

## Memorandum

To: Sea Isle City Zoning Board of Adjustment

From: Andrew A. Previti, P.E.

Date: July 24, 2024

Subject: Pasquale & Susan Mascaro – Variance Application  
7105 Pleasure Ave. North & South Units  
Block: 71.01, Lot 2  
R-2 Two Family Residential Zoning  
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIZ0252

### I. Background

The applicants have submitted an application for a Hardship “C” variance relief. The property in question is known as Block 71.01, Lot 2 and is located at 7105 Pleasure Avenue. The property is an existing duplex dwelling, and the property is located in the R-2 Two Family Residential Zoning District.

The property in question has 53.33 feet of frontage on Pleasure Avenue and a lot depth which varies between 116.54 feet and 119.56 feet. The lot has a lot area of 6,296.15 square feet and is a conforming lot in the R-2 District.

The existing property has 2 13 foot wide driveways onto Pleasure Avenue which are separated by 13 feet of vertical curb. The applicant is proposing to remove the 13 feet of vertical curb and create a single 39 foot wide driveway. The variance relief sought is to create this driveway.

The application has been accompanied by the following documents which have been submitted for review:

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
Job. No. 20240329	Land Survey 7105 Pleasure Avenue	Steven R. Kelly	06/05/2024	----

- Letter to City of Sea Isle Zoning Hearing Board from Jon March, P.E. dated June 21, 2024.

Variations are required as noted in the Variance Chart below:

<b><u>VARIANCE CHART</u></b>				
<b><u>Parameter</u></b>	<b><u>Required or Permitted</u></b>	<b><u>Proposed</u></b>	<b><u>Variance</u></b>	<b><u>Code Section</u></b>
1. Aggregate Side Yard Setback	15 ft ENC	14.76 ft.	0.24 ft.	26-46.5a
2. Driveway Width Proposed	24 ft.	39 ft.	15 ft.	26-23.4.a.3(a)

**ENC = Existing Non-Conformity**

## **II. Determination for Completeness**

This application is technically complete and can proceed to a hearing.

## **III. Comments**

1. The application documents provide information and illustration of the existing conditions. Both of the existing driveways are 13 feet in width and are separated by 13 feet of vertical curb. The application is proposing to eliminate the 13 feet of vertical curb and create a 39 foot wide driveway.

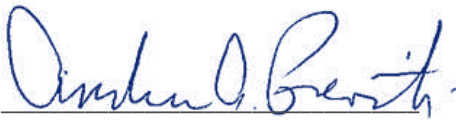
The proposal would require variance relief for the 39 foot wide driveway. Such a driveway is excessive by current City Standards thus the need for variance relief. A conforming driveway width would be 24 feet centered on the lot.

2. The aggregate side yard setback variance listed in the Variance Chart is an existing non-conforming condition and is listed to cleanup the non-conformity. It is a minor issue but should be addressed as part of application.
3. When the property was constructed in 2004 what was permitted on conforming lots was either 1 – 20 foot wide driveway centered on the building or 2 -12 foot wide driveways with a minimum separation of 5 feet. The existing driveways on this property are both 13 feet wide and are non-conforming by the former City Standards, when they were built. The driveways would also be non-conforming to existing requirements, which require a 24 foot wide driveway centered on the property. The situation described in the application documents relative to the problems of sight lines and the existing site conditions are understandable and were somewhat exacerbated by the increase driveway width of 13 feet. The available on-street parking space to the north could have been increased to 14 feet and to the south to 16 feet if the driveway were constructed to the required 12 foot width. This is a condition created by the original construction of the duplex.

4. The problem as described by the documents is a common one as it relates to development under the old driveway requirements. This is the reason that the City revised the driveway standards to eliminate such problems for new construction and help to provide additional on-street parking.
5. An alternative to what is being proposed is to construct a new conforming 24 foot wide driveway and eliminate the 2 existing 13 foot wide drives. Such a driveway would provide access to both garages and the on-site parking area outside of the building. This alternative would not require variance relief and would provide an approximate 19 foot wide on-street parking space to the north and an approximate 24 foot on-street parking space to the south . This alternative would also improve sight lines and a larger turning radius exiting the 24 foot wide drive. This would make it easier for the owners and renters to access pleasure avenue and eliminate the existing problems which they encounter.
6. This review is limited to the proposed driveway issue.

#### IV. **Recommendations**

1. The applicants should review the suggested alternative for a 24 foot wide driveway and should discuss this with the Board.



Andrew A. Previti, P.E.  
Municipal & Board Engineer

AAP/dpm

cc: Genell Ferrilli, Board Secretary (via email)  
Chris Gillen-Schwartz, Planning Board Solicitor (via email)  
Cornelius Byrne, Construction Official (via email)  
Mariah Rodia, Construction Clerk (via email)  
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