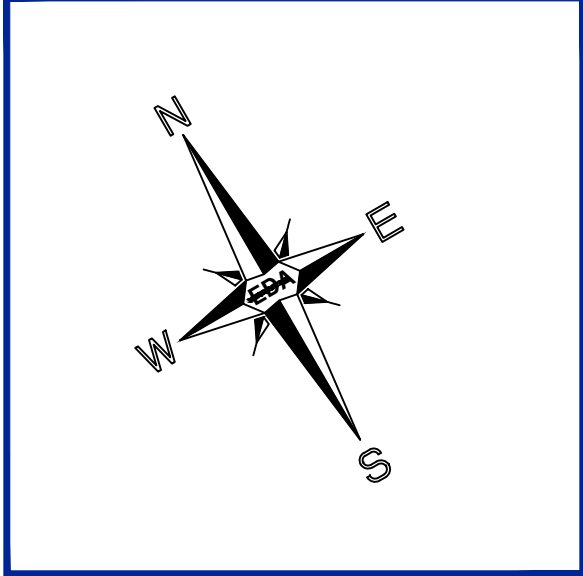
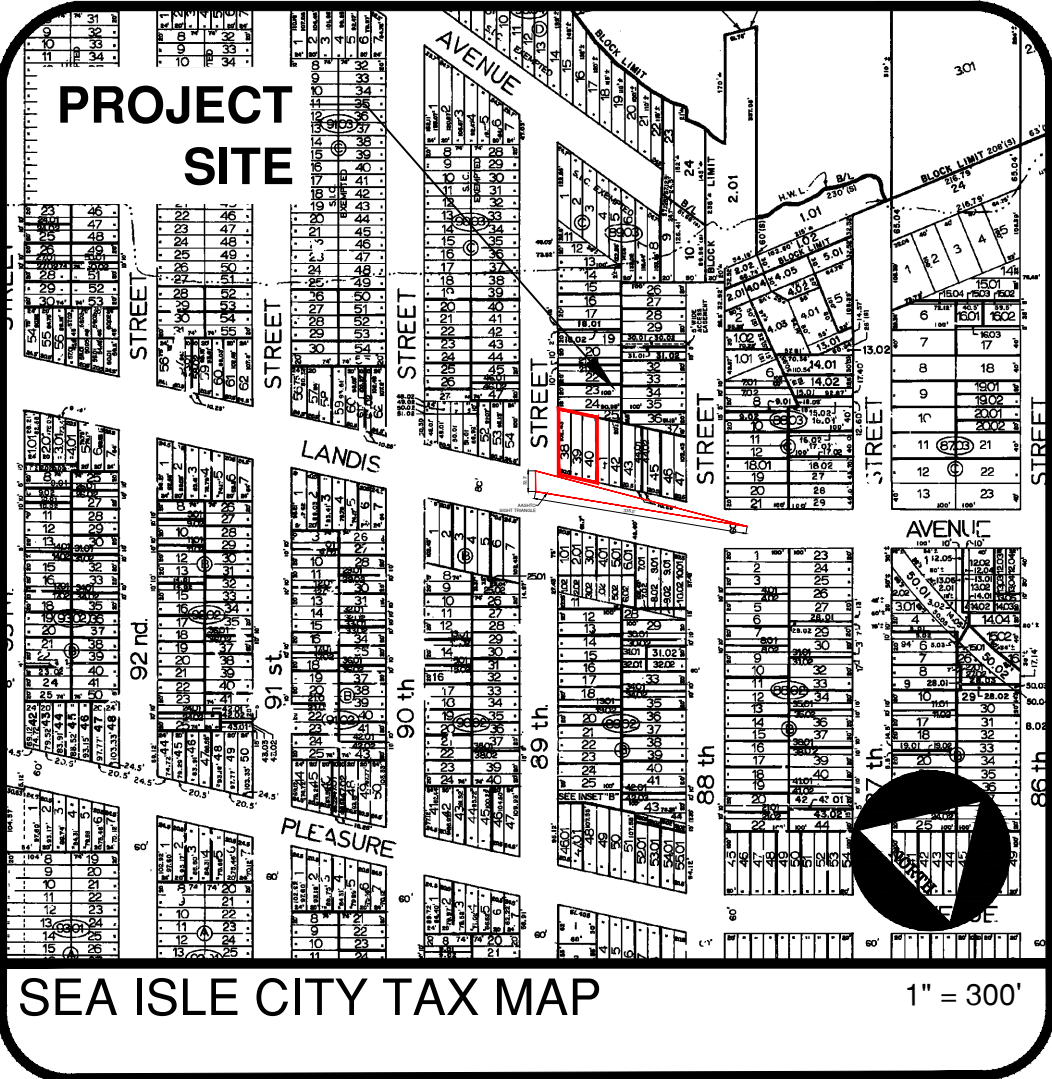


1. Applicant/Owner:

Andrew Conrad
661 Bair Road
Berwyn, PA 19312
Phone (347) - 495 - 8495
2. The project site is known as Block 89.03 Lot 38, 39, & 40.
3. The project site is located in the R-2 Two Family Residential Zoning District.
4. The project site consists of an area of 0.141 Acres (6,146 SF).
5. An existing 1,880 SF three story frame duplex is located on the project site.
6. All elevations shown are in feet and reer to NAVD 88 Geoid #8.
7. There will be no increase in the volume of stormwater runoff.
8. The work that has been completed does not affect any water, gas, or sanitary-sewer utilities.



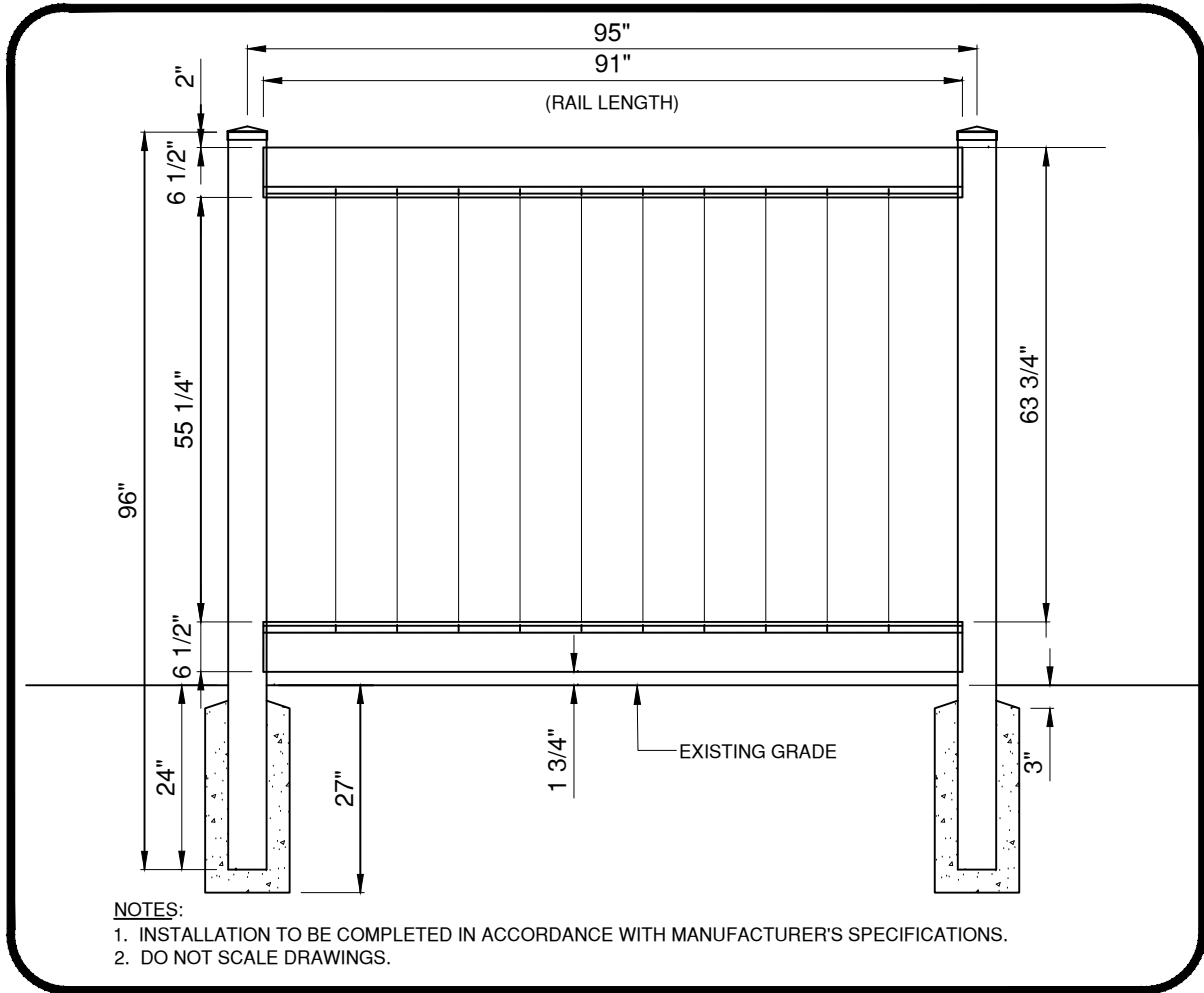
Zoning Information

(R-2) Two Family Residential Zoning District

Description	Required	Existing	Proposed	Variance
Use	Residential	Residential	Residential	NO
Lot Area	5,000 SF	6,146 SF	6,146 SF	NO
Lot Width	50'	61.46'	61.46'	NO
Lot Depth	100'	102.43'	102.43'	NO
Building Front Yard Setback				
Landis Avenue	15'	15.1'	15.1'	
89th Street	15'	16'	16'	
Building Side Yard Setback	5'	5'	5'	NO
Building Rear Yard Setback	20'	15.51'	15.51'	NO*
Accessory Side Yard Setback	5'	N/A	N/A	
Accessory Building Rear Setback	5'	N/A	N/A	NO
Max. Building Height	32'	<32'	<32'	NO
Accessory Building Height	15'	N/A	N/A	NO
Max. Principal Building Coverage	35%	31.6%	31.6%	NO
Max. Accessory Building Coverage	10%	N/A	N/A	NO
Max. Fence Height in Front Yard (Landis Ave)	3'	N/A	6'	YES**
Max. Fence Height in Rear Yard	6'	6'	6'	NO

*Pre-Existing Non-Conforming

**A variance from Section 26-26.4.a is required to permit a 6' high fence in the front yard on Landis Avenue

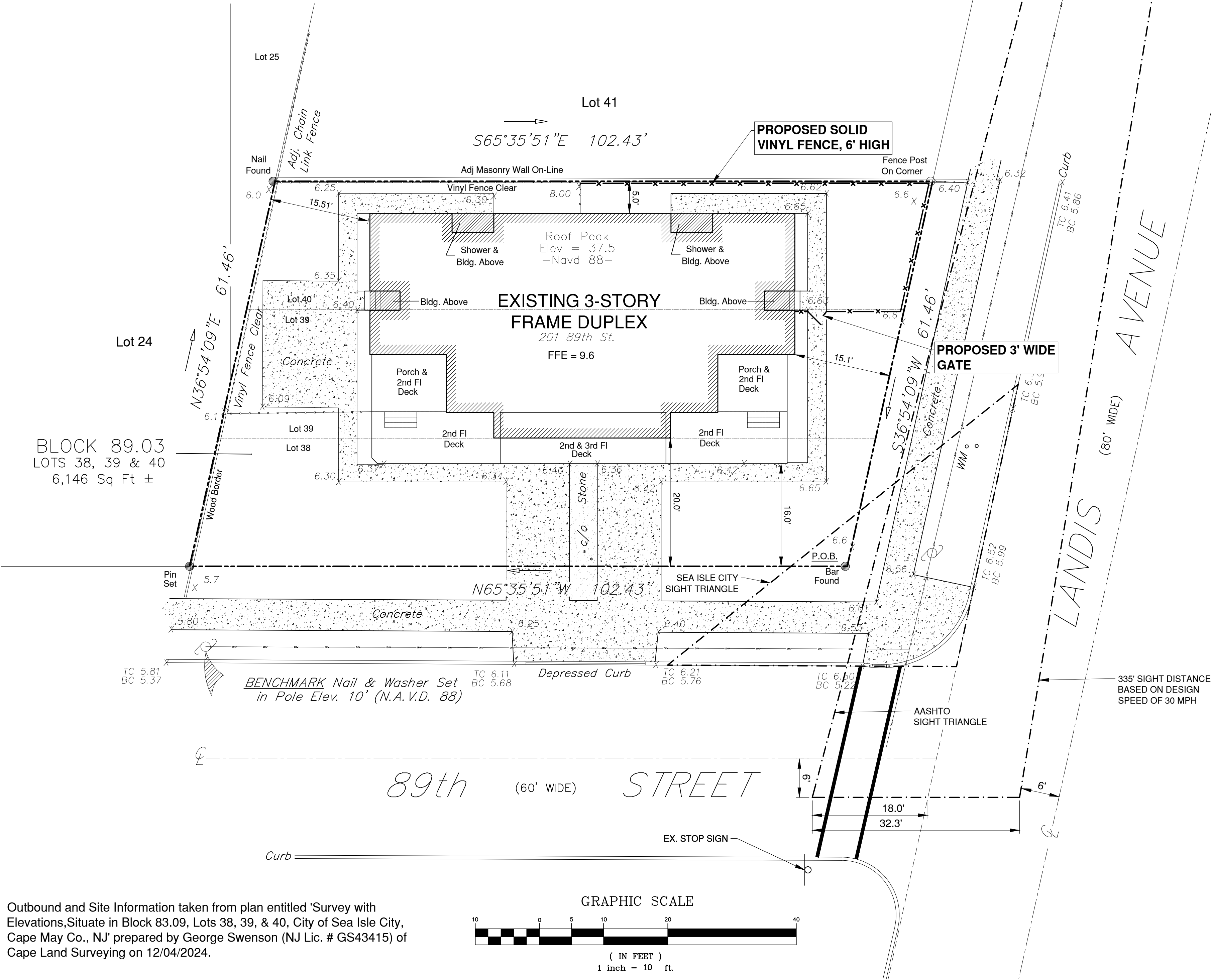


6' SOLID VINYL FENCE DETAIL — N.T.S.

VARIANCE PLAN



Engineers - Landscape Architects - Planners



Outbound and Site Information taken from plan entitled 'Survey with Elevations, Situate in Block 83.09, Lots 38, 39, & 40, City of Sea Isle City, Cape May Co., NJ' prepared by George Swenson (NJ Lic. # GS43415) of Cape Land Surveying on 12/04/2024.

EDA Engineering Design Associates, P.A.
Engineers Environmental Planners Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION# 2462970300

VARIANCE PLAN
BLOCK 89.03, LOT 38-40
SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

JOSEPH H. MAFFEI
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #37894

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.

REV. per Board Engineer	7/15/25	PMMc
REV. per CLIENT	4/30/25	PMMc
REVISION	DATE	BY



DATE: 1/30/25	DRAWN BY: PMMc
SCALE: 1" = 10'	CHECKED BY: JHM
PROJECT #: 10504	SHEET: 1 OF 1