

## Memorandum

To: Sea Isle City Zoning Board

From: Andrew A. Previti, P.E.

Date: March 24, 2026

Subject: 42<sup>nd</sup> Place, LLC – Use Variance Application for  
The Ludlam Beach Bar  
And  
Preliminary and Final Site Plan Approval  
Block 40.03 Lots: 1.04, 4, 12, 20, 21, 22, 23 & 24  
4000 Landis Avenue  
C-5 Motel Business District  
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIZ0284  
**Use Variance & Site Plan Application**

### I. Background

The applicants have submitted an application for a Use (D) Variance for an outdoor bar with an outdoor area which would support a standing room area as well as portable tables and chairs. The proposed use is not a permitted use in the C-5 District due to the fact that the proposed bar facility is not fully enclosed. The narrative submitted with the application indicates that “the proposed use cannot be defined as a fully enclosed tavern due to the size of the outdoor area”. However, the size of the outdoor area does not affect whether this is a permitted use or not. The use is not permitted due to the fact that the proposed bar is not fully enclosed. This has been reviewed with the Zoning Officer who agrees with that interpretation. The application also seeks preliminary and final site plan approval for the proposed use.

The property in question is well known to the Board Members and is located at the corner of John F. Kennedy Blvd. and Landis Avenue in the center of the City’s main business district. The parcel has two hundred (200) foot of frontage on John F. Kennedy Blvd., two hundred twenty (220) foot of frontage on Landis Ave and two hundred fifty (250) foot of frontage along 40<sup>th</sup> Street. The parcel is surround on three (3) sides by County and Municipal Rights-of-Way. The overall parcel has a lot area of forty-nine thousand five hundred (49,500) square feet and therefore complies with the minimum lot area requirement of five thousand (5,000) square feet required by the C-5 District.

The project site is currently vacant, the site formally supported the Ludlam Bar and Grill, Shorebreak Café and a twenty-four (24) unit hotel. The application includes reference to a prior Planning Board approval for a twenty-six (26) bedroom hotel facility with twenty (20) fee-simple condominium units and various amenities. The application indicates that the applicant is not abandoning the prior Planning Board approval but seeks to develop the property with the outdoor bar and the outdoor area until construction starts in accordance with the prior Planning Board approval.



The application is proposing to develop an outdoor bar which would have an area which would measure twenty-six (26) feet by eighteen (18) feet and have an area of four hundred sixty-eight (468) square feet. The outside area besides the bar would support a four thousand nine hundred sixty (4,960) square foot standing room facility and the plans indicate that portable tables and chairs would also be provided. The plans submitted indicate that in addition to the bar facility there would be a proposed eight (8) foot by twelve (12) office trailer, a proposed eight (8) foot by forty (40) foot refrigerated trailer, a proposed twelve (12) foot by fourteen (14) foot trash enclosure and temporary restroom facility trailers with disconnect facilities.

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>
ZB-1	Title Sheet	Andrew Bechtold, RA	3/10/2026	---
ZB-2	Site Plan	Andrew Bechtold, RA	3/10/2026	---
ZB-3	Details & Notes	Andrew Bechtold, RA	3/10/2026	---
V101	Existing Conditions Plan	Thomas A. Prendergast	1/22/2026	---

\* Letter to Genell Ferrilli from Michael Malinsky dated March 20, 2026

**The proposed use of an outdoor bar with an outdoor area with a liquor license is not a permitted use in the C-5 District. Therefore, there are no specific bulk regulations for this use. The Board has previously determined that in these cases the bulk requirements of the C-5 District would not be applicable and that the Board would apply appropriate bulk requirements for the proposed structure if the Board were to grant the use variance. I will address proposed bulk standards in Section III of this report.**

**The application will also require a "C" variance relief from the requirements of Code Section 26-38 relative to a stormwater management plan. Additional variances may be necessary based on the testimony provided at the hearing. The variances necessary for this project are listed in the Variance Chart below.**

**VARIANCE CHART**

<u>Parameter</u>	<u>Required or Permitted</u>	<u>Proposed</u>	<u>Variance</u>	<u>Code Section</u>
1. Use	Various Commercial Uses Per Section 26-56.1	Outdoor Bar Not Fully Enclosed with Outdoor Area	Outdoor Bar Not Fully Enclosed	26-56.1

**Note: D1 Variance**

**VARIANCE CHART- CONTINUED**

<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>
2.	Stormwater Management Plan	None Proposed	Stormwater Management Plan	26-38

**Note: Additional variances may be necessary based on testimony at the hearing.**

**II. Determination for Completeness**

I would advise the Board that this application is complete in my opinion. However, there will be a need to provide more detail relative to the various proposed trailer type structures which would support the proposed outdoor bar and the outdoor area. Therefore, the plan will require certain revisions, however, the application could proceed to a hearing in my opinion.

**III. Comments – D1 Use Variance Application**

1. The plans prepared by Andrew Bechtold include a Zoning Schedule on Drawing ZB-1. The Zoning Schedule contains the zoning requirements for the C-5 District and the applicant has prepared what is being proposed to the requirement of the C-5 District. As indicated previously since this use is not permitted there are no standards however, I will review the proposed bulk setbacks and bulk issues to determine if what is being proposed is appropriate for this use on this lot. However, I would note to the Board that the proposed facility is a temporary facility and is relatively small in size. As such several of the standards of the C-5 District are not being complied with as noted below:
  - a. The proposed outdoor bar and outdoor area would not meet the front yard setback requirements and the rear yard commercial requirements of the C-5 District.
  - b. The proposal would not meet the minimum unit size of the first floor requirement of seven hundred fifty (750) square feet where four hundred sixty-eight (468) square feet is proposed. This is the size of the outdoor bar.
  - c. The proposal would also not meet the minimum required non-residential first floor building coverage for a corner lot of forty (40) percent where zero point zero nine (0.09) percent is proposed.
  - d. The proposal would have a building coverage of zero point zero nine (0.09) percent where ninety-five (95) percent is permitted. Therefore, I would advise the Board that this coverage would be appropriate if the Board were to grant the use variance.
  - e. Maximum impervious coverage permitted in this district is ninety-five (95) percent and the proposal would provide an impervious coverage of thirty-seven point nine (37.9) percent This is less than what is permitted and therefore, I would advise the Board that the impervious coverage would be appropriate if the Board were to grant the use variance.

- f. Allowable building height is forty (40) feet in the C-5 District. The outdoor bar would only have a height of fifteen (15) feet above existing grade and would be significantly less in height than what is being permitted. Therefore, I would advise the Board that building height proposed would be appropriate if the Board were to grant the use variance.
  - g. The plan is proposing a one (1) story building while the C-5 District permits three (3) stories. The proposal is well below the limit and therefore I would advise the Board that proposed number of stories would be appropriate if the Board were to grant the use variance.
  - h. No onsite parking is required for this project. However, onsite parking is available off of both John F. Kennedy Blvd as well as off of 40<sup>th</sup> Street for use at the project site.
2. The application will require variance relief from the requirements of Chapter 26-38 relative to stormwater management plans since no plan is being submitted.
  3. The nature of the development as a temporary use in my opinion mitigates the areas which are non-compliant with the C-5 standards. However, the applicant should provide much more information concerning the appearance of the proposed temporary trailer structures, the hours of operation and the overall operation of the proposed facility in order for the Board to fully consider the requested use variance relief.

#### IV. Site Plan

The following comments are keyed to the attached Site Plan Review Check List.

2. **Indicate proposed use or uses of the land and buildings:**

The proposed use as previously described will require "D" variance relief. The applicant should provide testimony concerning the proposed use and should address the reasons by which the application could be approved.

3. **Site plans should be presented at a scale no smaller than 1"=50', nor larger than 1"=20'; size of sheets should not exceed 36 inches by 24 inches:**

The Bechtold Plan has been prepared at a scale of one (1) inch equals fifteen (15) feet which exceeds the ordinance requirement. A waiver would be necessary and I would recommend that the Board could grant this waiver.

4. **Scale and graphic scale:**

See Comment 3 above.

8. **Show existing and proposed buildings with dimensions, showing, with first floor elevation, present and finished grade elevations at all corners and entrances. Present buildings and structures to be removed are to be indicated.**

The proposed temporary trailer facilities should be dimensioned and much more information should be provided relative to their appearance. Grade elevations should be provided and

grading information concerning the ramps to the handicapped restroom facilities should also be provided.

9. **Submit topographic map to delineate existing contours at well as proposed grading and contours, wooded areas, trees (where six inches or greater in diameter), flood plains, ponds streams and drainage ditches, etc.:**

A waiver has been requested from submitting this information. Due to the temporary nature of the proposed facility, this waiver could be granted. We have sufficient information from the prior application to the Planning Board to evaluate the grading at the site and the proposed facility will not impact the existing topography.

15. **Indicate locations of all utility structures and lines, existing and proposed storm water drainage on-site and off-site and from buildings and structures, as well as telephone, power and light, water hydrant locations, sewer, gas, etc., whether privately or publicly owned, with manholes, inlets, pipe sizes grades inverts and directions of flow.**

A. Sanitary Sewer System.

- a. The plan indicates a sewer line off of 40<sup>th</sup> Street to a handicap restroom. The applicant's architect was provided information in the Planning Board application for the hotel and fee-simple condominium project concerning utilities run off of 40<sup>th</sup> Street into the site. Those utilities should be utilized in order to avoid opening 40<sup>th</sup> Street. Therefore, the plans should indicate the existing sanitary sewer line into the site and the extension of this line to service the restroom facilities. The size of the sanitary sewer extension line and the type of materials should also be provided and all of the restroom facilities must be connected to this line.
- b. Bedding detail should be provided for the sanitary sewer lateral.
- c. A cleanout detail should be provided and cleanout locations should be noted on the plans at all bends in the pipeline as noted on drawing ZB-2.

B. Water Distribution System

- a. The plans indicate the extension of water service off of the 40<sup>th</sup> Street water main. Similar to the sanitary sewer information, waterlines were run into this site and information concerning that was provided to the architect. The plans should be revised to indicate the location of the existing lines and connection to those extensions from the water main into the site should be utilized for the proposal.
- b. The size and type of material for the water service should be provided.
- c. Each of the restroom facilities should be provided with water service and this should be indicated on the plans.

C. Stormwater Management System

The applicant is not proposing a stormwater management system and a variance will be necessary. Since this facility as proposed is a temporary facility and since the proposed impervious coverage will be minimal I would advise the Board that in my opinion a Stormwater Management Plan is not necessary for the project as proposed. A stormwater management plan is part of the project approved by the Planning Board and will be implemented once the Planning Board project is started.

**NOTE: Detail plans for sanitary sewer connection and water system connection to each of the restroom facilities can be provided as part of the construction plans submitted to the Construction Office for a building permit. This should be a condition of approval.**

18. **Indicate all means of vehicular ingress and egress to and from the site on to public streets, showing the size and location of driveways, curb cuts and curbing, and site lines.**

Existing driveways will be used for access to this site. However, the applicant should address how deliveries will be made to the site and when these deliveries would occur.

21. **Indicate provisions for refuse and garbage disposal. Insure that such area are not exposed to view, are unpolluting, covered from weather and are secure from vandalism. Incineration or burning of units will be of such design and construction as to be approvable by the State Department of Health and Environmental Protection. Compactor units will ensure completely sealed operation. Open dump areas for garbage or refuse should be prohibited but where they are deemed necessary they must be enclosed and constructed with views to sight, fire protection, sanitation and security.**

- a. The applicant should testify as to whether the City's Department of Public Works was consulted relative to the proposed twelve (12) foot by fourteen (14) foot trash enclosure.
- b. The applicant should provide testimony as to how solid waste and recycling pick up will be handled.
- c. Any approval which the Board may grant should be conditioned on the applicant satisfying the requirements of the Department of Public Works relative to recycling and solid waste pickup.

22. **Show provisions for screening or storage of equipment, attached or separate from buildings.**

- a. Entrances to the restroom facilities should be screened from public view. These facilities are relatively small and sight lines should be limited from public view.

23. **Indicate all existing or proposed exterior lighting (free- lumens, heights, area and direction of illumination, foot-candles produced, as well as time controls proposed for outdoor lighting and display.**

The applicant is requesting a waiver from submitting information concerning lighting. However, testimony should be provided relative to the applicant's intent concerning lighting and details should be provided if the lighting is being proposed.

24. **Note all existing and proposed signs and their sizes; nature of construction and locations, height and orientation, including all identification signs, traffic and directional signs and arrows, freestanding and façade signs and time control for sign lighting.**

The plans are silent as to whether there is any proposed signage. The existing free standing sign is noted on Drawing ZB-2. The applicant should address if additional signage is being proposed and if so details should be added to the plan for any proposed additional signage.

25. **Indicate locations, dimensions and construction of off-site sidewalks, on-site exits, walks and sidewalks. Provision should be made for pedestrian safety, access ways and, where necessary, a bicycle system and racking.**

- a. Drawing ZB-2 indicates a "Proposed Walkway" leading to the restroom facilities. The type of material that this walkway will be composed of should be noted on the plans.

26. **Show proposed screening of green areas and landscaping and fencing, including a planting plan and schedule, and trees, off-site and along road, etc. Provision should be made for maintenance.**

- a. The number of proposed street trees, onsite trees and shrubs is acceptable.
- b. The sizes of the proposed American Holly and Common Witch Hazel should not be indicated by gallons but by height. Both should have a planting height of between six to eight (6-8) feet and this should be noted on the plans.
- c. The size of the proposed onsite shrubs of one (1) gallon would be too small to meet ordinance requirements which require shrubs of a height between twenty-four inches and thirty-six inches (24" and 36") at the time of planting. A minimum of a three (3) gallon size would be necessary for all of the shrubs.
- d. The Key for the proposed Northern Bayberry should be revised to be MP and not NB as noted on the Landscaping Schedule.
- e. The plans should indicate that the proposed landscaping will be provided with an irrigation system to sustain the vegetation.
- f. A detail for the proposed twenty-two (22) foot wide sliding gate should be added to the plans.

29. **A detailed written description, sketch, rendering or picture of any new buildings or structures should be presented.**

Minimal information has been provided relative to the appearance of the proposed trailer structures. Much more detailed information should be provided as to what these will look like, how they will be accessed and the general appearance of these structures.

30. **Preliminary architectural floor plans and elevations should be submitted, with the name, address, professional number and seal of the architect.**

The sizes of the restroom facilities should be noted on the plans.

34. **Final lot grading plan.**

The applicant has requested a waiver from providing a final grading plan. This is acceptable, however, it will be necessary to provide grading for access to the handicap restroom facilities in order to determine if the proposed access would meet ADA requirements.

36. **A detailed written list of any additional permits required from the municipality, county, state or federal agencies.**

- a. General Note 10 on Drawing ZB-1 should be revised to indicate that approval or a waiver from Cape May County Planning Board is required.

38. **Show all requirements under the Americans with Disabilities Acts of 1990 for parking and pedestrian and vehicular movement.**

The architect should provide testimony as to whether the project as proposed will satisfy the ADA requirements for pedestrian movements onsite.

**V. Additional Comments**

1. The applicant should indicate how the areas listed as "Existing Ground Surface Material To Remain" will be utilized as part of the overall facility.
2. The flood zone information should be updated to reflect information received from the Floodplain Administrator.
3. General Note 1 should be revised to indicate that the site is currently vacant land.
4. The proposed food trucks should be eliminated from the plan. The Zoning Board has no jurisdiction over proposed food trucks and these are regulated by the City's licensing procedures and the City's Police powers. **Removal of the trucks from the plans should be a condition of approval.**
5. The outdoor sales of alcoholic beverages as is being proposed with this project is regulated by the requirements of Chapter 6 – Alcohol Beverage Control. Specifically Sections 6-4.4 deals with outdoor sales and fully enclosed areas. The Zoning Board has no jurisdiction over Chapter 6 requirements and the applicant will need to comply with those requirements.

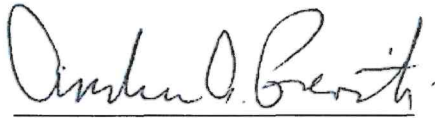
The outdoor sales of alcoholic beverages is permitted to commence at 10:00 am Monday through Saturday and on Sunday at 10:00 am. The outdoor sales of alcoholic beverages shall cease and outdoor sales facilities shall close by 11:00 pm every day of the week.

Operation beyond 11:00 pm is permitted if an enclosed area is not covered by a permanent roof, and consumption beyond 11:00 pm is based on the square footage of a fully enclosed structure which is covered by a permanent roof. In this particular case there is no fully enclosed structure since the proposed outdoor bar is not fully enclosed all the time. This is my opinion as discussed with the Zoning Officer. Regardless, the applicant will need to comply with the requirements of Chapter 6 and this is not something the Zoning Board needs to be involved with and is mentioned for the applicant's information.

6. Comments from the City Police and Fire Departments and the Department of Public Works should be considered by the Board.
7. A condition of approval, if approved, should require the applicant to attend a pre-construction meeting with the City's Police Department and Municipal Engineer before any activity including foundations for the buildings is undertaken. The applicant's builder should be present at any pre-construction meeting.

#### **VI. Recommendations**

1. I would advise the Board that the application could be deemed complete for Site Plan Review, however, much more detail should be provided for the proposed trailer type structures which are being proposed for this site.
2. The outstanding items mentioned in this report should be addressed by the applicant and their professionals.
3. The applicant and their professionals should provide testimony as to why the Board should grant the "D" Variance which is required for this application as well as any necessary design waivers requested. .
4. The Board has the discretion to grant the variance requested or could decide to grant some of the variance while denying others. The Board Solicitor will advise you relative to this issue. If the Board is to grant the variances requested and if the Board takes action on Preliminary and Final Site Plan Approval then these actions should be conditioned on the applicant submitting revised plans to satisfy the issues noted in this report and action on any variances requested. All approvals shall also be conditioned upon the applicant obtaining all other governmental approvals and submission of copies of these approvals to the Board Secretary and Board Engineer including approvals from the Department of Public Works and the Cape Atlantic Soil Conservation District.



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

AAP/dpm

cc: Zoning Board Members (via Board Secretary)  
Genell Ferrilli, Board Secretary (via email)  
Chris Gillin-Schwartz, Planning Board Solicitor (via email)  
George Savastano, PE, Business Administrator (via email)  
Don Teefy, Jr. Director of the Department of Public Works (via email)  
Cornelius Byrne, Construction Official (via email)  
Mariah Rodia, Construction Clerk (via email)  
Christopher Glancey (via email)  
Robert Morris, 108 Cathcart Road, Gwynedd Valley, Pa 19437  
Michael J. Malinsky, Esq. (via email)  
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## CITY OF SEA ISLE CITY SITE PLAN CHECK LIST REQUIREMENTS

<b>C = Conforms</b>	<b>Name: 42<sup>nd</sup> Place, LLC – The Ludlam Beach Bar</b>
<b>X = Does Not Conform</b>	<b>Block: 40.03 Lot(s): 1.04, 4, 12, 20-24</b>
<b>NA = Not Applicable</b>	<b>Project No. SIZ00284</b>
	<b>Reviewed By: Andrew A. Previti, P.E.</b>
	<b>Date: March 24, 2026</b>

(No Application Will Be Deemed Complete Until All of the Following Has Been Provided Except for Which Waiver Has Been Sought and Granted)

- |    |   |                                   |
|----|---|-----------------------------------|
| 1. | Complete Application Form With All Information Provided   | Determined by the Board Secretary |
| 2. | Site Plan with the following requirements   |                                   |
| 1. | Give title and location of development and the name and address of record owner and/or development applicant, and site planner preparing the site development plan.   | C                                 |
| 2. | Indicate proposed use or uses of the land and buildings.  | X                                 |
| 3. | Site plans should be presented at a scale no smaller than 1"=50', nor larger than 1"=20'; size of sheets should not exceed 36 inches by 24 inches   | X – Waiver Required               |
| 4. | Scale and graphic scale   | See Comments                      |
| 5. | North arrow in same direction on all sheets.  | C                                 |
| 6. | Submit survey of the property prepared by a licensed surveyor of New Jersey, showing boundaries of properties, line of all existing streets and roads, easements rights-of-way and areas dedicated to public use within 200 feet of the development. Also indicated on this sheet will be the north arrow, scale feet and graphic scale, name and address and professional license number and seal of the surveyor who prepared the survey. | C                                 |

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| 7.  | Give names of all owners of record of all adjacent properties with lot and block number, parcel number, tax map number, within 200 feet of the property.   | C                |
| 8.  | Show existing and proposed buildings with dimensions, showing, with first floor elevation, present and finished grade elevations at all corners and entrances. Present buildings and structures to be removed are to be indicated.   | See Comments     |
| 9.  | Submit topographic map to delineate existing contours at well as proposed grading and contours, wooded areas, trees (where six inches or greater in diameter), flood plains, ponds streams and drainage ditches, etc.  | Waiver Required  |
| 10. | Indicate the location of all existing and proposed structures, i.e. walls, fences, culverts, bridges, roadways, etc., with grade elevations for each structure.  | C                |
| 11. | Indicate existing zones of the development site and of zones within 200 feet of the property.  | C                |
| 12. | Show all existing schools and special district boundaries with 200 feet of the property. This should be shown on a separate map or as a key map on the site plan map itself.   | N/A              |
| 13. | Indicate the distance of the property line (measured along the centerline of existing streets abutting the property) to the nearest intersection which should be shown.  | C                |
| 14. | Show the boundaries of the property, building and setback lines, lines of existing streets, lots, reservations, easements and areas dedicated to public use.   | C                |
| 15. | Indicate locations of all utility structures and lines, existing and proposed storm water drainage on-site and off-site and from buildings and structures, as well as telephone, power and light, water hydrant locations, sewer, gas, etc., whether privately or publicly owned, with manholes, inlets, pipe sizes grades inverts and directions of flow. | X – See Comments |

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| 16. | Show location, size and nature of the entire lot or lots in question of contiguous lots owned by the applicant or owner of record, or in which the applicant has a direct interest even though a portion of the entire property is involved in site plan development. Provide on a key map, if necessary.  | C                                |
| 17. | Show all proposed easements and public and community areas.  | N/A                              |
| 18. | Indicate all means of vehicular ingress and egress to and from the site on to public streets, showing the size and location of driveways, curb cuts and curbing, and site lines.   | See Comments                     |
| 19. | Show location and design of off-street parking areas, showing their size, and the location of internal circulation, traffic patterns, parking space, aisles, driveways, curbing, barriers and wearing surface finishes and construction.   | C                                |
| 20. | Show location, arrangement and dimensions of truck loading and unloading platforms and docks.  | N/A                              |
| 21. | Indicate provisions for refuse and garbage disposal. Insure that such area are not exposed to view, are unpolluting, covered from weather and are secure from vandalism. Incineration or burning of units will be of such design and construction as to be approvable by the State Department of Health and Environmental Protection. Compactor units will ensure completely sealed operation. Open dump areas for garbage or refuse should be prohibited but where they are deemed necessary they must be enclosed and constructed with views to sight, fire protection, sanitation and security. | See Comments                     |
| 22. | Show provisions for screening or storage of equipment, attached or separate from buildings.  | See Comments                     |
| 23. | Indicate all existing or proposed exterior lighting (free-lumens, heights, area and direction of illumination, foot-candles produced, as well as time controls proposed for outdoor lighting and display.  | Waiver Requested<br>See Comments |

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|---|--------------|
| 24. Note all existing and proposed signs and their sizes; nature of construction and locations, height and orientation, including all identification signs, traffic and directional signs and arrows, freestanding and façade signs and time control for sign lighting. | See Comments |
| 25. Indicate locations, dimensions and construction of off-site sidewalks, on-site exits, walks and sidewalks. Provision should be made for pedestrian safety, access ways and, where necessary, a bicycle system and racking.  | See Comments |
| 26. Show proposed screening of green areas and landscaping and fencing, including a planting plan and schedule, and trees, off-site and along road, etc. Provision should be made for maintenance.  | See Comments |
| 27. Show improvements to adjoining streets and roads, and traffic control devices necessary in streets or highways. Acceleration and deceleration lanes, paving, land dedication or acquisition for road should be considered.  | C            |
| 28. Copies of any covenants and deed restrictions intended to cover any of the development site should be submitted.  | C            |
| 29. A detailed written description, sketch, rendering or picture of any new buildings or structures should be presented.  | See Comments |
| 30. Preliminary architectural floor plans and elevations should be submitted, with the name, address, professional number and seal of the architect.  | See Comments |
| 31. Supply appropriate places for signature and date of approval of the chairman and secretary of the board and its engineer.   | C            |
| 32. In fire prevention, consideration must be shown for service lines, hydrants, Siamese connections, automatic sprinkler system, fire zones, "no parking fire zones" and pavement and wall signs.  | C            |

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|---|----------------------------------|
| 33. The applicant shall submit a letter from the Zoning Officer with the application confirming whether the relief sought constitutes a substantial improvement and confirming the FEMA flood zone and design flood elevation for the property. The flood zone and design flood elevation shall be placed on all plans. | C                                |
| 34. Final lot grading plan.   | Waiver Requested<br>See Comments |
| 35. Show house numbers for each building lot on the final site plan plot only.  | N/A                              |
| 36. A detailed written list of any additional permits required from the municipality, county, state or federal agencies.  | See Comments                     |
| 37. Show proposed art (murals, sculptures, etc.) that would be visible from a public street.  | N/A                              |
| 38. Show all requirements under the Americans with Disabilities Acts of 1990 for parking and pedestrian and vehicular movement.   | See Comments                     |

**Please note that Item Nos. 37 and 38 were added by Ordinance No. 1510.**