

ZONING INFORMATION				
(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
<u>Principal Building Setbacks:</u>				
Min. / Max. Front Yard (Landis Ave.)	0'/5'	0.3'	1.5' (FIRST FLOOR)	NO
Min. / Max. Front Yard (47th Street)	0'/5'	0.3'	0.0' (2ND / 3RD FLOORS)	NO
	0'/5'	2.5'	0.0' (FIRST FLOOR)	NO
Min. / Max. Side Yard	0'/15'	7.5'	0.0' (2ND / 3RD FLOORS)	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
	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
Max. Building Height (above AE9+3)	39'	<39'	39'	NO
Max. Building Stories	3 stories	2 stories	3 stories	NO
<u>Per §26-52.14. Building and Use Standards</u>				
Min. Interior Height of First Level	10'	n/a	13'	NO
Max. Building number of stories	3 stories	2 stories	3 stories	NO
Min. Building Coverage for 1st floor non-residential use on corner lot	40%	45.82%	55.22%	NO
Min. Unit Size of non-residential	750 SF	2,520 SF	3,037 SF	NO
Min. Width of non-residential fronting Landis Avenue	15'	45'	50.5'	NO
Min. Frontage of non-residential	60%	81.8%	91.6%	NO
Residential units permitted (1 / 1,250 SF Lot area)	4	n/a	4	NO
<u>Parking Requirement:</u>				
Mixed Use (non-residential / residential 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
<u>Sign Requirement:</u>				
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

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.

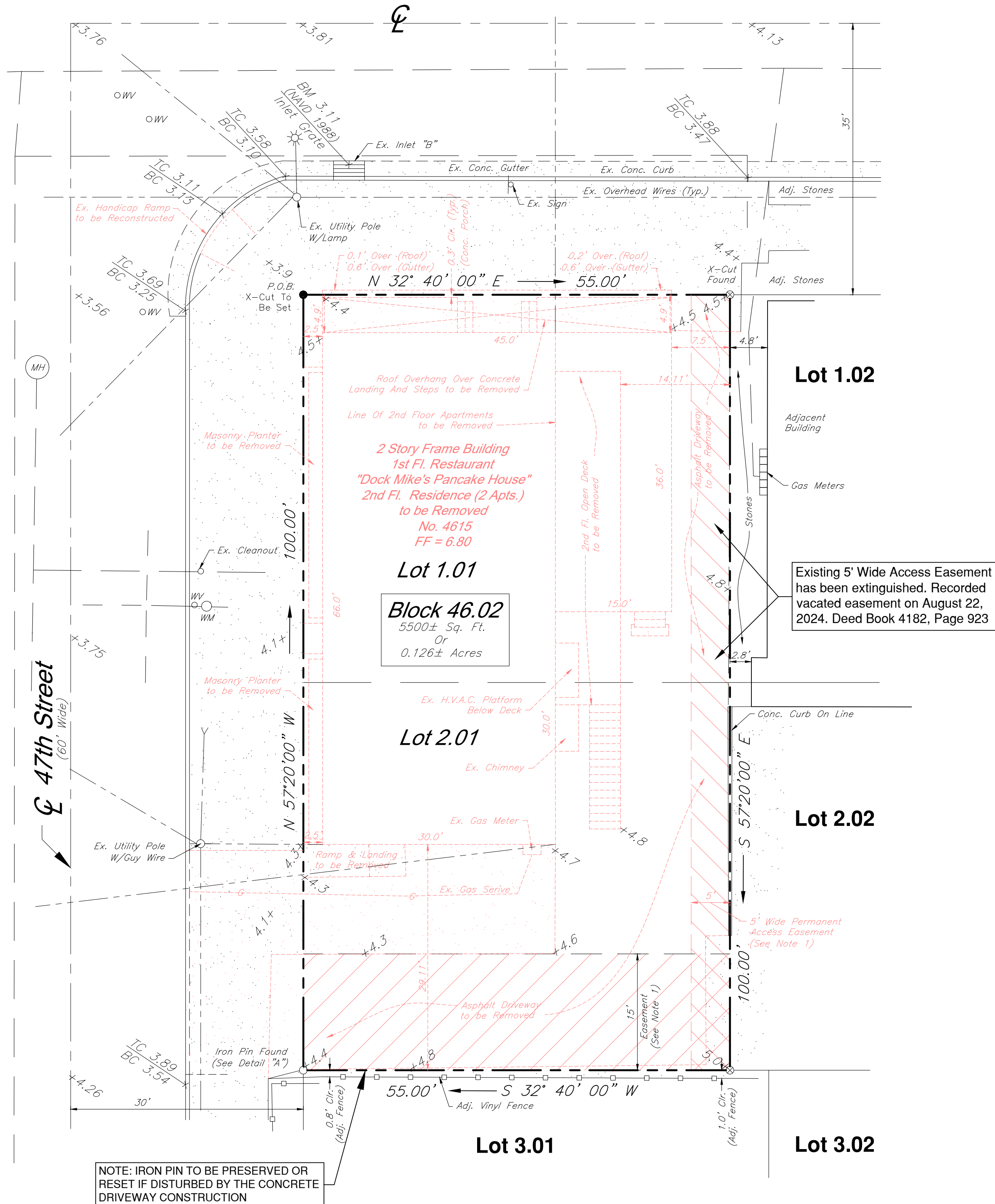
VARIANCE & WAIVER REQUIRED

REV PER ARCHITECT	3/27/2025	NEW
REV PER TWP ENGINEER	3/12/2025	NEW
REV PER TWP ENGINEER	2/18/2025	NEW
REV PER ARCHITECT	1/24/2025	NEW
REV PER ARCHITECT	9/30/2024	NEW
REV PER TWP ENGINEER	8/20/2024	NEW
REV PER TWP ENGINEER	7/18/2024	NEW
REV PER TWP ENGINEER	6/13/2024	MSB
REVISION	DATE	BY

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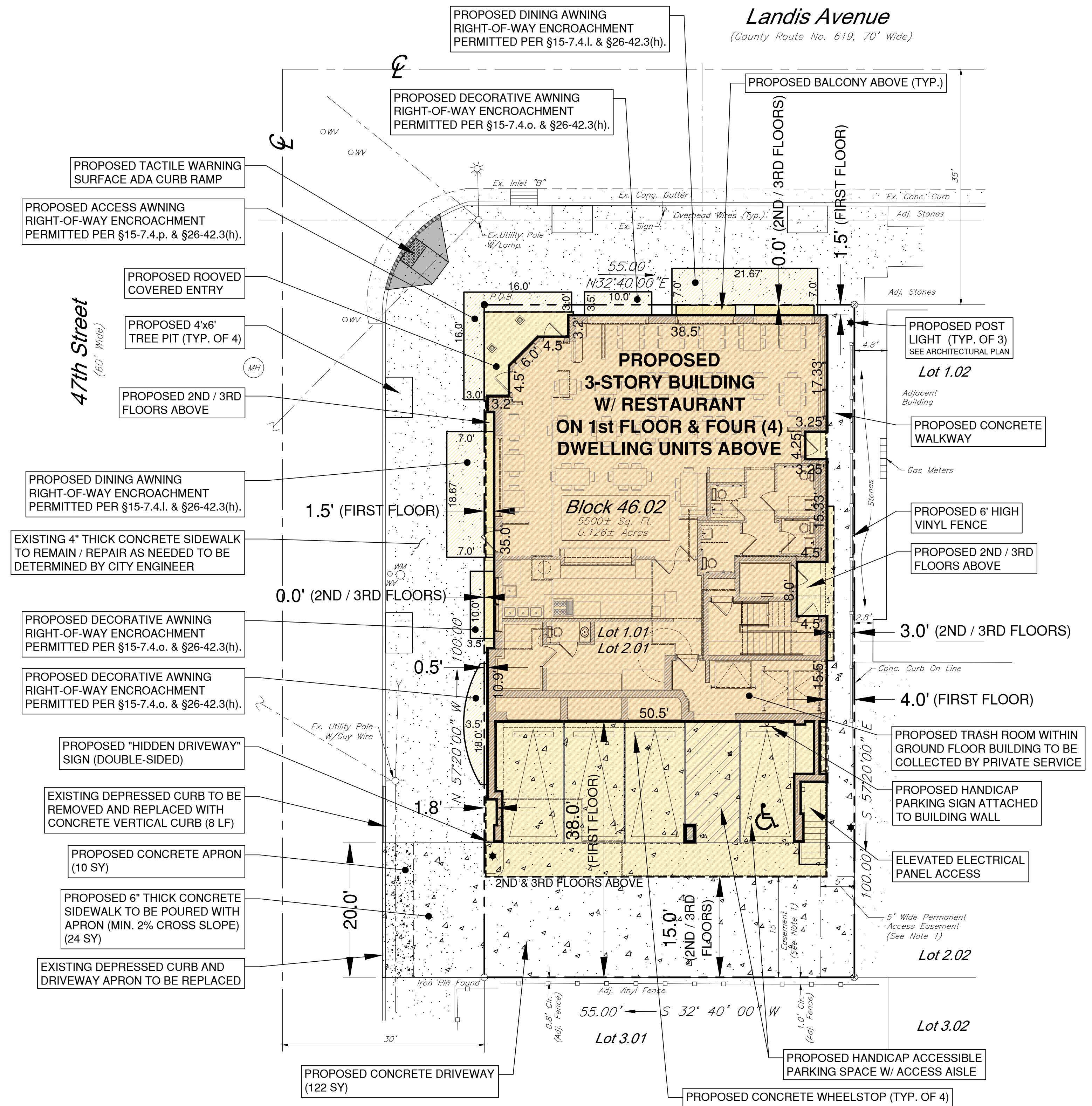
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PROJECT #: 10232	SHEET: 1 OF 4

Landis Avenue
(County Route No. 619, 70' Wide)


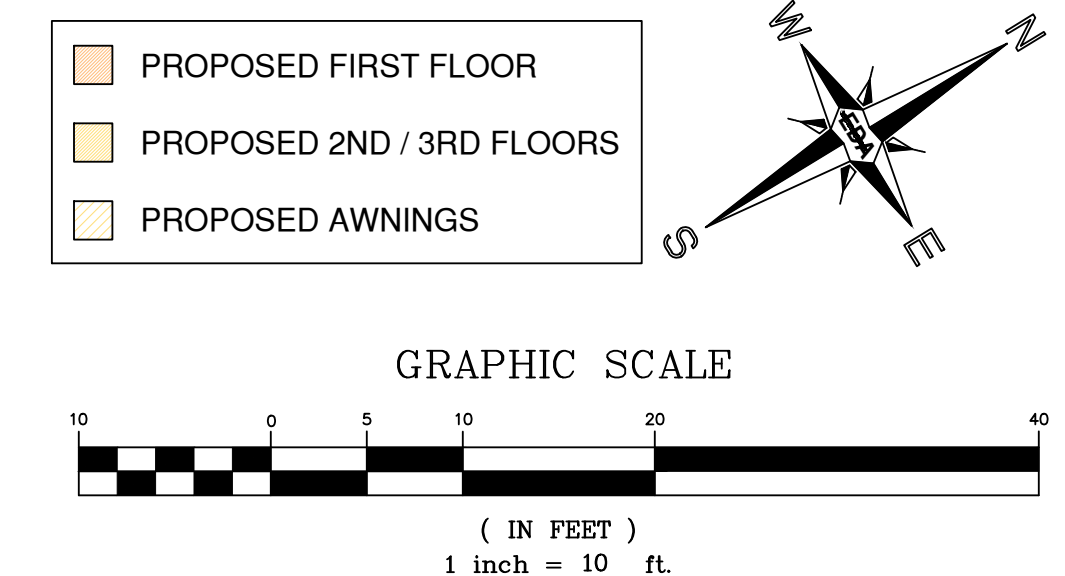


EXISTING CONDITIONS & DEMOLITION PLAN

EASEMENT NOTE 1: (PROVIDED ON "PLAN OF SURVEY" PREPARED BY GIBSON ASSOCIATES, PA)
BEING TAX LOTS 1.01 AND 2.01 IN TAX BLOCK 46.02 AS SHOWN ON THE CITY OF SEASIDE CITY TAX MAP SHEET "NO. 1" DATED FEBRUARY 22, 1973, REVISED THROUGH OCTOBER 10, 2014, CARE MAY COUNTY, IDAHO, AND AS FURTHER AMENDED IN DEED, DATED 07/29/2015, RECORDED IN THE CLERK OF THE CARE MAY COUNTY CLERK'S OFFICE ON MAY 20, 2009 IN DEED BOOK 3379, PAGE 322, TOGETHER WITH AN EASEMENT OVER THE SOUTHEASTERLY 15 FEET OF LOT 2.01 PER DEED BOOK 1208, PAGE 449. ALSO TOGETHER WITH A PERMANENT ACCESS EASEMENT OVER THE NORTHEASTERLY 5 FEET OF LOT 1.01 AND LOT 2.01 IN BLOCK 46.02 PER DEED BOOK 2355, PAGE 303. BOTH EASEMENTS AS SHOWN HEREON.



SITE PLAN



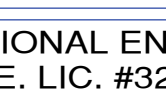
EDA Engineering
Design
Associates, P.A.

Engineers Environmental Planners Landscape Architects

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VINCENT C. ORLANDO

PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498



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REV PER TWP ENGINEER	3/12/2025	NEW
REV PER TWP ENGINEER	2/18/2025	NEW
REV PER ARCHITECT	1/24/2025	NEW
REV PER TWP ENGINEER	8/20/2024	NEW
REV PER TWP ENGINEER	7/18/2024	NEW
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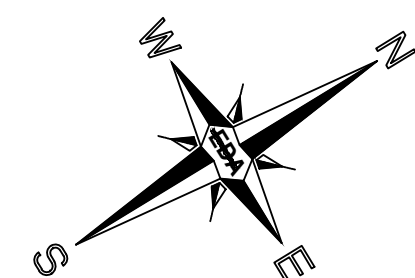


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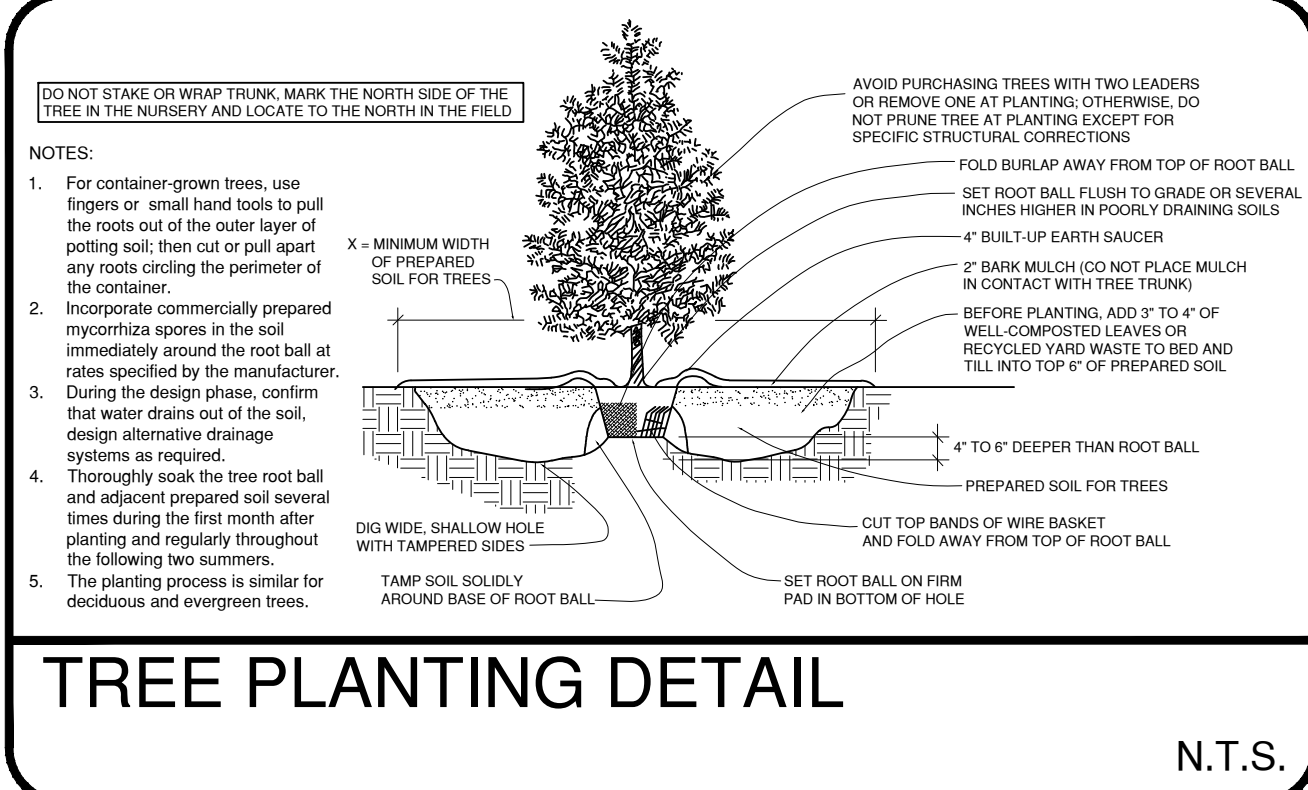
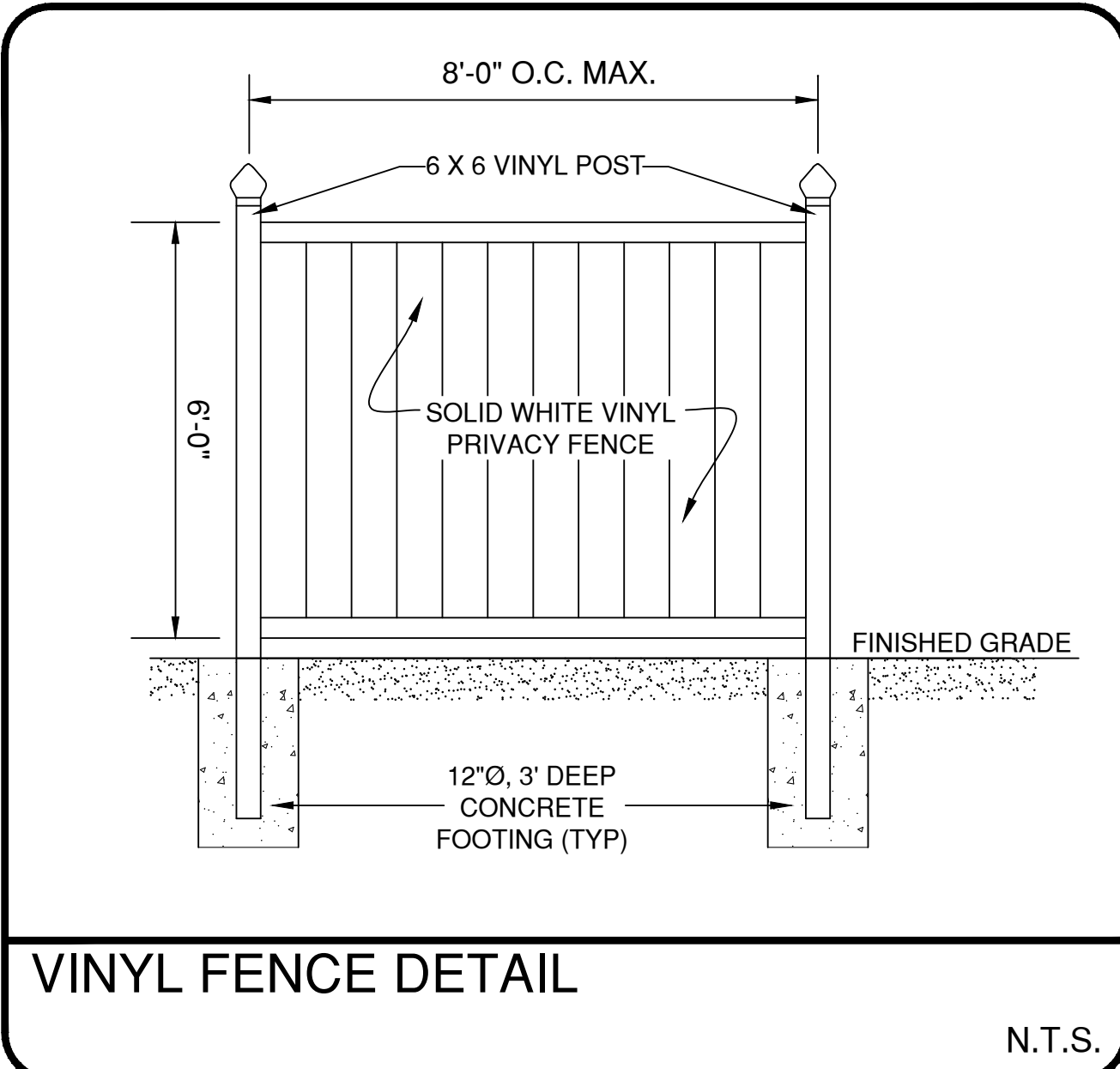
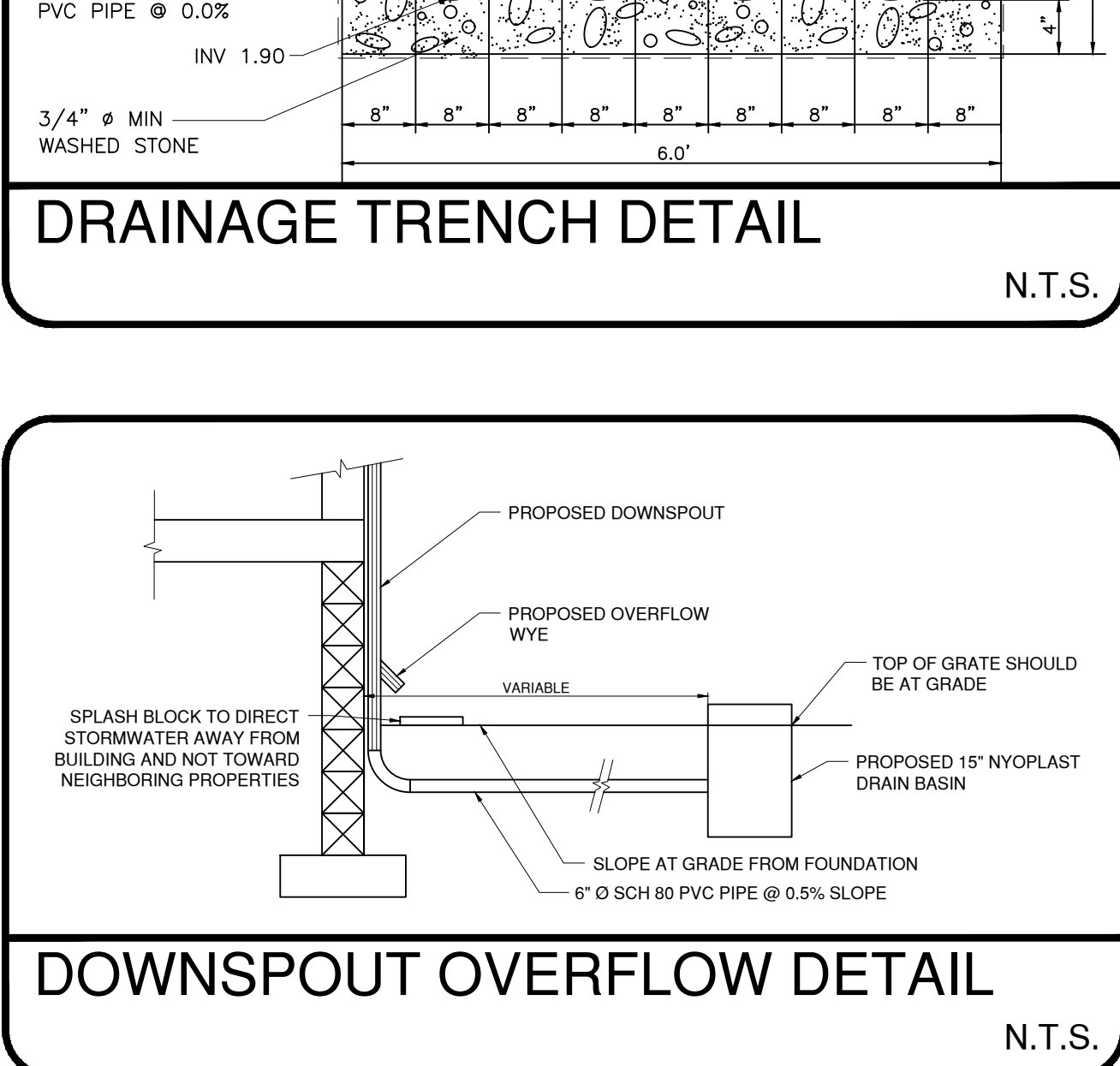
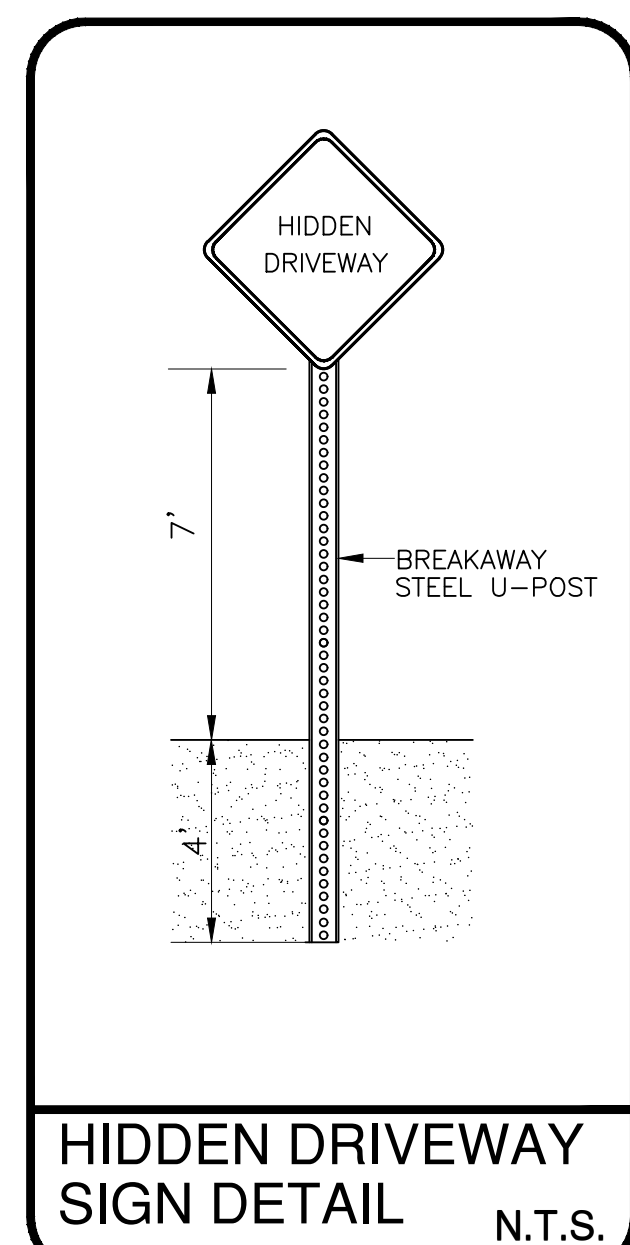
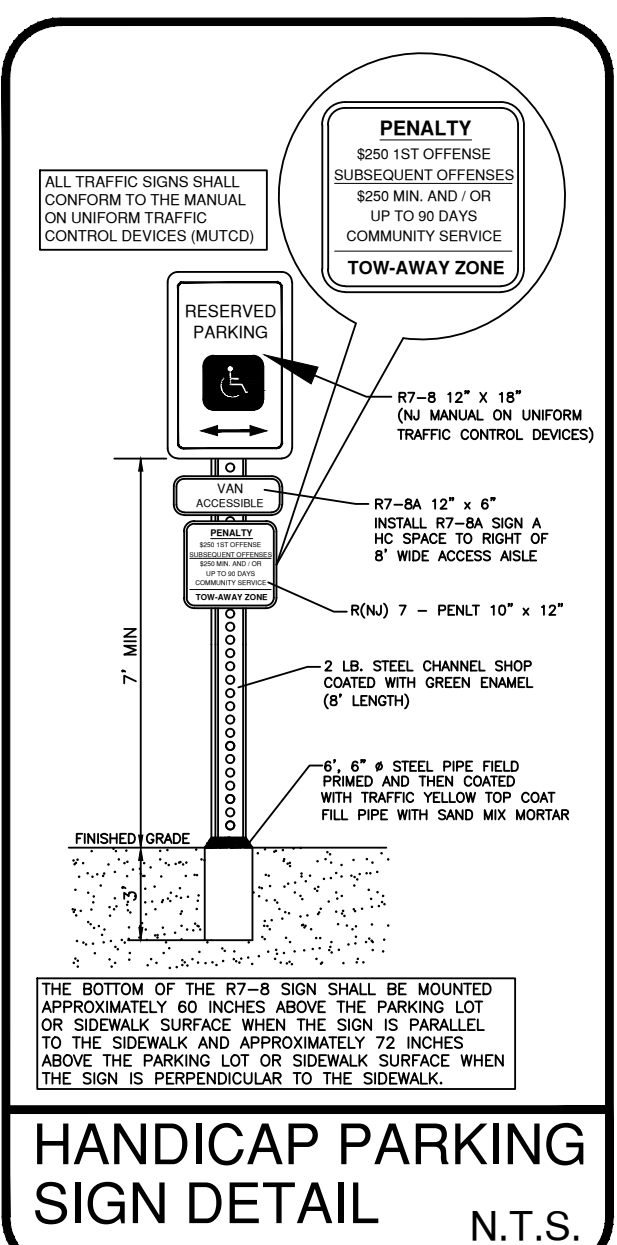
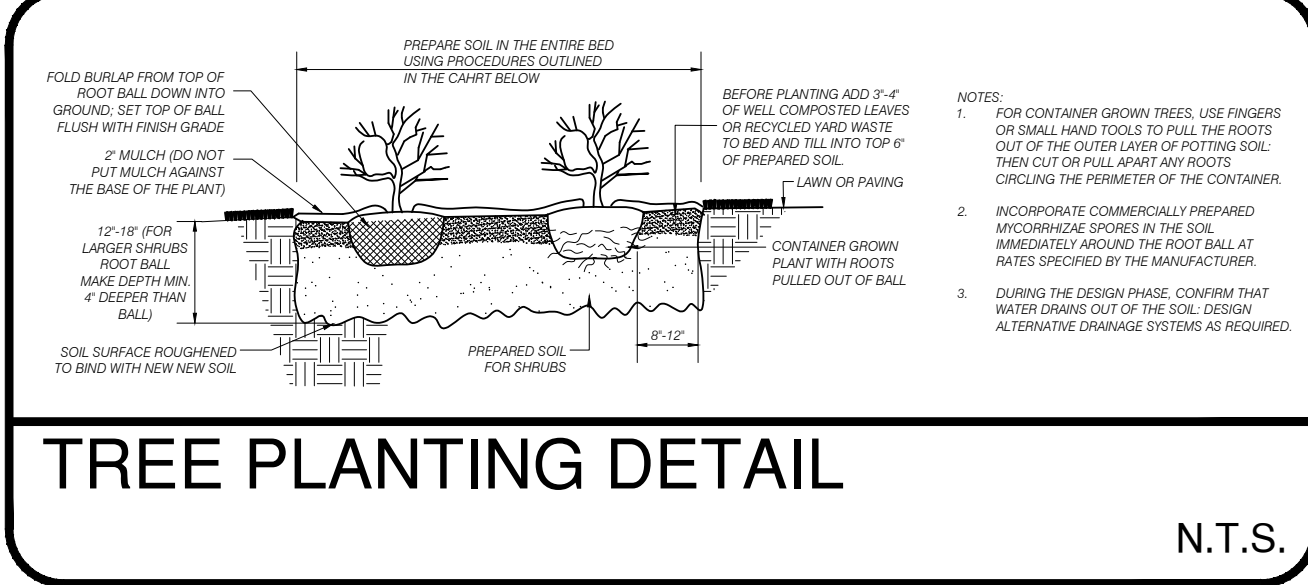
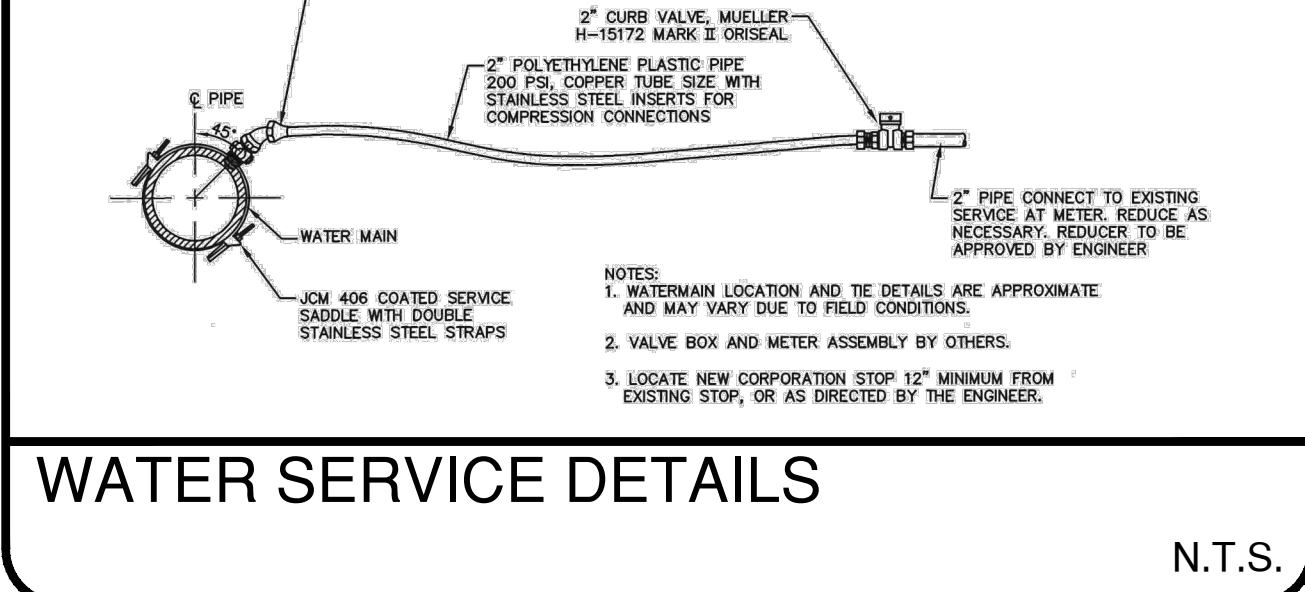
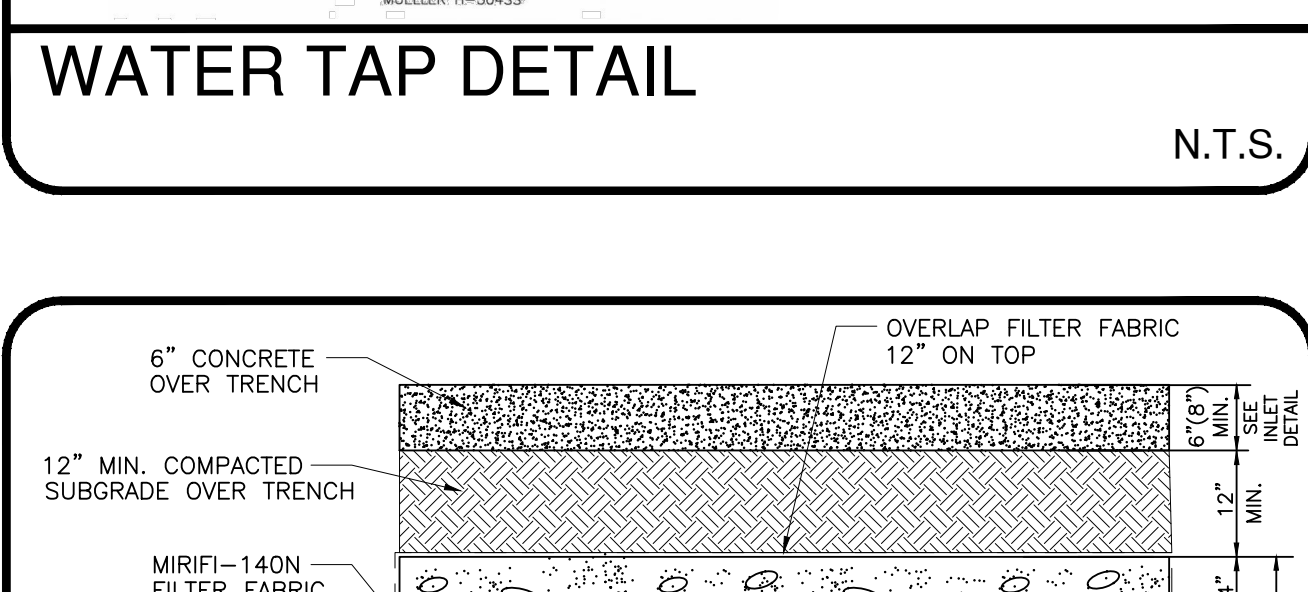
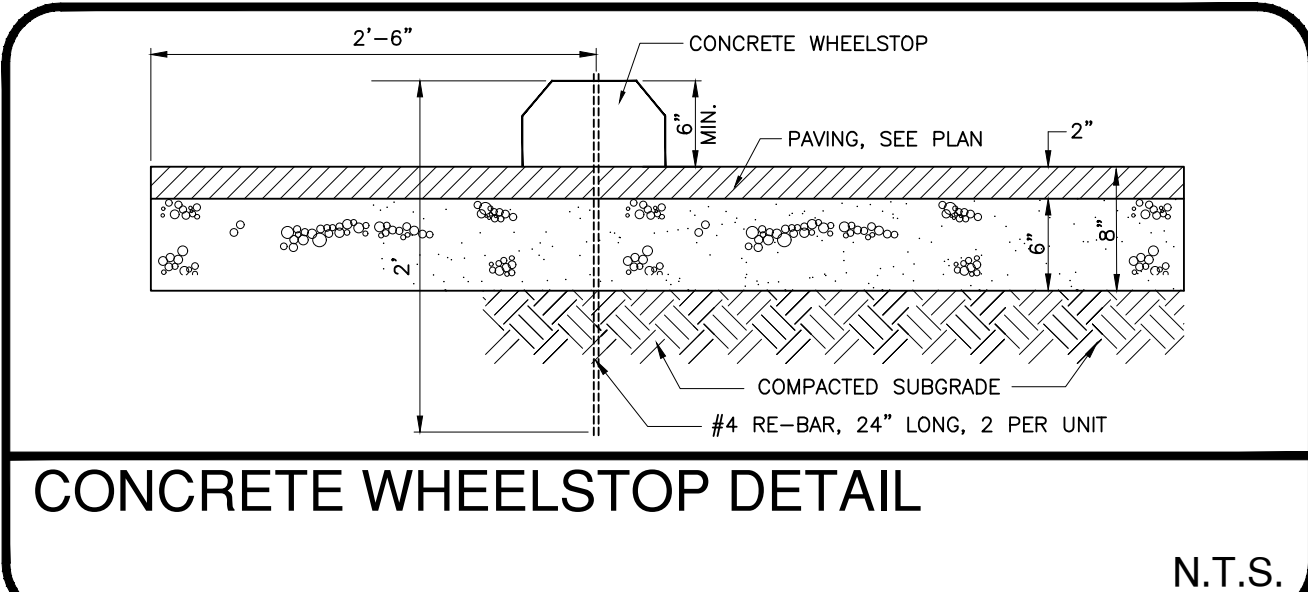
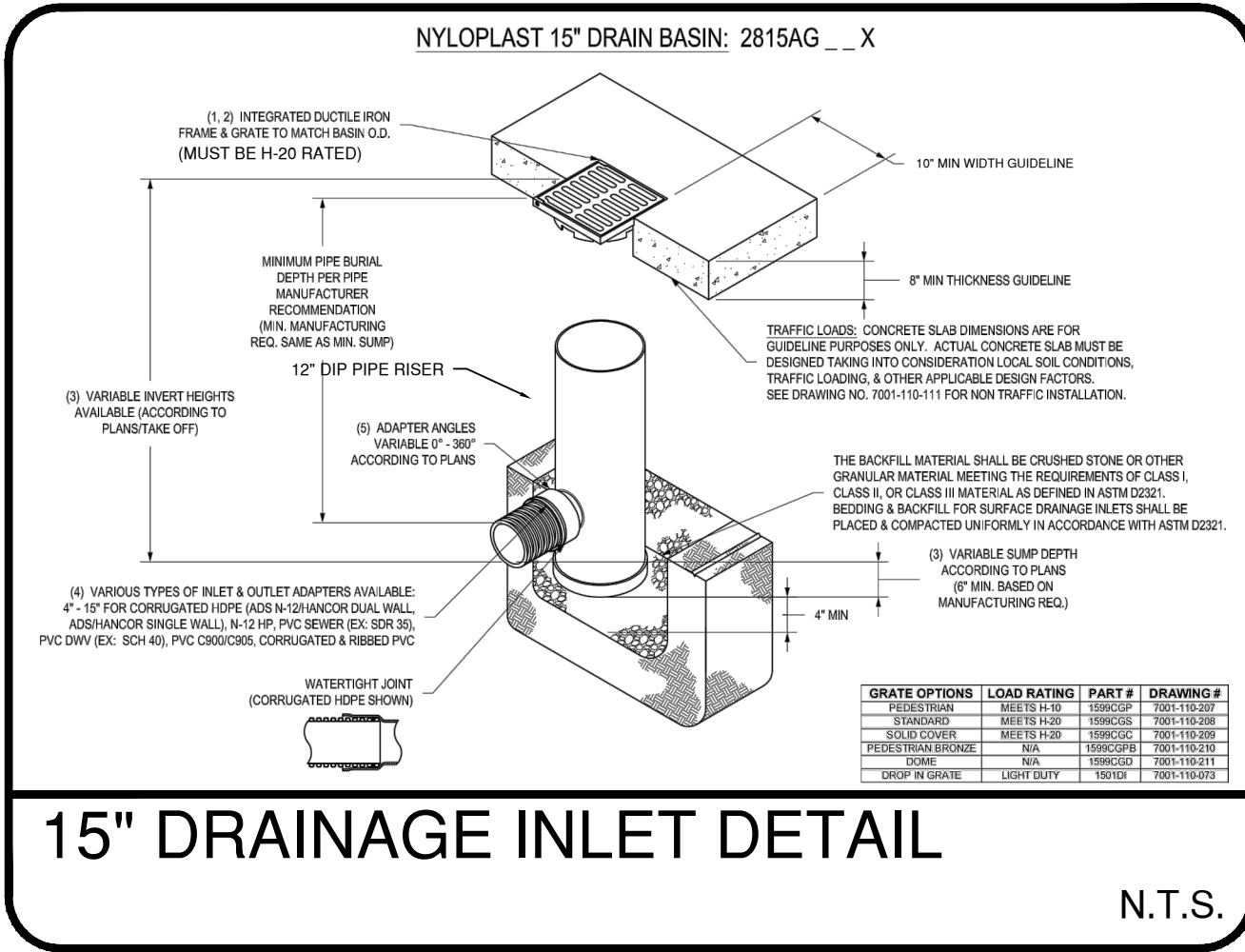
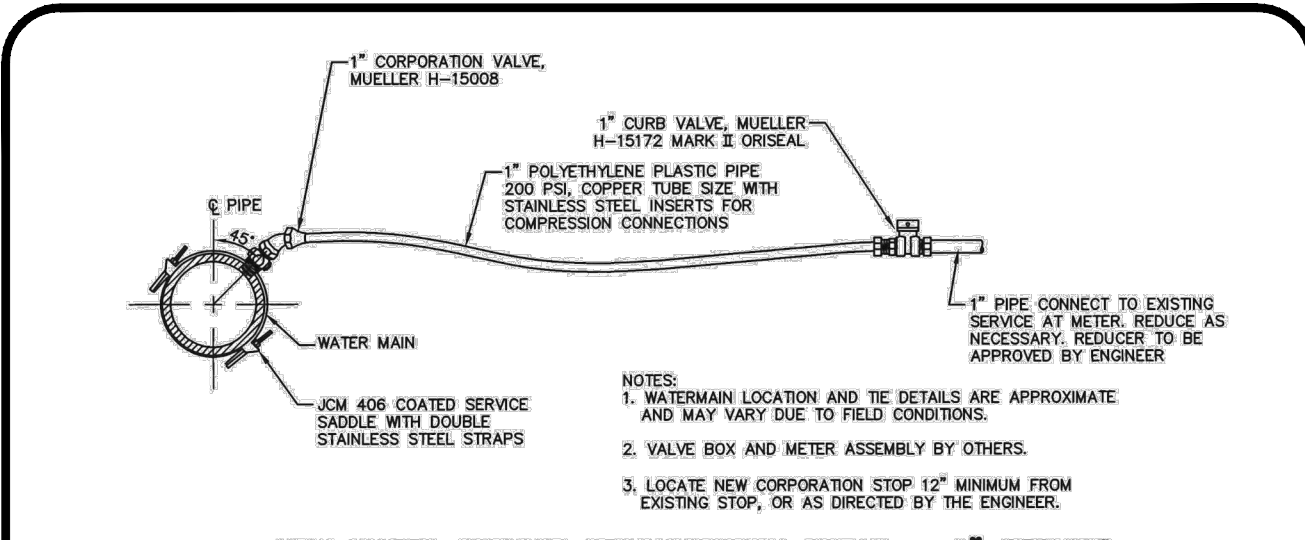
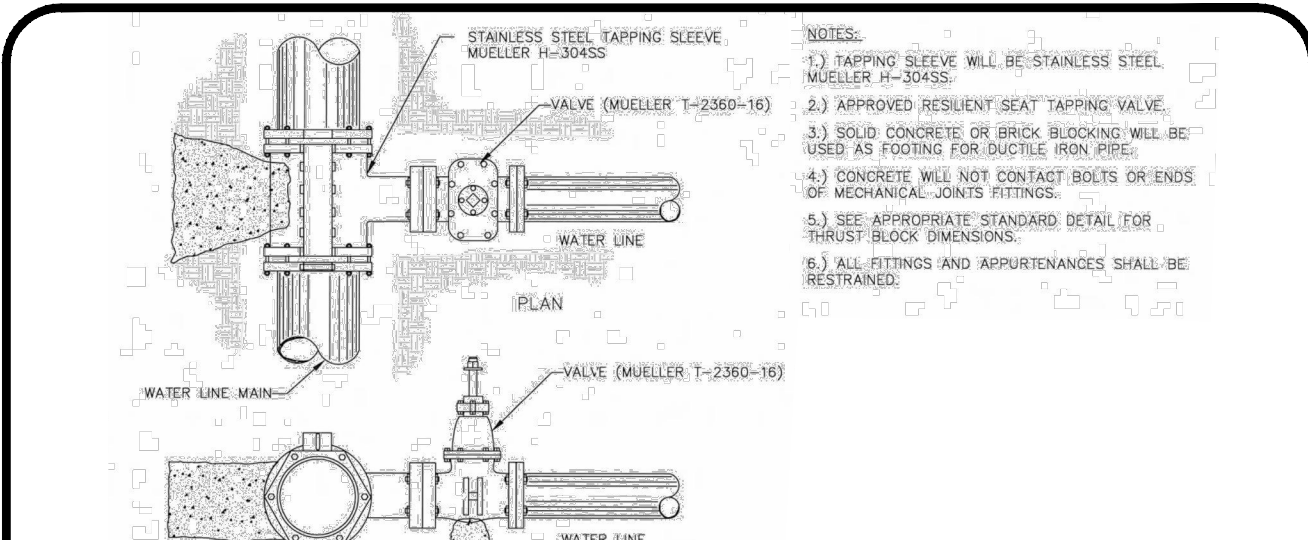
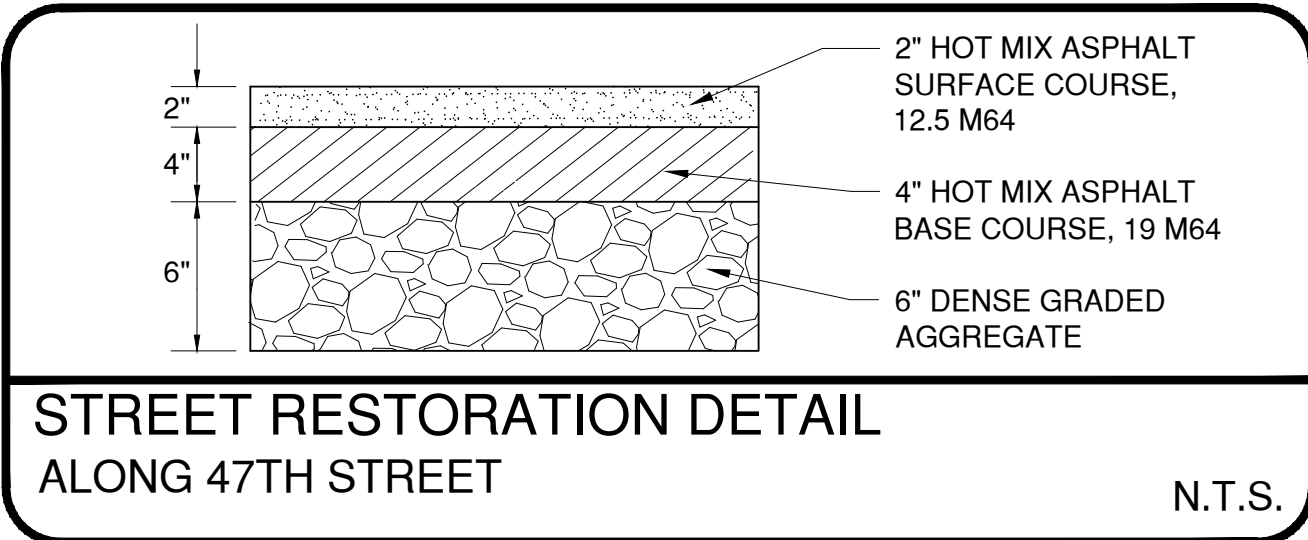
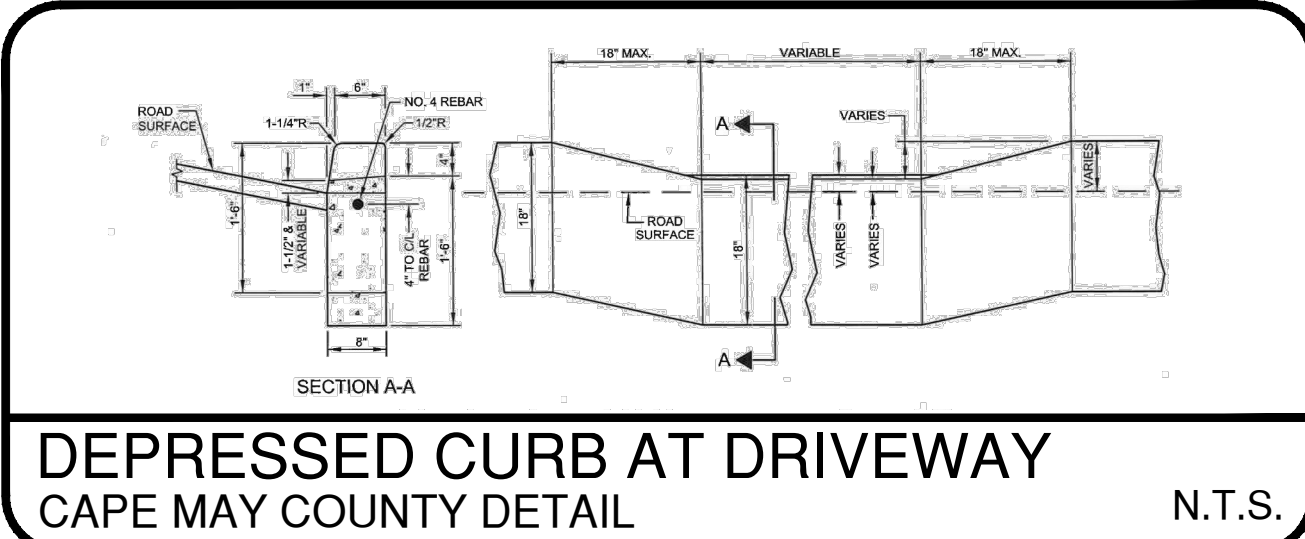
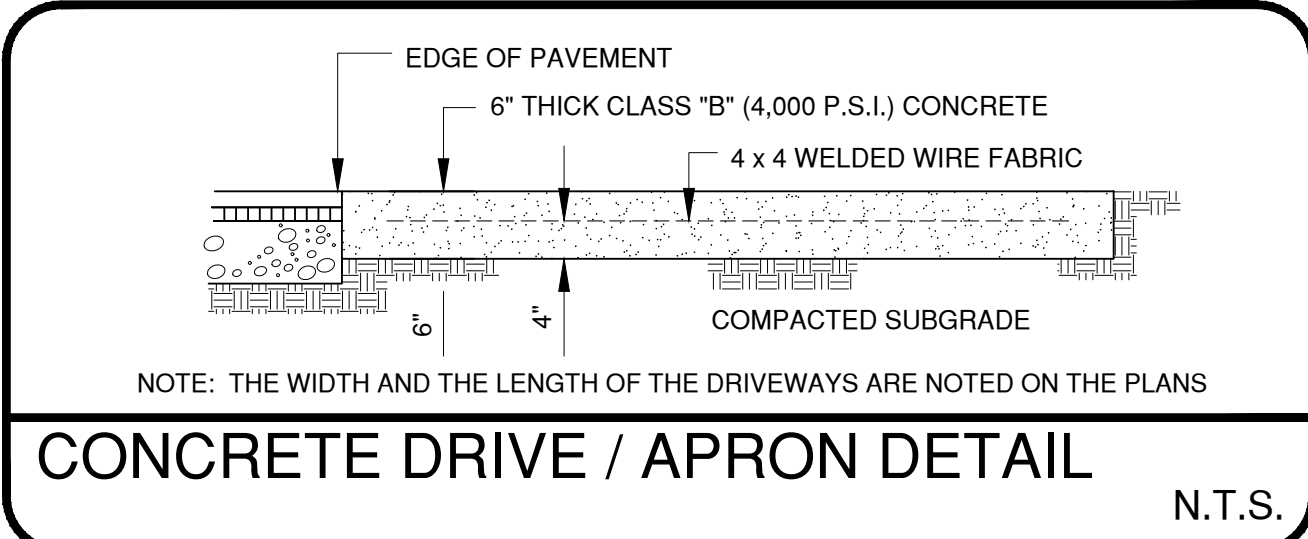
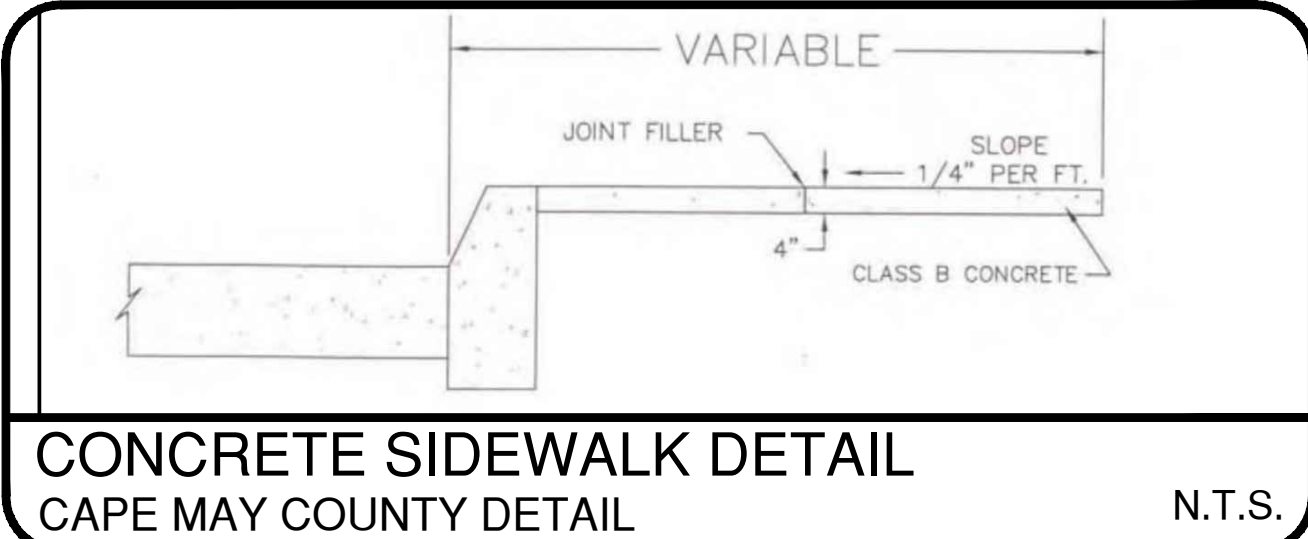
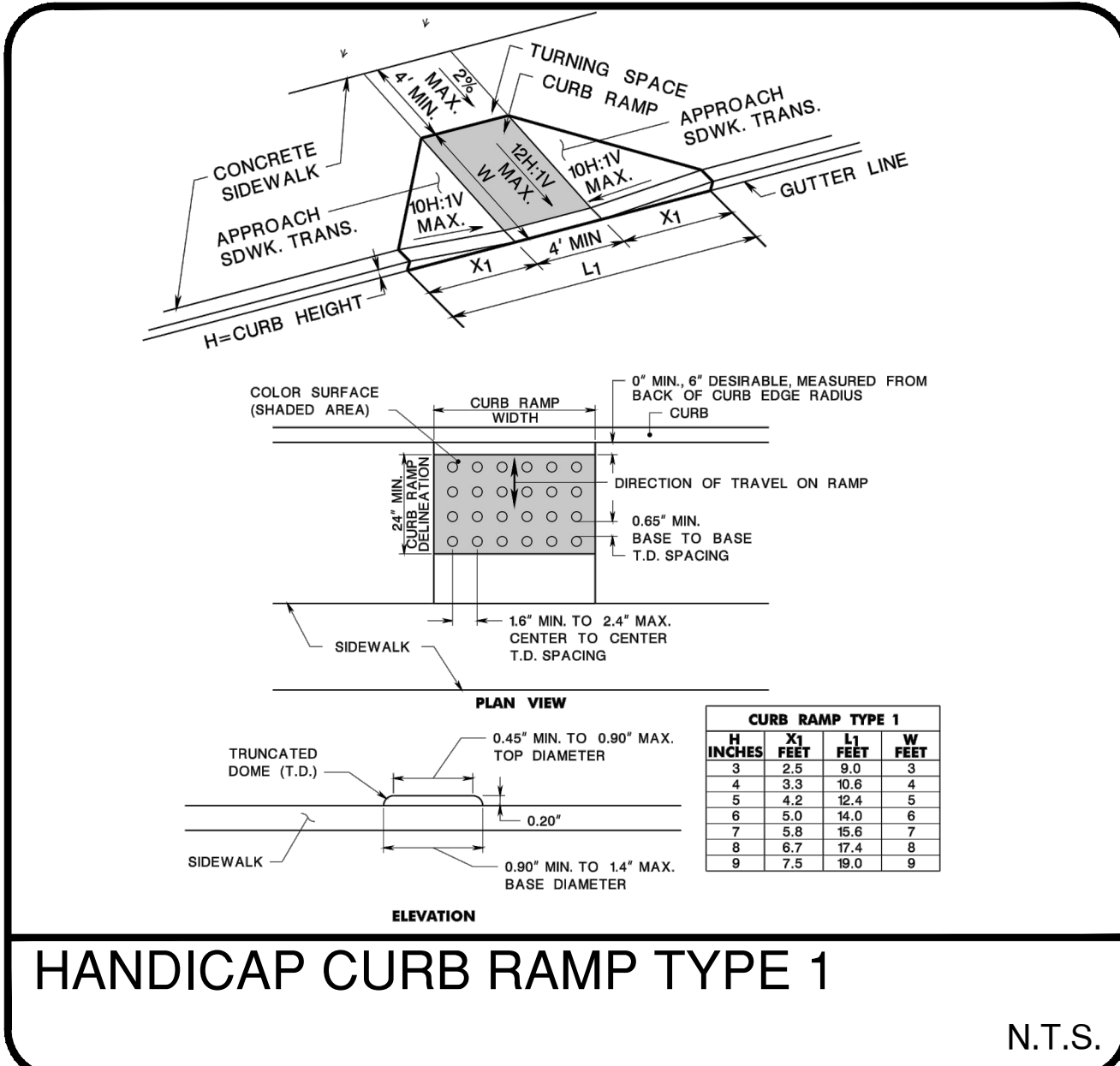
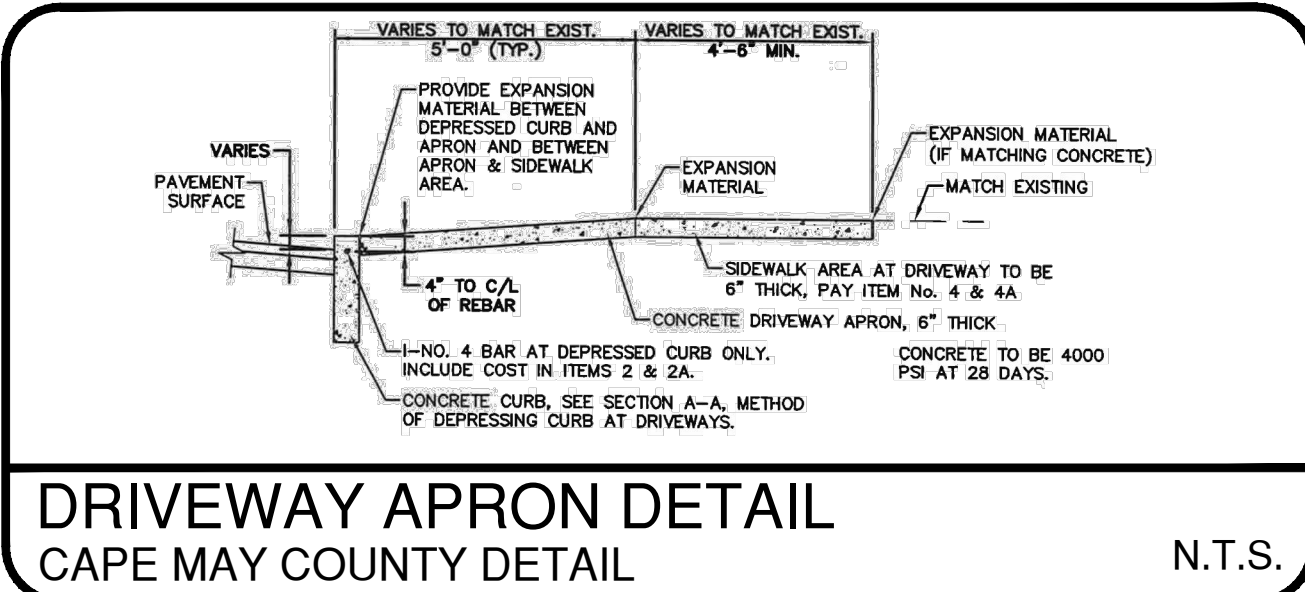
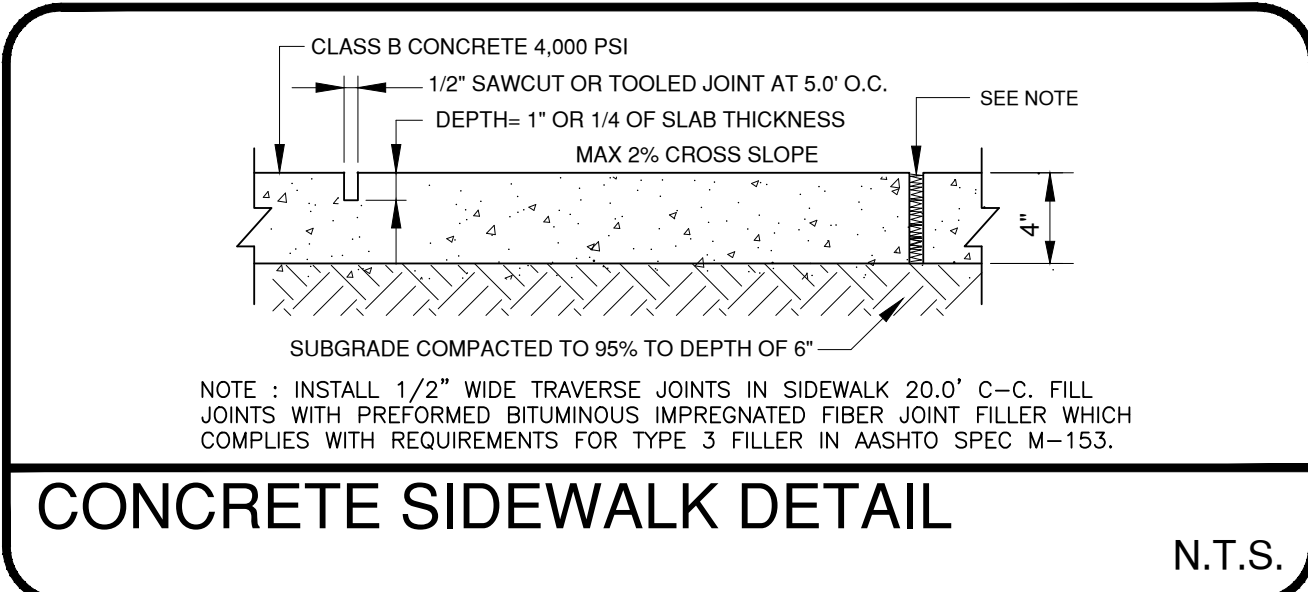
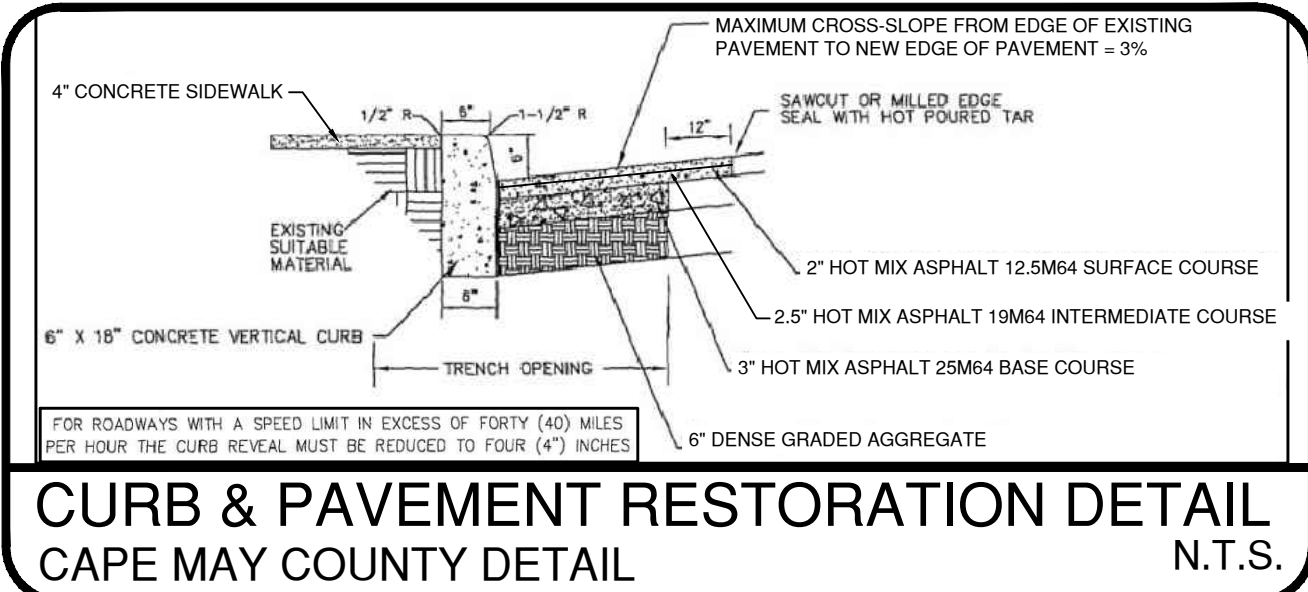
ABRV	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	NOTES	QTY
AR	ACER RUBRUM 'GOLDSPIRE'	GOLDSPIRE RED MAPLE	7'-8'	15' W x 40' HT.	B&B	2
CV	CHIONANTHUS VIRGINICUS	WHITE FRINGE TREE	6'-7'	20'W x 25' HT.	B&B	2
JCC	JUNIPERUS COMMUNIS 'COMPRESSA'	PENCIL POINT JUNIPER	3 GAL.	1.5' W x 5' HT.	CONT.	4
JCG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

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(IN FEET)
1 inch = 10 ft.

DATE: 05/09/24	DRAWN BY: NEW
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ENGINEERING DETAILS
BLOCK 46.02 LOTS 1.01 & 1.02
CITY OF SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

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Environmental Planners, Landscape Architects
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REV PER ARCHITECT	1/24/2025	NEW
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