

SCHEDULE OF SHEETS	SHEET NUMBER	ORIGINAL DATE	LAST REVISION DATE
COVER SHEET	1 OF 4	5/09/24	3/27/25
EXISTING CONDITIONS, DEMOLITION & SITE PLANS	2 OF 4	5/09/24	3/12/25
LANDSCAPE, GRADING, DRAINAGE & UTILITY PLANS	3 OF 4	5/09/24	2/18/25
ENGINEERING DETAILS	. 4 OF 4	8/20/24	2/18/25

PROPERTY OWNERS LIST WITHIN 200'

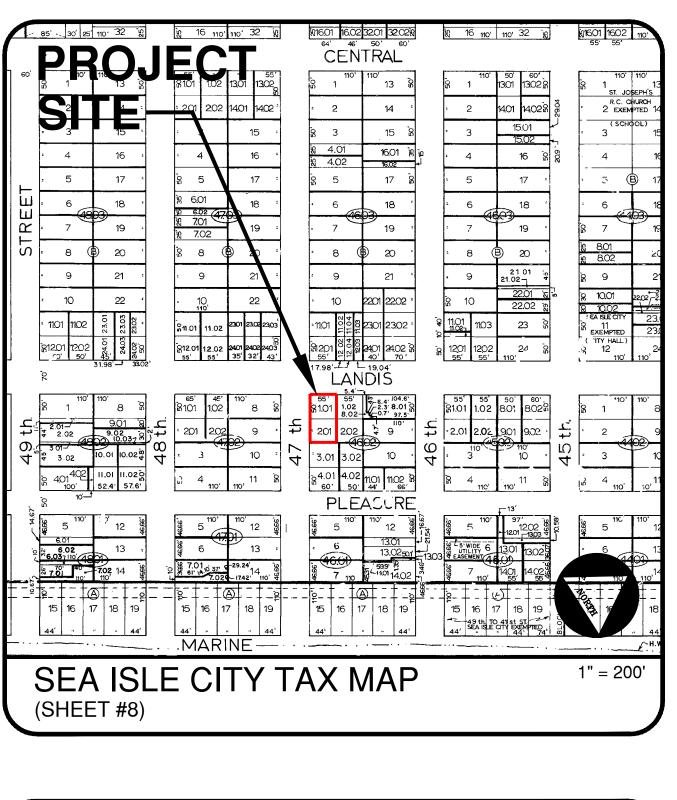
EDA

Block Lot <u>Qual</u> 46.01 5	Property Location Additional Lot Additional Lot 17 47TH ST	Property Class 2	Dwner Address City, Slate GIVNISH, GERALD S & LAROLINE 414 CEDARWOOD LN	Zip Code	Black Lot <u>Qual</u> 46:03 22:02	Property Location Additional Los Additional Los 4600 LANDIS AVE UNIT 10 23.02,24.02	Property Class* 2	Owner Address City, State SCHAAF, STEPHEN & & BARBARA ANN C 6360 MUSKET CT	Zip Code
146:01 (6 ¹²	F13 47TH ST	2	ELKINS PARK, PA COLLINS, MICHAEL E & SUSAN M ETAL 413 MILLER IN WYINKEWOOD, PA	19027	C-1D 45.03 22.02 C-1E	4600 LANDIS AVE UNIT 1E 23.02,24.02	2	BENSALEM, PA DAVALA, MATTHEW M & AMANDA K B40 LIMEKLIN PIKE AMBLER, PA	19020
46.01 12	18 467H 57 13.01,13.02,14.01	2	D'ANGELQ,JOSEPH A & CAROLE J 3120 SPRING MILL ROAD PLYNOUTH MEETING, PA	19462	46.03 22.02 C-2A	4600 LANDIS AVE UNIT 2A 23.02 24.02	2	ALBANO, RYAN 1024 MATTHEW WAY NEW CASTLE, DE	19720
46,02 1:01	4615 LANDIS AVE	(4A .)	DOC3 LLC 12 TAYLOR LN CAPE MAY, NI	08204	46.03 22.02 C-28	3600 LANDIS AVE UNIT 28 23.02,24.02	3	PETRUZZO, RICHARD P & KIMBERLY A 115 HANOVER AVE NORTH WALES, PA	19454
46.02 1.02 C-1	4601 LANDIS AVE UNIT 1 2.02,8.01,8.02	7 46 .:	JONES, MARTIA J AGOI LANDIS AVE #2 SEA ISLE CTP, NJ	08243	46.03 22.02 C-2C	4600 LANDIS AVE UNIT 2C 23.02,24.02	2	ALLEGRA, JASON & RACHEL SHEILDS 717 VERMILLION DR NE LEESBURG, VA	20176
46.02 1.02 C:2	4601 LANDIS AVE UNIT 2 2.02,8.01,8.02	3 68	JONES, MARTHA J 4601 LANDIS AVE STE 2 SEA ISLE CITY, NI	08243	46.03 22.02 C-2D	-4600 LANDIS AVE UNIT 2D 23.02,24:02	2	GRAHAM, DAVID & CYNTHIA 961 RED COAT FARM DR CHALFONT, FA	18914
46.02 1.02 C-3	4601 LANDIS AVE UNIT 3 2.02,8.01,8.02	1 4 8	NOODLES 7 LLC 300 77TH ST SEA ISLE CITY, NJ	08243	46.03 22.02 C-2E	4500 LANDIS AVE UNIT 26 23.02,24.02	2	WHITEHEAD, CRAIG & SHARON 16 E NARBERTH TERRACE COLLINGSWOOD, AJ	08168
46.02 1.02 C-A	4601 LANDIS AVE UNIT A 2.02,8.01,8.02	2	SHAPIRO, RONALD J & NANCY O 1650 FOREST CREEK DR BLUE BELL, PA	19422	46.03 22.02 C-2F	4600 LANDIS AVE UNIT 2F 23.02,24.02	2	WISMER, WILLIAM 26 SETON HILL CT HOLLANG, PA	18966
46.02 1.02 C-B	4601 LANDIS AVE UNIT B 2.02,8.01,8.02	(3)	CARUSO, IRREV FAMILY TRUST 1995 EIGHT ST NORTH BRUNSWICK, NI	08902	46.03 22.02 C-2G	4600 LANDIS AVE UNIT 2G 23.02,24.02	2	MCANDREW, MATTHEW 824 SOUTH AVE UNIT P6 CLIFTON HTS, PA	19018
46.02 3.02 C-C	4601 LANDIS AVE UNIT C 2.02,8.01,8.02	2	KLEIN, ANNE S & GERHART L 23 PINE RD MEDFORD, NI	08055	46.03 22.02 C-2H	4600 LANDIS AVE UNIT 2H 23.02,24.02	z	MARLER, STEPHEN WESLEY & TERESA C 37 OAKMONT PLACE MEDIA PA	19063
46.02 1.02 C-D	4601 LANDIS AVE UNIT D 2.02,8.01,8.02	Z	MC GURRIN, JOHN & NANCY 605 AMBERWOOD DR YARDLEY, PA	19067	46:03 22:02 C-3A	4600 LANDIS AVE UNIT 3A 23.02,24.02	Ż	MAZZEI, ROBERT E & SUZANNE N 12547 STONE CREST CUR WAYNESBORD, PA	17268
46.02 1.02 C-E	4601 LANDIS AVE UNIT E 2.02,8.01,8.02	2	REMS, KENNETH L & CHRISTEN 25 HOLLOW RD PAGLI, PA	19301	46.03 22.02 C-3B	4600 LANDIS AVE UNIT 38 23.02/24.02	3 8	SPARACIO, JONATHAN & MA, WING HO S12 MOORE RD CLAVTON, NJ	08312
46.02 1.02 C-F	4601 LANDIS AVE UNIT F 2:02.8:01.8:02	2	IULA, MARIA C 600 S PARK DR WESTHONT, NJ	06105	46.03 22.02 C-3C	4600 LANDIS AVE UNIT 3C 23.02,24.02	2	CONNER, JOANNE & GEORGE 728 MITCHELL AVE MONTON, PA	19070
46.02 1.02 C-G	4601 LANDIS AVE UNIT G 2.02,8.01,8.02	2	ALLERTON, DANIEL J & THERESA M SO GREENBRIAR DR PHOENIXVILLE PA	19460	46.03 22.02 C-30	4600 LANDIS AVE UNIT 3D 23.02,24.02	2	HALL DARRYL V & GAIL S 309 STATELY CIR BIROSBORD, PA	19508
46.02 1.02 C-H	4601 LANDIS AVE UNIT H 2.02,8:01,8:02	2 :	BINGER, RANDY W & TANYA 30 FOX HOLLY RD SHERMANS DALE, PA	17090	46.03 22.02 C-3E	4600 (ANDIS AVE UNIT 3E 23 02 24 02	ż	SZEWCZUK LAWRENCE M & CHRISTINA U 225 W BRD AVE TRAPPE, PA	19426
46.02 3.01 C-N	4612 PLEASURE AVE NORTH 4.01	2	ZWENGLER, ROBERT & OWEN, LYNN A LE PARK AVE HADDONFIELD, NJ	08033	46.03 22.02 C-44	4600 LANDIS AVE UNIT 4A 23.02,24.02	2	LLOYD, JAMES R & GININE M 705 ARNOLD ST PHILADELPHIA, PA	191115
46.02 3.01 C-S	4612 PLEASURE AVE SOUTH 4:01	32	GAGLIARDI LIVING TRUST 2341 MIDNIGHT PASS CT THE VILLAGES, FL	32162	147.01 12	18 471H ST.	2	CONVENT OF THE SISTERS OF ST JOSEPH 9701 GERMANTOWN AVE PHILA, PA	19118
46.02 3.02 C-N	- 4608 PLEASURE AVE NORTH	2	POLLOCK, CARDL E 104 HOLYOKE RD RICHBORO, PA	18954	47.02 1.02	4709 LANDIS AVE	2	SPANGLER, STEPHEN & LISA 978 LIEDS RD COATSVILLE, PA	19320
46.02 3.02 C-S	4608 PLEASURE AVE SOUTH 4.02	ž	TEDY JOHN, LLC 104 SHARP ST MILLVILLE, M	08332	47.02 3	23-48TH ST	2	LENTZ, GREGORY C TRUSTEE 229, REGATIA DR JUPITER, ELA	. 33477
46.02 9 C-E	28 46TH ST EAST	2	TURNBULL, THOMAS & SUZANNE 820 ORMOND AVE DREXEL HULL PA	19026	47.02 4 C-N	21 48TH ST NORTH	2	LASALANDRA, FRANCESCO & CHIARA 595 BRENTWOOD DR VINELAND, NJ, NJ	08360
46.02 F:: 2-W	28 46TH ST WEST	2	SSRT LP LIO PARKVIEW CIR MEDIA, PA	19063	47.02 4 C-5	21 48TH ST SOUTH	bi	CORNETT, PATRICIA J ETALS. 2 BOULDER BROOK COURT. BELLE MEAD, NJ	208502
46.02 10	26:46TH ST	2	RUSSELL JOANNE ETAL TRUSTEES 48 WINTERSET LN SIMSBURY, CT	06070	47.02 8 C-E	32 47TH ST EAST	25	O'MALLEY, THOMAS & LISA 3081 BALLESTRAS COURT MOUNT AIRY, MD	21771
46.02 11.01	4606 PLEASURE AVE	2	HARPER, GEORGE E & M EVELVN 325 SHERINGHAM DR HOCKESSIN, DE	19707	47,02 8 C/W	32 47TH STREET WEST	2	DAMON, SEAN M & ANNE C 2820 MOUNTAIN LAUREE DR FURLONG, PA	-18925
45.02 11.02	20.46TH ST	Ż	20 46TH ST LLC S062 BOZMAN NEAVITT RD ST MICHAELS, MD	21663	47.02 9 C-E	28 47TH ST EAST	3(2)	28 47TH ST LLC 54 MARSHALL RIDGE RD NEW CANAAN, CT	::06840 <i>3</i>
46.03 10 C-E	111.47TH:ST	(1 2)	ADAMS, WILLIAM D JR & AMY, BETH 8701 MARBURG MANOR DR TIMONIUM, MD	21093	47.02 9 C-W	28 477H ST WEST	2	HUGHES, JAMES P & ELLEEN M 409 ENGLISH IVY DR WARRINGTON, PA	18976
46.03 10 C-W	111 47TH ST WEST	36	CARAMANNO, ROBERT JR & KAREN 1116 SHAW DR FORT WASHINGTON, PA	19034	47.02 10 6-4	26 471H ST BAST	026	ROBINSON, JOHN E & BARBARA L 404 GAKLAND AVE BELLMAWR, NJ	08031
46.03 11.01 C-A	101 47TH ST UNIT A 12.01	2	Matxowski, Daniel & ROSINSKI, ANIA 132 Halnes Ave Ekkins Park, Pa	19027	47.02 10 C-8	26 A7TH ST WEST	- A	CTULLO, JOHN & MARINO, ANNA MARIE 583 ASPEN WOODS DR VARDLEY, PA	39057
46.03 11.01 C-B	101 47TH ST UNIT B	2	O'CONNOR, TERRENCE M 4 NORTH WILLIAMSON RD AVONDALE, PA	19311	47.02 11 C-N	1700 PLEASURE AVE NORTH	2.	GOLDSNITH, JR THOMAS A & JOANNE 2 KNIGHTS WAY NEWTOWN SQUARE, PA	19073
46.03 11.91 C-C	101 47TH ST UNIT C 12.01	2	HAGAN, JAMES & TRACEY M 2543 BROWN ST PHILADELPHIA PA	19130	47.02 31. C-S	4700 PLEASURE AVE SOUTH	ä	FRIGANO, PETE 2300 DUNE DR AVALON, NJ	08202
46.03 11.01 C-D	101 471H ST UNIT D	2	LATTI, WILLIAM A 346 S SMEDLEY ST PHILADELPHIA, PA	19103	47.03 12.02 C-N	3708 LANDIS AVE NORTH	2	KHATIB, LOUAY HAMID & MIRIAM N 860 EMPRESS RD WEST CHESTER, PA	19380
46.03 11.01 C-E	101 477H ST UNIT 6 12,01	2	CLARK, LEWIS W & KATHLEEN 34 SCHOOL ST AMBUER, PA	9002	47.03 12.02 C-S	4708 LANDIS AVE SOUTH	2	THOMPSON, GEOFFREY J, TRUSTEE P.O.BOX 1673 SOUTHAMPTON, PA	18966
46.03 11.01 C-F	101 47TH ST UNIT F 12:01	- 2	APOLES, 74 LEMON, MICHAEL F 12 PYLES (MONTAIN DR AVONDALE, PA	19311	47,03 22 6-8	112 47TH ST EAST	2	ROGERS, COLLEEN L. 112 E 47TH ST SEA ISLE CITY, NO	08243
46,03 11.02	4612 LANDIS AVE	82]	NC CULLOUGH I AMES J JR & CAROLE A 4612 LANDIS AVE SEATSLE CITY, NJ	08243	47.03 22 C-W	112 47TH ST WEST	8	RANALLI, JOHN F & LORRAINE H 1535 ST MATTHEWS RD CHESTER SPRINGS, PA	19425
46.03 11.03	4608 LANDIS AVE	72	SPALISLE CHT, 70 SPITALIERI, TRUST 2535 SO 127H STREET PHILADEEPHIA, 98	19148	47.03 23.01	4706 LANDIS AVE	2	SWEENEY, BRETT & KATY 425 MAUREEN LN SEVERNA PARK, MO	21146)
46.03 11.04	4610 LANDIS AVE 12.04	12	PHILADELPHIA, PA KONRAD, HELEN T 4610 LABDIS AVE SEA ISLE CITY, NJ	08243	47.03 23.02	4704 LANDIS AVE 24.02	2	NURPHY, IMMACULATA A 1023 SPORTSMAN, NECK RD QUEENSTOWN, MD	21658
46.03 22.01	4604 LANDIS AVE 23.01,24.01	2	OHL, DANIEL & ALMA 4300 STRATFORD DR	PROBAT	47.03	4700 LANDIS AVE	2	KEENAN, PETER J TRUSTEE ETAL. 205 BRIDLE LANE CT LOWER GWYNEDD, PA	19002
46.03 22.02	4600 LANDIS AVE UNIT 1A 23:02,24:02	2	CENTER VALLEY, PA CORRADO, JOHN & MELANIE ANNE 1302 WOODSIDE AVE HATTELD, PA	19440				gymr - e constant and the MAR de C	
C-1A 46.03 22.02	4600 LANDIS AVE UNIT 18 23.02,24.02	2	OBIE SALES 401K TRUST 3003 GREENRIDGE DR						
C-18 46.03 22.02 C-1C	4600 LANDIS AVE UNIT 1C 23.02,24.02	2	NORRISTOWN, PA GALLAGHER, KATHERINE 1420 LOCUST ST UNIT 34R PHILADELPHIA, PA	19403					
	SOUTH JERSEY GAS O CORPORATE HEADQ 1 SOUTH JERSEY PLA FOLSOM, NI 08037	UARTERS	CAPE MAY ATTN: CO P.O. BOX (CO, MUNICIPA	TARY	JTHORITY & 2 5	5100 H/ MAYS L	IC CITY ELECTRIC COMPANY RDING HIGHWAY SUITE 399 ANDING, NI 08330 CITY MUNICIPAL WATER AND SEV	WFR
	VERIZON ENGINEERING DEPT. COMCAST CABLE ATTN: CITY CLERK 10 TANSBORD ROAD FLR 2 ATTN: GREGORY SMITH, PROJECT MANAGER 4501 PARK ROAD BERLIN, NJ 08009 ABSECON, NJ 08201								

1.	Applicant/Owner: S Doc3, LLC 12 Taylor Lane Cape May, NJ 08204 Phone (609) 408-0522
2.	The project site is known as Block 46.02 Lots Sea Isle City Tax Maps.
3.	The project site is located in the (C1) Genera
4.	The project site consists of an area of 0.126±
5.	An existing restaurant (Doc Mike's Pancake H of 100% impervious lot cover.
6.	It is the intent of the Applicant to construct a n floor and a total of four (4) dwelling units on th
7.	Property is located in base flood zone AE (EL date 10/5/2017, therefore the local design floo
8.	All concrete curb, sidewalk, pavement disturb in kind.
9.	All traffic signs, other signs, mailboxes, poles construction are to be reinstalled at the prope
10.	The proposed application will require approva
•	Sea Isle City Planning Board Cape May County Planning Board Cape Atlantic Soil Conservation District
G	ENERAL NOTES
	CITY OF SEA ISLE CIT
	Chairman
	Secretary

LAST





Site Location: 4615 Landis Avenue Sea Isle City

Cape May County, NJ

ots 1.01 & 1.02, as shown on the Tax Plate #8 of the

al Business Zoning District

Acres (5,500 SF).

House) is located on the project site. The site consist

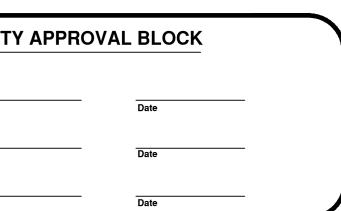
new mixed-use building with a restaurant on the first he 2nd and 3rd floors above.

9) on the FEMA flood map #34009C0162F, effective bod elevation (LDFE) is elevation 12.0.

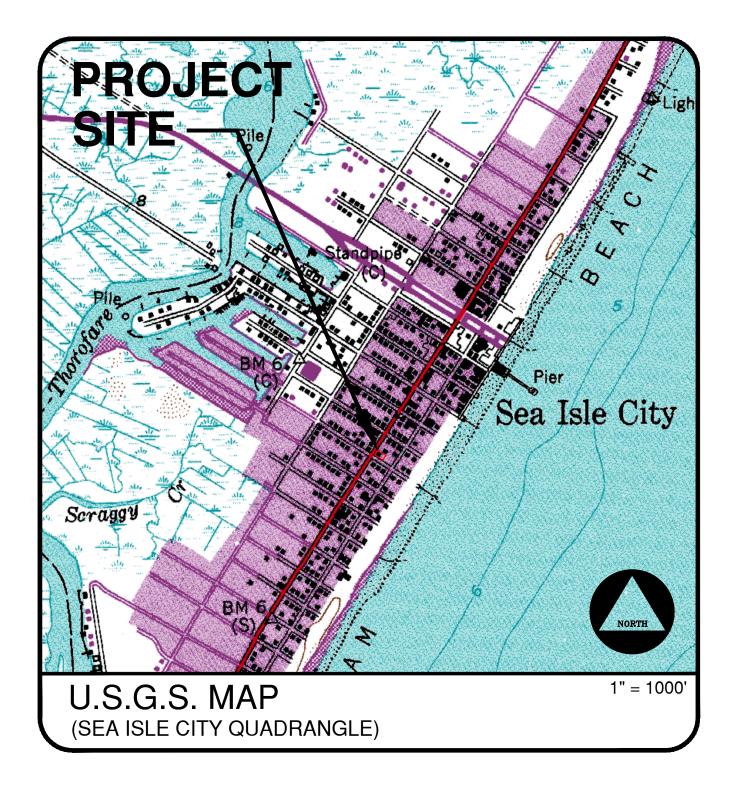
bed in kind within road rights-of-way are to be repaired

and/or safety devices that will be removed during er location.

als from the following agencies:



SIGNATURE APPROVAL BLOCK



Outbound and topographic survey information taken from plan entitled "Plan of Survey", Lots 1.01 & 1.02, Block 46.02, Sea Isle City, Cape May County, New Jersey, prepared by Gibson Associates, PA, Mark J. Gibson N.J.P.L.S. #32115, dated 02/07/24.

SURVEY INFORMATION

Architectural plans referenced from plans prepared by: Architecture by Haryslak, LLC, 3101 Dune Drive, Suite 109, Avalon, New Jersey, 08202, William A. Haryslak, R.A., N.J.#12373, dated 12/20/24, revised through 3/26/25.

ARCHITECT INFORMATION

This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate " Issued for Construction."

Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.

All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.

These drawings do not include the necessary components for construction safety; however, all construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations appurtenant to this project.

CONTRACTOR NOTES

VARIANCE PLAN FOR DOC3, LLC BLOCK 46.02, LOTS 1.01 & 1.02 **CITY OF SEA ISLE CITY CAPE MAY COUNTY, NEW JERSEY**

Descrip Lot Area Lot Fror Lot Widt Lot Dep

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8 10 100 103 8 8 100	8 100 307 1302 gr 8 100 <th>1 10 113 8 2 14 9 8 8 3 1507 8 8 3 15</th>	1 10 113 8 2 14 9 8 8 3 1507 8 8 3 15
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23 100 <th>9 1101 1103 203 23 8 23 23 8 23 8 3 12 12 12 12<</th> <th>1101 no2 2301 1552PHS nc crunch 8 x 12 EKKMPTC 24 8 10 1101 no2 2301 12 101 no2 2301 12 201 no2 101 12 201 no2 100 12 201 no2 100</th>	9 1101 1103 203 23 8 23 23 8 23 8 3 12 12 12 12<	1101 no2 2301 1552PHS nc crunch 8 x 12 EKKMPTC 24 8 10 1101 no2 2301 12 101 no2 2301 12 201 no2 101 12 201 no2 100 12 201 no2 100
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SEA ISLE CITY ZO (C1) GENERAL BUSINESS ZC		1" = 300'

			DISTRICT		
(C1) GENERAL BUSINESS ZONING DISTRICT					
Description	Required	Existing	Proposed	Variance	
Lot Area	5,000 SF	5,500 SF	5,500 SF	NO	
Lot Frontage	50'	55'	55'	NO	
Lot Width	50'	55'	55'	NO	
Lot Depth	100'	100'	100'	NO	
Principal Building Setbacks:					
Min. / Max. Front Yard (Landis Ave.)	0'/5'	0.3'	1.5' (FIRST FLOOR)	NO	
· · · · · · · · · · · · · · · · · · ·	0'/5'	0.3'	0.0' (2ND / 3RD FLOORS)	NO	
Min. / Max. Front Yard (47th Street)	0'/5'	2.5'	0.5' (FIRST FLOOR)	NO	
	0'/5'	2.5'	0.0' (2ND / 3RD FLOORS)	NO	
Min. / Max. Side Yard	0'/15'	7.5'	3.0' (FIRST FLOOR)	NO	
	0'/15'	14.11'	4.0' (2ND / 3RD FLOORS)	NO	
Min. Rear Yard abutting R zone	10'	29.11'	38.0' (FIRST FLOOR)	NO	
inin Hoar Fard abatang ri Zono	10'	29.11'	15.0' (2ND / 3RD FLOORS)	NO	
Max. Building Coverage	95%	51.7%	79.0%	NO	
Max. Impervious Lot Coverage	n/a	100%	99.7%	NO	
	39'	<39'	39'	NO	
Max. Building Height (above AE9+3) Max. Building Stories	3 stories	< 39 2 stories	3 stories	NO	
Dev SOC 50 14 Duilding and Use Cte	n de vele				
Per §26-52.14. Building and Use Sta		-	10	NO	
Min. Interior Height of First Level	10'	n/a	13' 0. stania s	NO	
Max. Building number of stories	3 stories	2 stories	3 stories	NO	
Min. Building Coverage for 1st floor	40%	45.82%	55.22%	NO	
non-residential use on corner lot			· · · - · -		
Min. Unit Size of non-residential	750 SF	2,520 SF	3,037 SF	NO	
Min. Width of non-residential	15'	45'	50.5'	NO	
fronting Landis Avenue Min. Frontage of non-residential	60%	81.8%	91.6%	NO	
Residential units permitted	4	n/a	4	NO	
(1 / 1,250 SF Lot area)					
Parking Requirement:	1				
Mixed Use (non-residential / residentia	u use)				
4 Dwelling units (1,500 SF each) (1 space / 1,500 SF unit)	4 spaces				
Total	4 spaces	n/a	4 spaces	NO	
Driveway Width for Two-Way	24'	n/a	20'	YES	
Sign Requirement:					
Sign Area - pursuant to §26-28.3(a)	60 SF	n/a	60 SF	NO	
Awning Sign - pursuant to §26-28.3(o)	8" letter height	n/a	8" letter height	NO	

ZONING INFORMATION

Variances Required

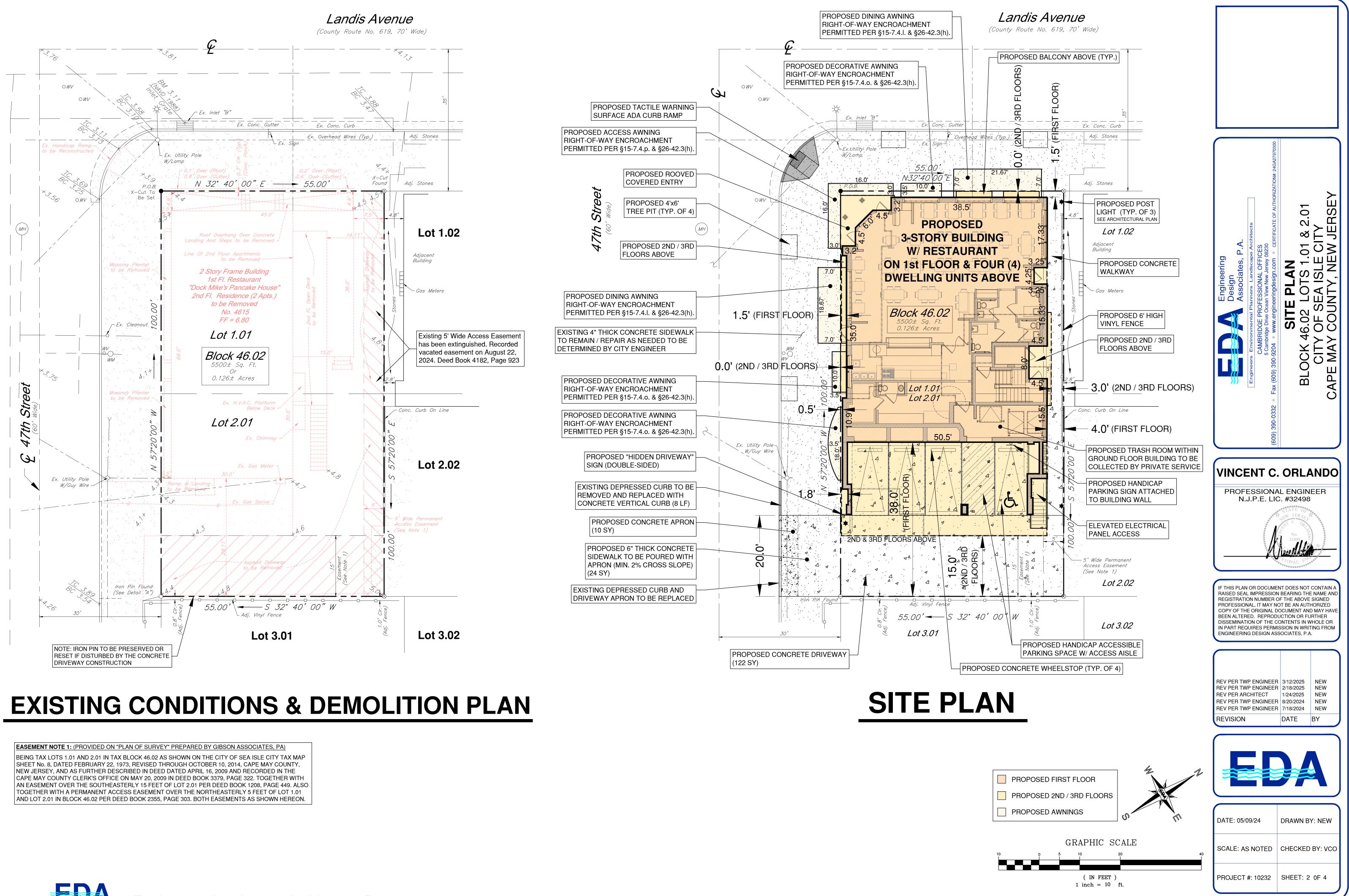
1. Per §26.23(a)1: A variance is required to permit the proposed 20' wide driveway, where a minimum 24' wide driveway is required for two-way traffic.

Design Waiver Required

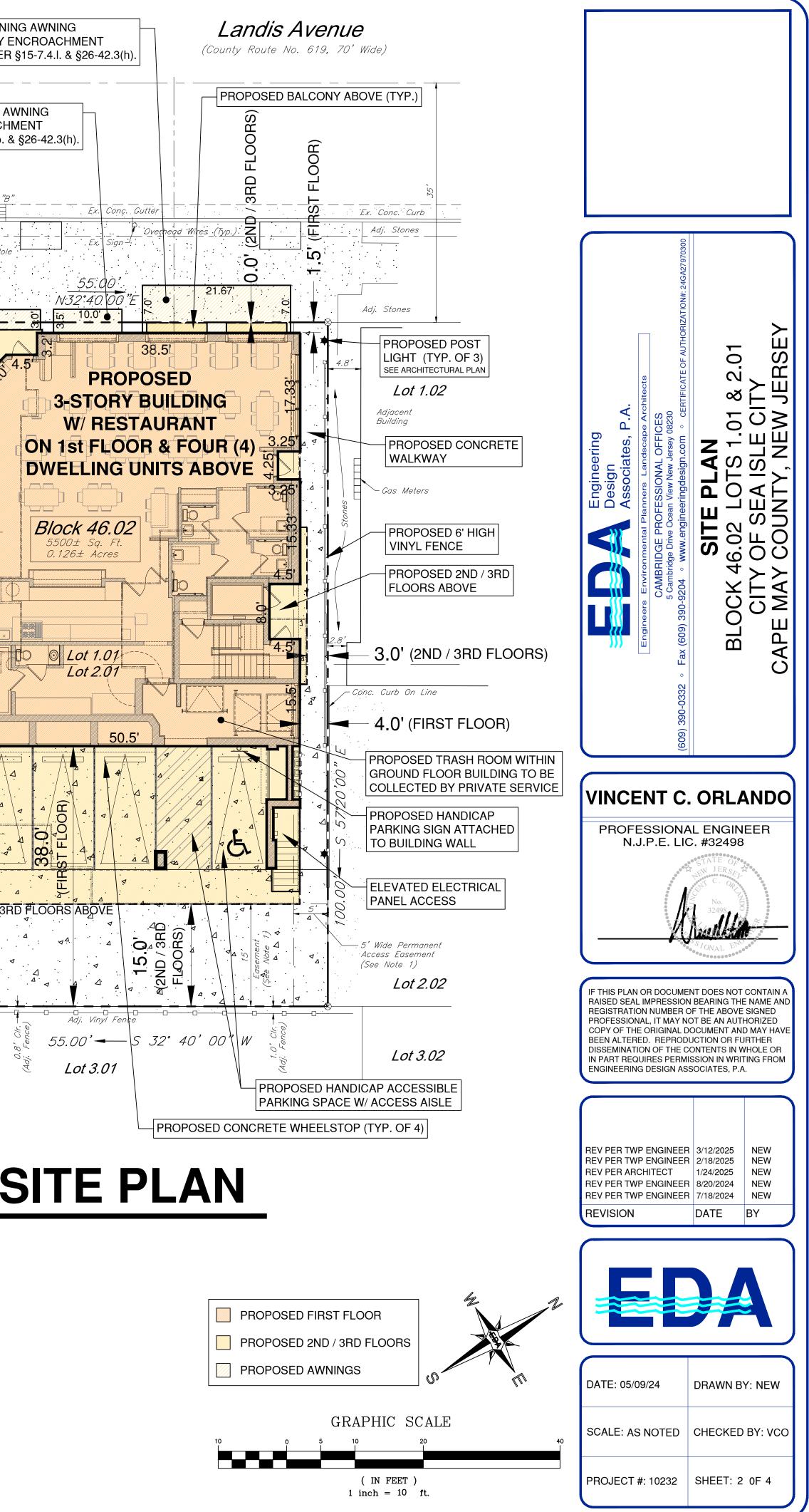
1. Per §26-42.D(1): A waiver is required to permit the proposed ground floor transparency of glass windows along 47th Street of 27%, where a minimum ground floor transparency of 33% is required.

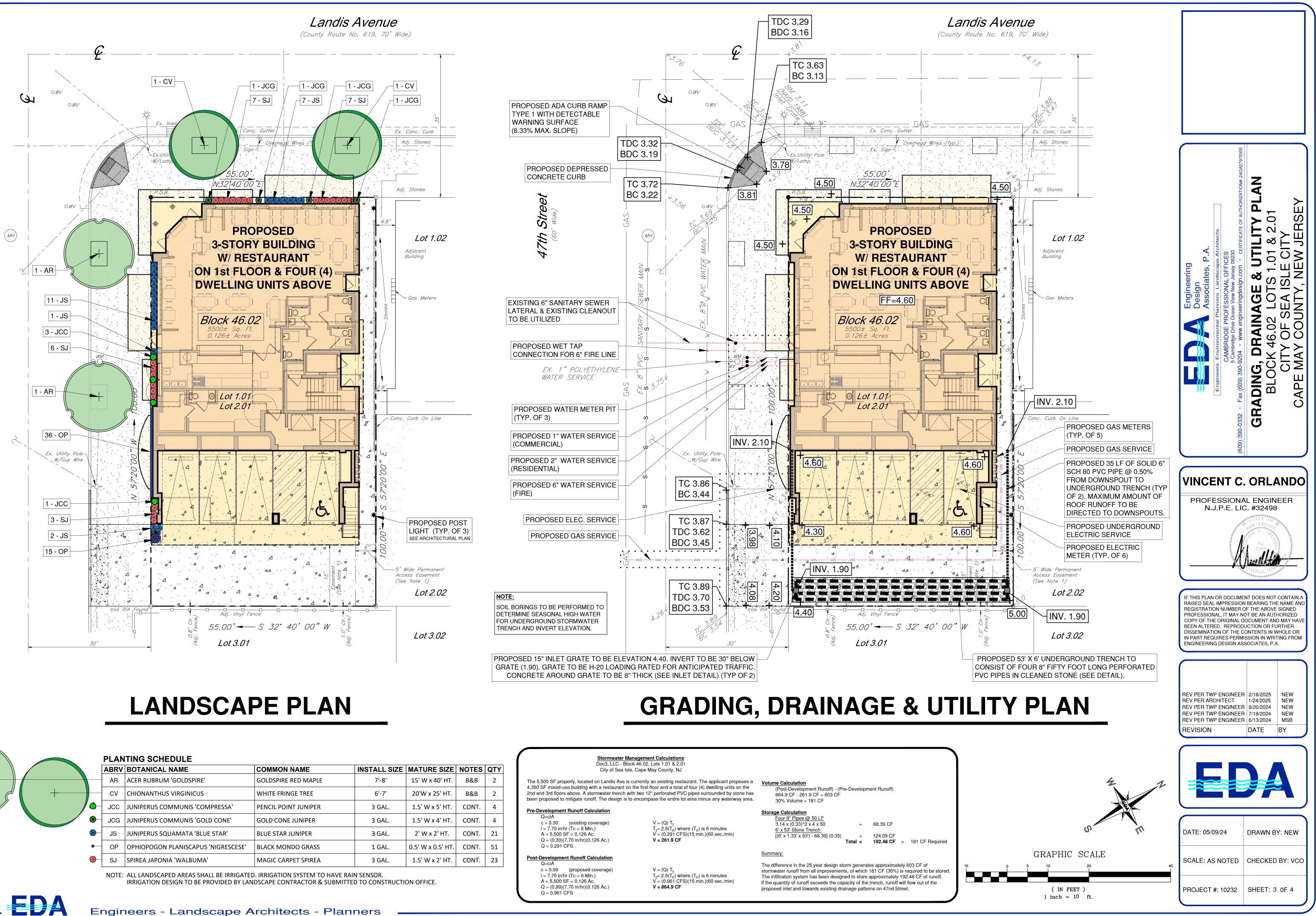
VARIANCE & WAIVER REQUIRED











	ABRV	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	NOTES	QTY
	AR	ACER RUBRUM 'GOLDSPIRE'	GOLDSPIRE RED MAPLE	7'-8'	15' W x 40' HT.	B&B	2
	CV	CHIONANTHUS VIRGINICUS	WHITE FRINGE TREE	6'-7'	20'W x 25' HT.	B&B	2
	JCC JCC	JUNIPERUS COMMUNIS 'COMPRESSA'	PENCIL POINT JUNIPER	3 GAL.	1.5' W x 5' HT.	CONT.	4
	JCG	JUNIPERUS COMMUNIS 'GOLD CONE'	GOLD CONE JUNIPER	3 GAL.	1.5' W x 4' HT.	CONT.	4
	S JS	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	3 GAL.	2' W x 2' HT.	CONT.	21
	• OP	OPHIOPOGON PLANISCAPUS 'NIGRESCESE'	BLACK MONDO GRASS	1 GAL.	0.5' W x 0.5' HT.	CONT.	51
	G SJ	SPIREA JAPONIA 'WALBUMA'	MAGIC CARPET SPIREA	3 GAL.	1.5' W x 2' HT.	CONT.	23
	NOTE:	ALL LANDSCAPED AREAS SHALL BE IRRIGATE	D. IRRIGATION SYSTEM TO HAVE				



blume Calculation		
(Post-Development Runoff) - (Pre	-Developm	ent Runoff)
864.9 CF - 261.9 CF = 603 CF		
30% Volume = 181 CF		
orage Calculation		
Four 8" Pipes @ 50 LF		
3.14 x (0.33)^2 x 4 x 50	=	68.39 CF

