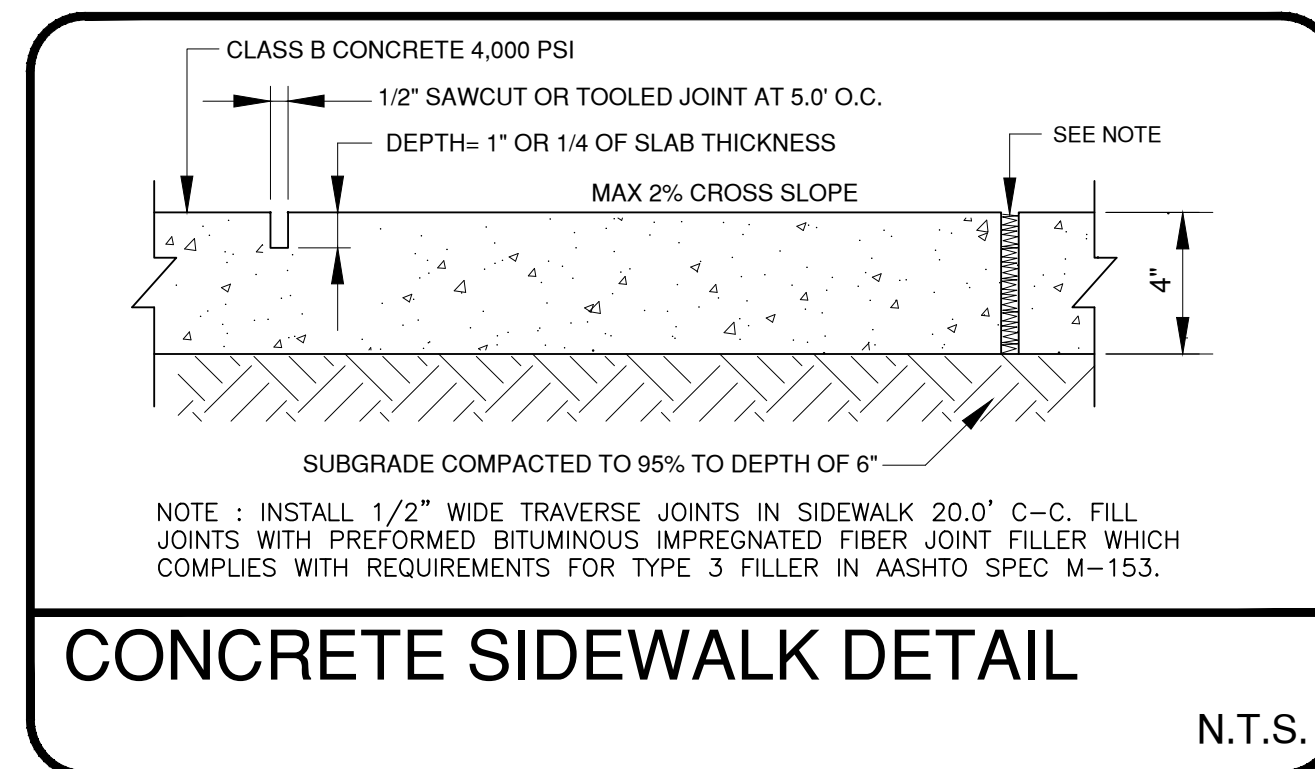
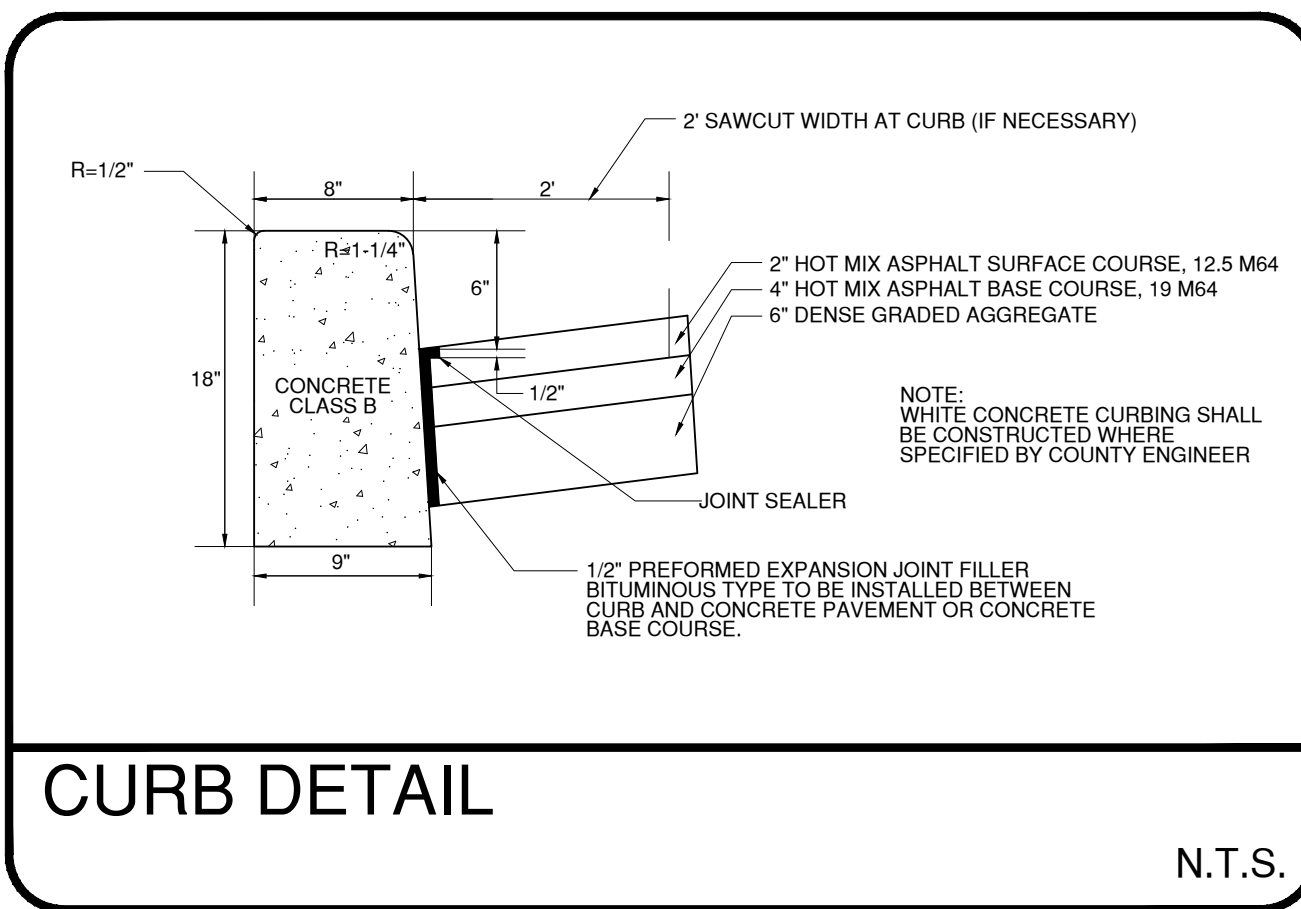
**VINCENT C. ORLANDO**  
PROFESSIONAL ENGINEER  
N.J.P.E. LIC. #32498

IF THIS PLAN OR DOCUMENT DOES NOT CONTAIN A RAISED SEA IMPRESSION BEARING THE NAME AND REGISTRATION NUMBER OF THE ABOVE SIGNED PROFESSIONAL ENGINEER, IT MAY NOT BE AN AUTHORIZED COPY OF THE ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED, REPRODUCED OR FURTHER DISSEMINATION OF THE CONTENTS IN WHOLE OR IN PART REQUIRES PERMISSION IN WRITING FROM ENGINEERING DESIGN ASSOCIATES, P.A.

REV.	PER CITY ENG.	DATE	BY
01	07/18/24		NEW
02	05/02/24		NEW
03	03/26/24		NEW
REVISION	DATE	BY	

**EDDA**

DATE: 02/26/24 DRAWN BY: NEW  
SCALE: AS NOTED CHECKED BY: VCO  
PROJECT #: 10121 SHEET: 1 OF 2



**EDA** Engineering Design Associates, P.A.  
 Environmental Planners, Landscape Architects  
 CAMBRIDGE PROFESSIONAL OFFICES  
 5 Cambridge Drive Ocean View New Jersey 08230  
 (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION: 24642790300  
 (609) 390-0332

**ENGINEERING DETAILS**  
 BLOCK 42.05, LOTS 9 & 10  
 SEA ISLE CITY  
 CAPE MAY COUNTY, NEW JERSEY

**VINCENT C. ORLANDO**  
 PROFESSIONAL ENGINEER  
 N.J.P.E. LIC. #32498

IF THIS PLAN OR DOCUMENT DOES NOT CONTAIN A RAISED SEAL IMPRESSION BEARING THE NAME AND REGISTRATION NUMBER OF THE ABOVE SIGNED PROFESSIONAL, IT MAY NOT BE AN AUTHORIZED COPY OF THE ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. REPRODUCTION OR FURTHER DISSEMINATION OF THE CONTENTS IN WHOLE OR IN PART REQUIRES PERMISSION IN WRITING FROM ENGINEERING DESIGN ASSOCIATES, P.A.

REVISION	DATE	BY



DATE: 07/18/24	DRAWN BY: NEW
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10121	SHEET: 2 OF 2