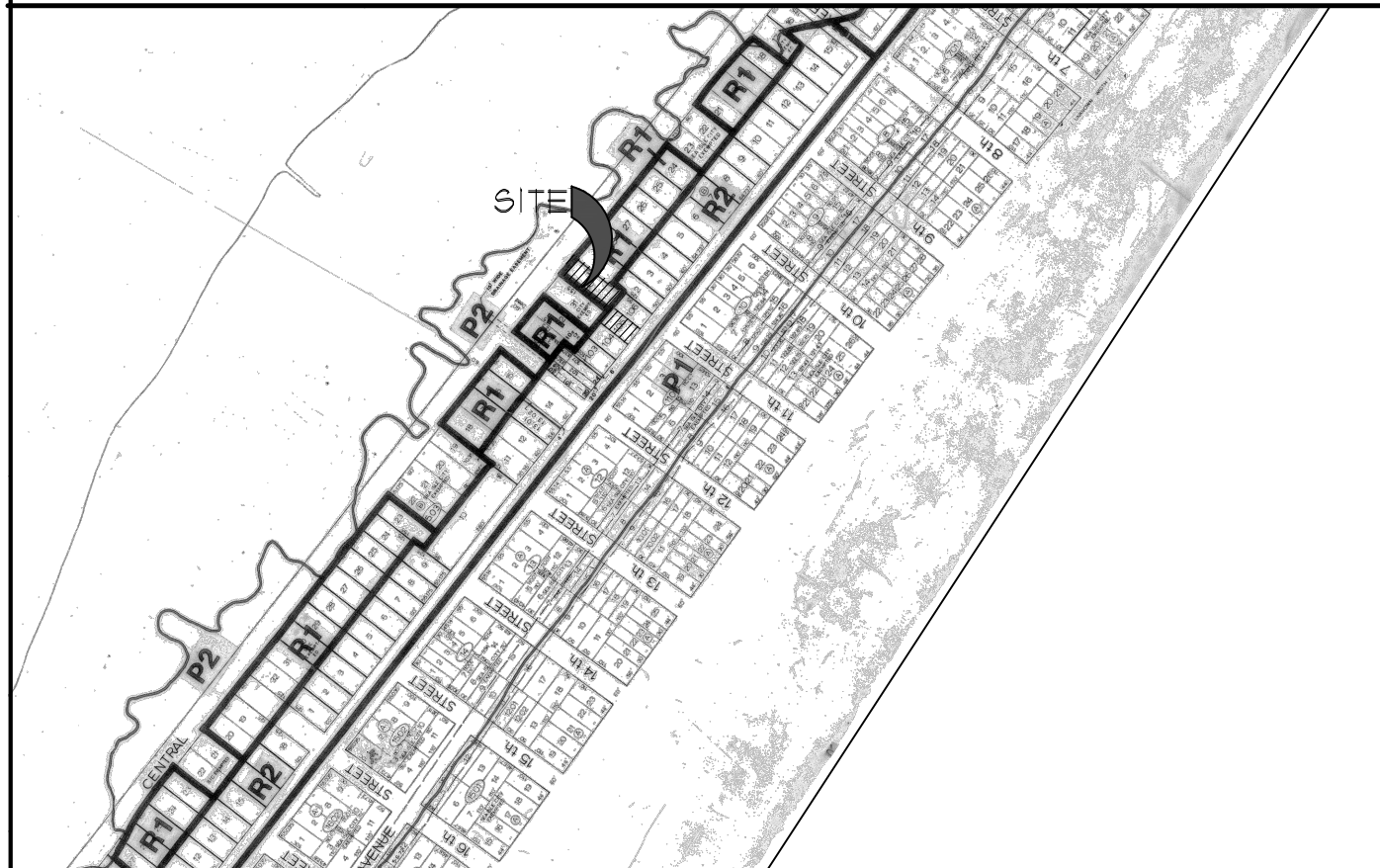


U.S.G.S. MAP 1" = 1000'



ZONING MAP 1" = 600'



TAX MAP 1" = 300'

UTILITY COMPANIES LISTED BELOW MUST ALSO BE NOTICED:

SOUTH JERSEY GAS COMPANY
CORPORATE HEADQUARTERS
1 SOUTH STREET PLAZA
ROCKAWAY, NJ 07867

VERIZON ENGINEERING DEPT.
30 TANSBORO ROAD PL 2
BRIDGE, NJ 08809

CAPE MAY CO. MUNICIPAL UTILITIES AUTHORITY
ATTN: CORPORATE SECRETARY
700 BOX 600
CAPE MAY COURT HOUSE, NJ 08202

CH2M HILL
ATTN: JEREMY SMITH, PROJECT MANAGER
900 WEST LEXA AVE
ARLINGTON, NJ 08801

ATLANTIC CITY ELECTRIC COMPANY
2200 HUNTINGWOOD DRIVE 2ND
MAYLANDS, NJ 08050

SEA ISLE CITY MUNICIPAL WATER AND SEWER
ATTN: CITY CLERK
400 PARK ROAD
SEA ISLE CITY, NJ 08243

TO ALL APPLICANTS:

PLEASE BE ADVISED THAT IT IS THE APPLICANT'S BURDEN TO DETERMINE WHETHER THE CAPE MAY COUNTY PLANNING AND ZONING DEPARTMENT OF THE NJ DEPARTMENT OF TRANSPORTATION MUST BE PROVIDED NOTICE IN ACCORDANCE WITH NJSA 40:55D-52.

REV. 12/15/2014



City of Sea Isle City

1102 LANDIS AVE - 2ND FLOOR
375 JEWELL BOULEVARD
SEA ISLE CITY, NJ 08243
609-862-4881



City of Sea Isle City

1102 LANDIS AVE - 2ND FLOOR
375 JEWELL BOULEVARD
SEA ISLE CITY, NJ 08243
609-862-4881

I, Joseph A. Bernoldi, Jr., CTA, Tax Assessor of the City of Sea Isle City, New Jersey, hereby certify that the attached is a list of owners within two hundred (200) feet of Block 11.02, Lot 1, 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15, 1.16, 1.17, 1.18, 1.19, 1.20, 1.21, 1.22, 1.23, 1.24, 1.25, 1.26, 1.27, 1.28, 1.29, 1.30, 1.31, 1.32, 1.33, 1.34, 1.35, 1.36, 1.37, 1.38, 1.39, 1.40, 1.41, 1.42, 1.43, 1.44, 1.45, 1.46, 1.47, 1.48, 1.49, 1.50, 1.51, 1.52, 1.53, 1.54, 1.55, 1.56, 1.57, 1.58, 1.59, 1.60, 1.61, 1.62, 1.63, 1.64, 1.65, 1.66, 1.67, 1.68, 1.69, 1.70, 1.71, 1.72, 1.73, 1.74, 1.75, 1.76, 1.77, 1.78, 1.79, 1.80, 1.81, 1.82, 1.83, 1.84, 1.85, 1.86, 1.87, 1.88, 1.89, 1.90, 1.91, 1.92, 1.93, 1.94, 1.95, 1.96, 1.97, 1.98, 1.99, 2.00, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 2.19, 2.20, 2.21, 2.22, 2.23, 2.24, 2.25, 2.26, 2.27, 2.28, 2.29, 2.30, 2.31, 2.32, 2.33, 2.34, 2.35, 2.36, 2.37, 2.38, 2.39, 2.40, 2.41, 2.42, 2.43, 2.44, 2.45, 2.46, 2.47, 2.48, 2.49, 2.50, 2.51, 2.52, 2.53, 2.54, 2.55, 2.56, 2.57, 2.58, 2.59, 2.60, 2.61, 2.62, 2.63, 2.64, 2.65, 2.66, 2.67, 2.68, 2.69, 2.70, 2.71, 2.72, 2.73, 2.74, 2.75, 2.76, 2.77, 2.78, 2.79, 2.80, 2.81, 2.82, 2.83, 2.84, 2.85, 2.86, 2.87, 2.88, 2.89, 2.90, 2.91, 2.92, 2.93, 2.94, 2.95, 2.96, 2.97, 2.98, 2.99, 3.00, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, 3.19, 3.20, 3.21, 3.22, 3.23, 3.24, 3.25, 3.26, 3.27, 3.28, 3.29, 3.30, 3.31, 3.32, 3.33, 3.34, 3.35, 3.36, 3.37, 3.38, 3.39, 3.40, 3.41, 3.42, 3.43, 3.44, 3.45, 3.46, 3.47, 3.48, 3.49, 3.50, 3.51, 3.52, 3.53, 3.54, 3.55, 3.56, 3.57, 3.58, 3.59, 3.60, 3.61, 3.62, 3.63, 3.64, 3.65, 3.66, 3.67, 3.68, 3.69, 3.70, 3.71, 3.72, 3.73, 3.74, 3.75, 3.76, 3.77, 3.78, 3.79, 3.80, 3.81, 3.82, 3.83, 3.84, 3.85, 3.86, 3.87, 3.88, 3.89, 3.90, 3.91, 3.92, 3.93, 3.94, 3.95, 3.96, 3.97, 3.98, 3.99, 4.00, 4.01, 4.02, 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14.87, 14.88, 14.89, 14.90, 14.91, 14.92, 14.93, 14.94, 14.95, 14.96, 14.97, 14.98, 14.99, 15.00, 15.01, 15.02, 15.03, 15.04, 15.05, 15.06, 15.07, 15.08, 15.09, 15.10, 15.11, 15.12, 15.13, 15.14, 15.15, 15.16, 15.17, 15.18, 15.19, 15.20, 15.21, 15.22, 15.23, 15.24, 15.25, 15.26, 15.27, 15.28, 15.29, 15.30, 15.31, 15.32, 15.33, 15.34, 15.35, 15.36, 15.37, 15.38, 15.39, 15.40, 15.41, 15.42, 15.43, 15.44, 15.45, 15.46, 15.47, 15.48, 15.49, 15.50, 15.51, 15.52, 15.53, 15.54, 15.55, 15.56, 15.57, 15.58, 15.59, 15.60, 15.61, 15.62, 15.63, 15.64, 15.65, 15.66, 15.67, 15.68, 15.69, 15.70, 15.71, 15.72, 15.73, 15.74, 15.75, 15.76, 15.77, 15.78, 15.79, 15.80, 15.81, 15.82, 15.83, 15.84, 15.85, 15.86, 15.87, 15.88, 15.89, 15.90, 15.91, 15.92, 15.93, 15.94, 15.95, 15.96, 15.97, 15.98, 15.99, 16.00, 16.01, 16.02, 16.03, 16.04, 16.05, 16.06, 16.07, 16.08, 16.09, 16.10, 16.11, 16.12, 16.13, 16.14, 16.15, 16.16, 16.17, 16.18, 16.19, 16.20, 16.21, 16.22, 16.23, 16.24, 16.25, 16.26, 16.27, 16.28, 16.29, 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**GEORGE
SWENSEN**
PROFESSIONAL LAND SURVEYOR



LOT: 10510630 BLOCK: 1102
LOT AREA : 14341 SF.
LOT COVERAGE : 2085 SF, 14.5%
(5010 SF, 35% PERMITTED)
FLOOR AREA RATIO: 5040 SF, 35.14%
(12185 SF, 85% PERMITTED)
EL FIRST FLOOR: +14.05' (NAVDB88)
RIDGE HEIGHT: +45.0' (NAVDB88)
BFE: +10.0' (NAVDB88)
HIGH GARAGE: +6.0' (NAVDB88)
PROPOSED STRUCTURES TO
HAVE GUTTERS & DOWN SPOUTS

1102-04 LANDIS AVENUE
LOT: 1.06 & 30
BLOCK:11.02
SEA ISLE CITY, NJ

ZONING BOARD DOCUMENT
VARIANCE PLAN &
TAX MAP #38

PROPOSED PLOT PLAN

THOMAS / BECHTOLD
ARCHITECTURE & ENGINEERING


Andrew Bechtold
17642

F. (609) 927-3330

WWW.GWTHOMAS.NET

599 SHORE ROAD SOMERS POINT NEW JERSEY

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Revisions

Date: 8-4-25

File No.

Scale:
1/8" = 1'-0"

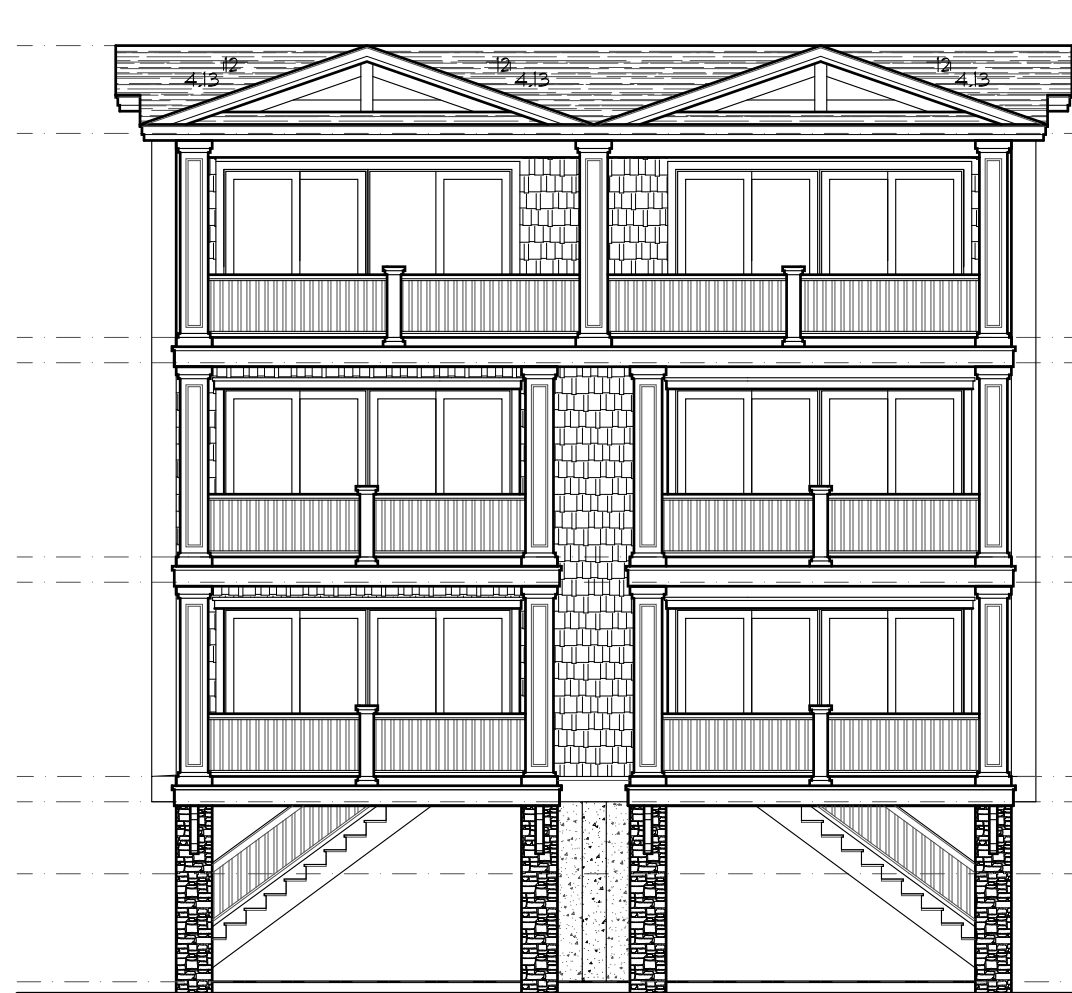
9925

Drawn:
JPO/RMB

Dwg. No.

Checked:
GUT/ACF

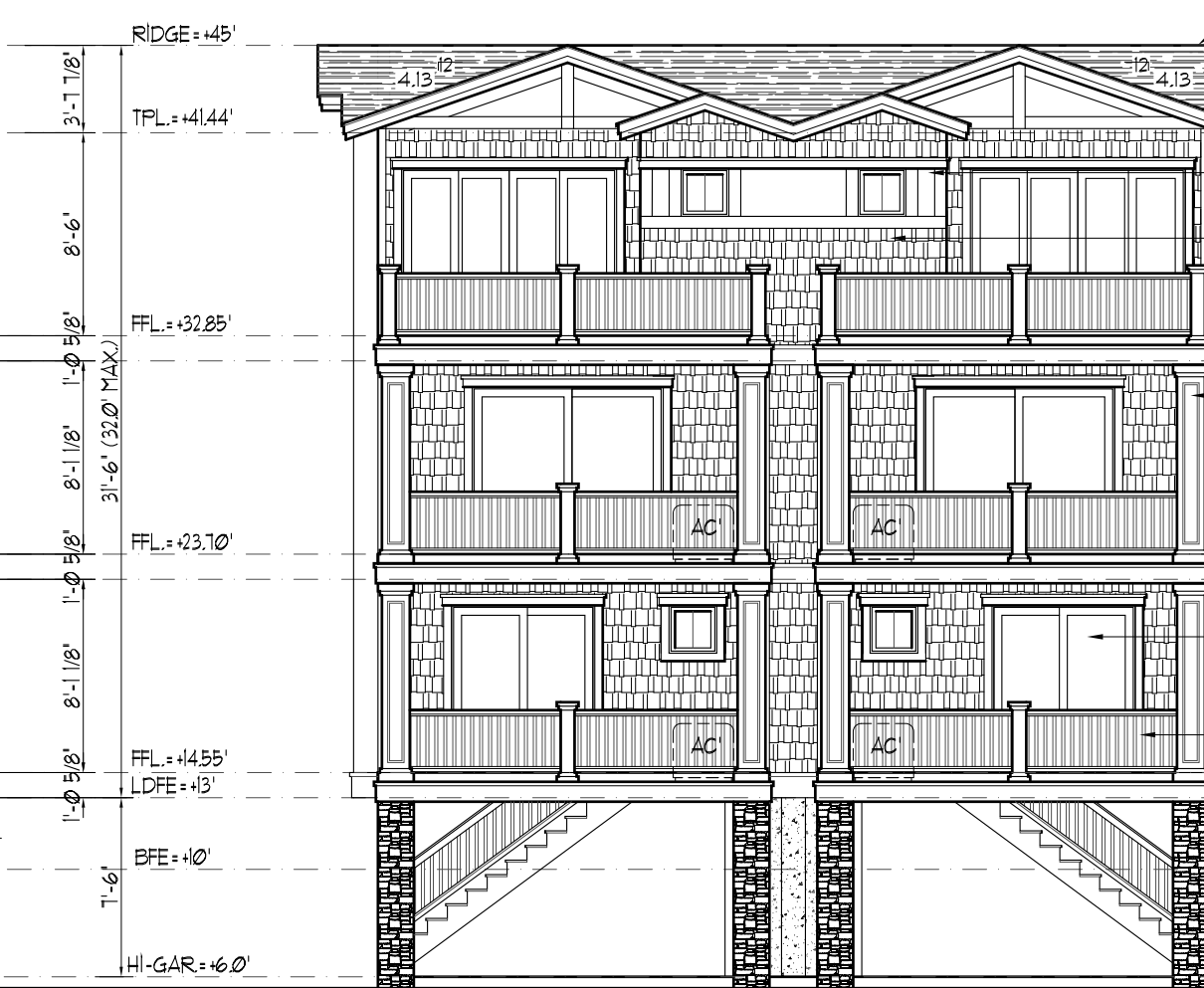
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LANDIS AVENUE ELEVATION



RIGHT SIDE ELEVATION

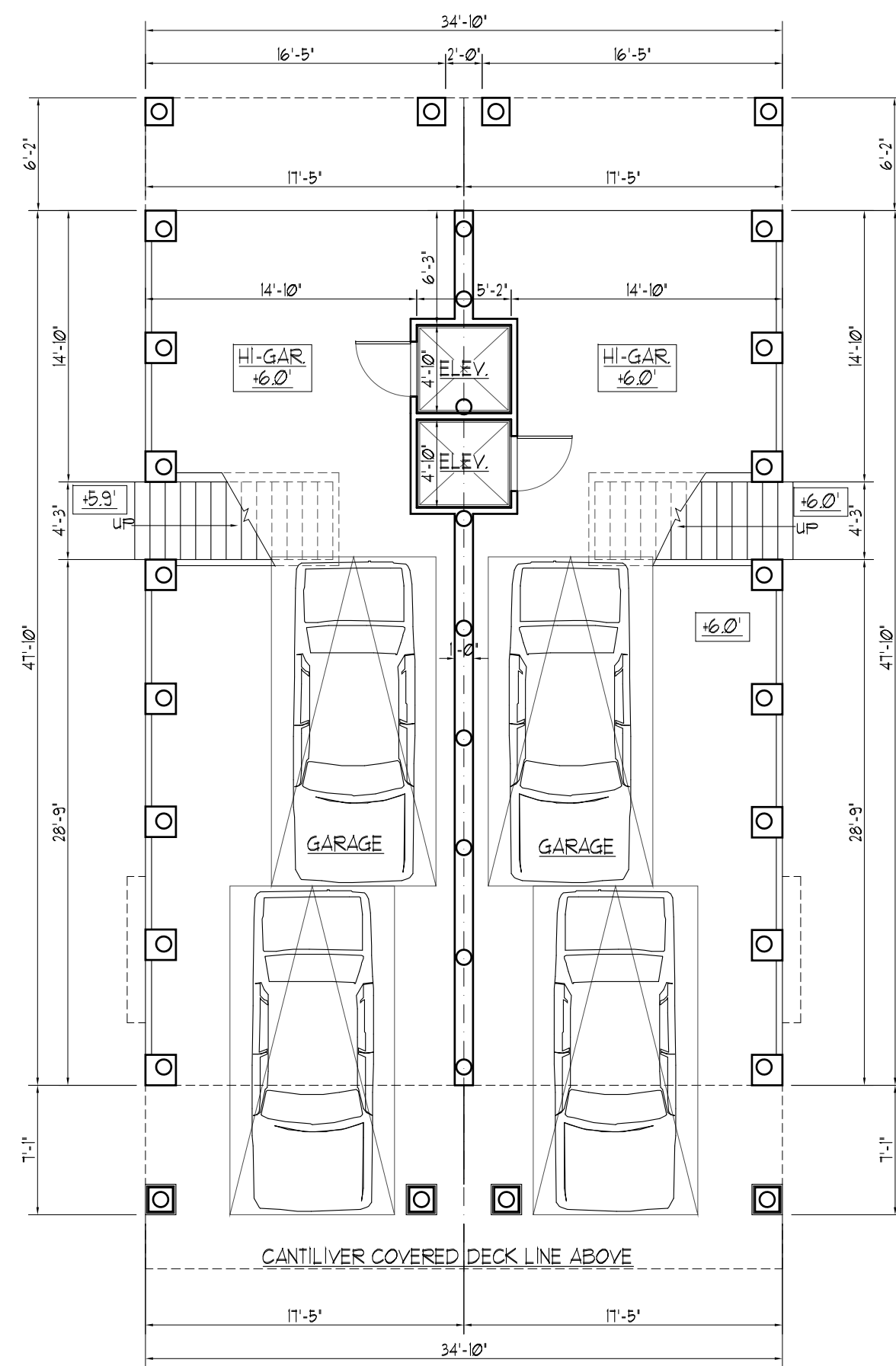


REAR SIDE ELEVATION

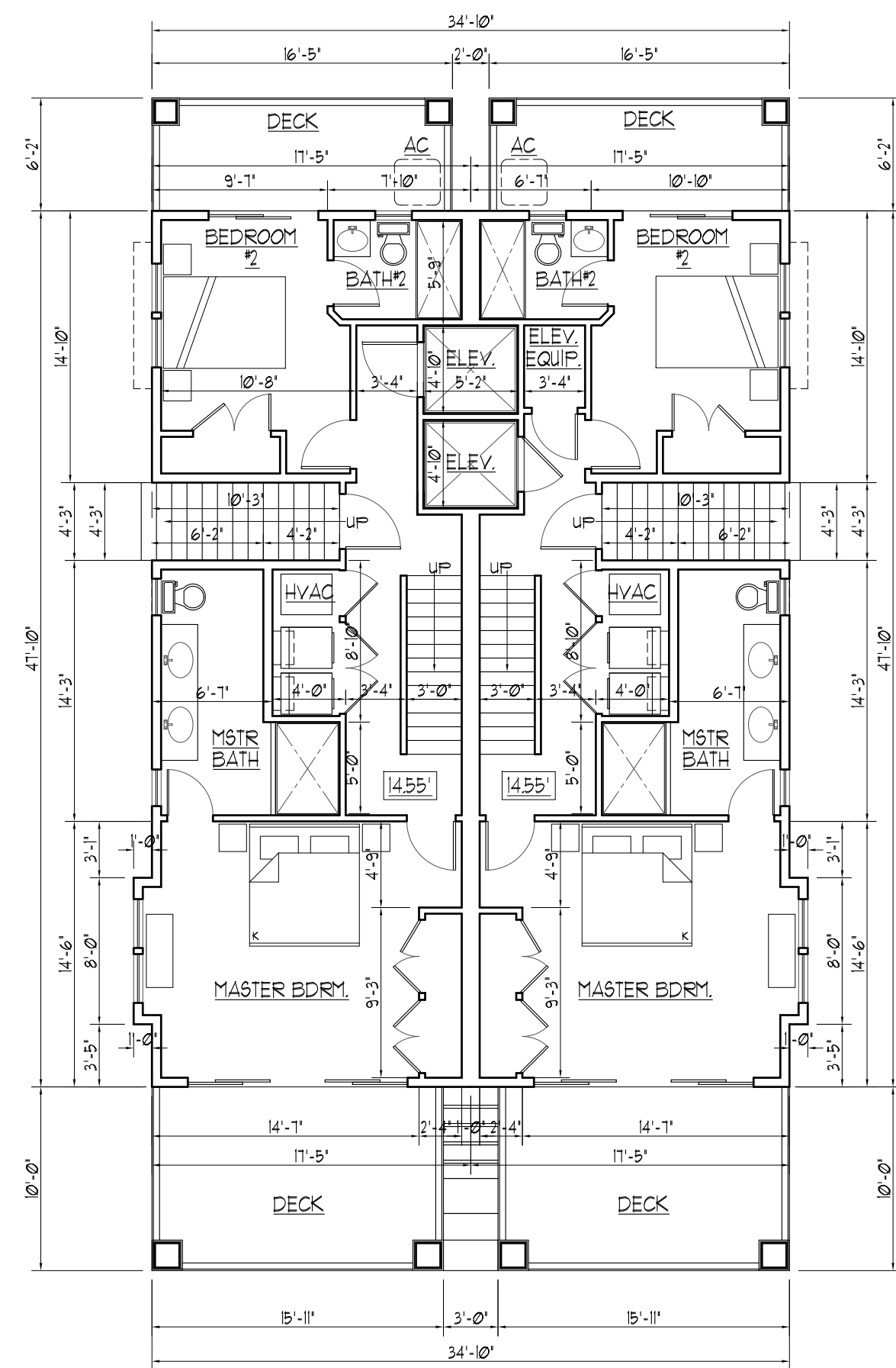


LEFT SIDE ELEVATION

- RIDGE VENT
- LIFETIME DIMENSIONAL ASPHALT ROOFING SHINGLES
- PLAN AZEK PANEL
- CEDAR IMPRESSION SIDINGS
- BOARD & BATTEN SIDINGS
- 16" SQ. paneled column
- 3 1/2" AZEK TRIM w/ TOP BUILD-UP
- STANDING SEAM METAL ROOFING
- VINYL DOORS & WINDOWS OR EQUAL
- VERTICAL VINYL RAILING
- VERTICAL AZEK PANELING
- VENEER STONE FINISH

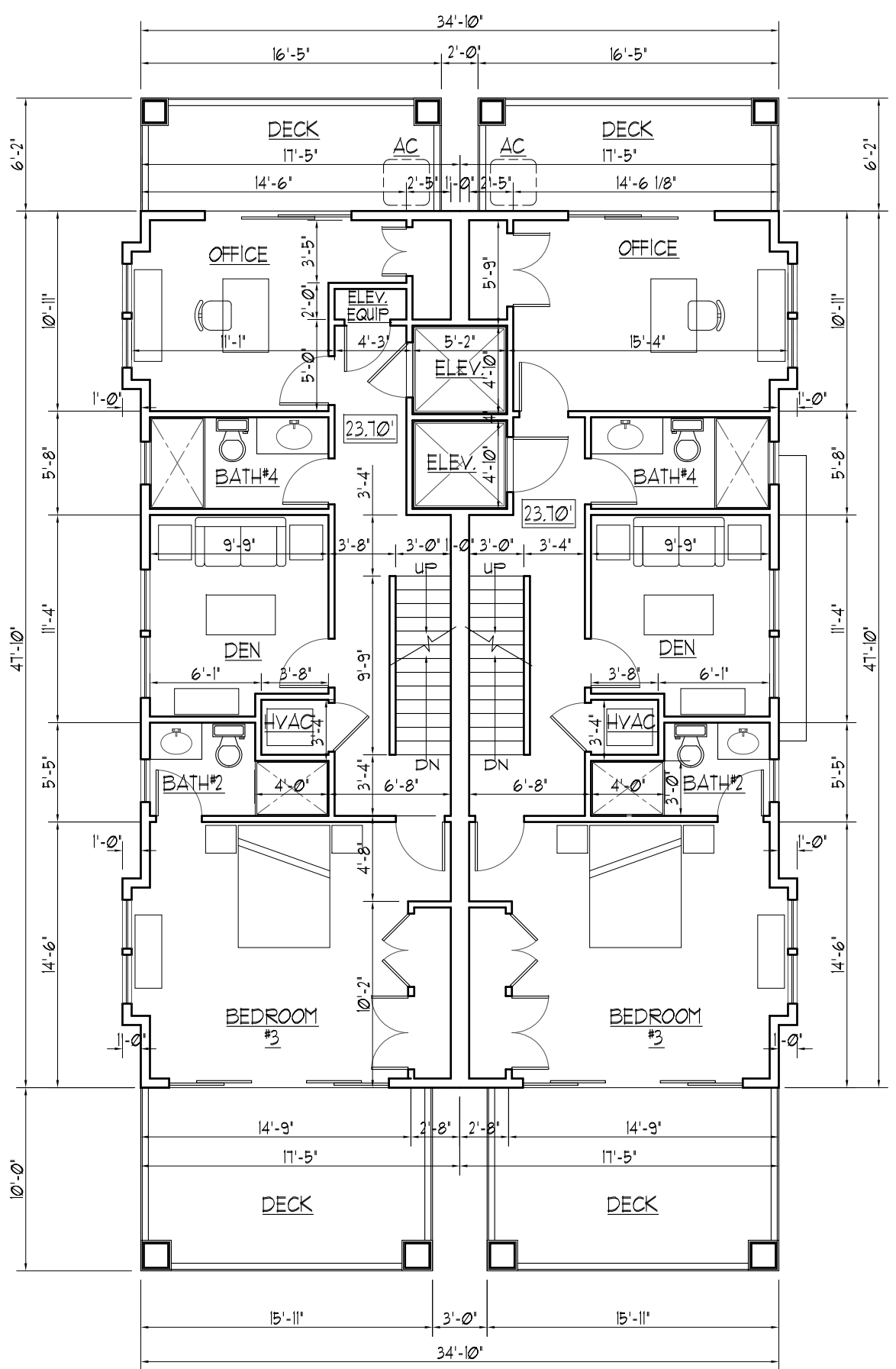


GROUND FLOOR PLAN



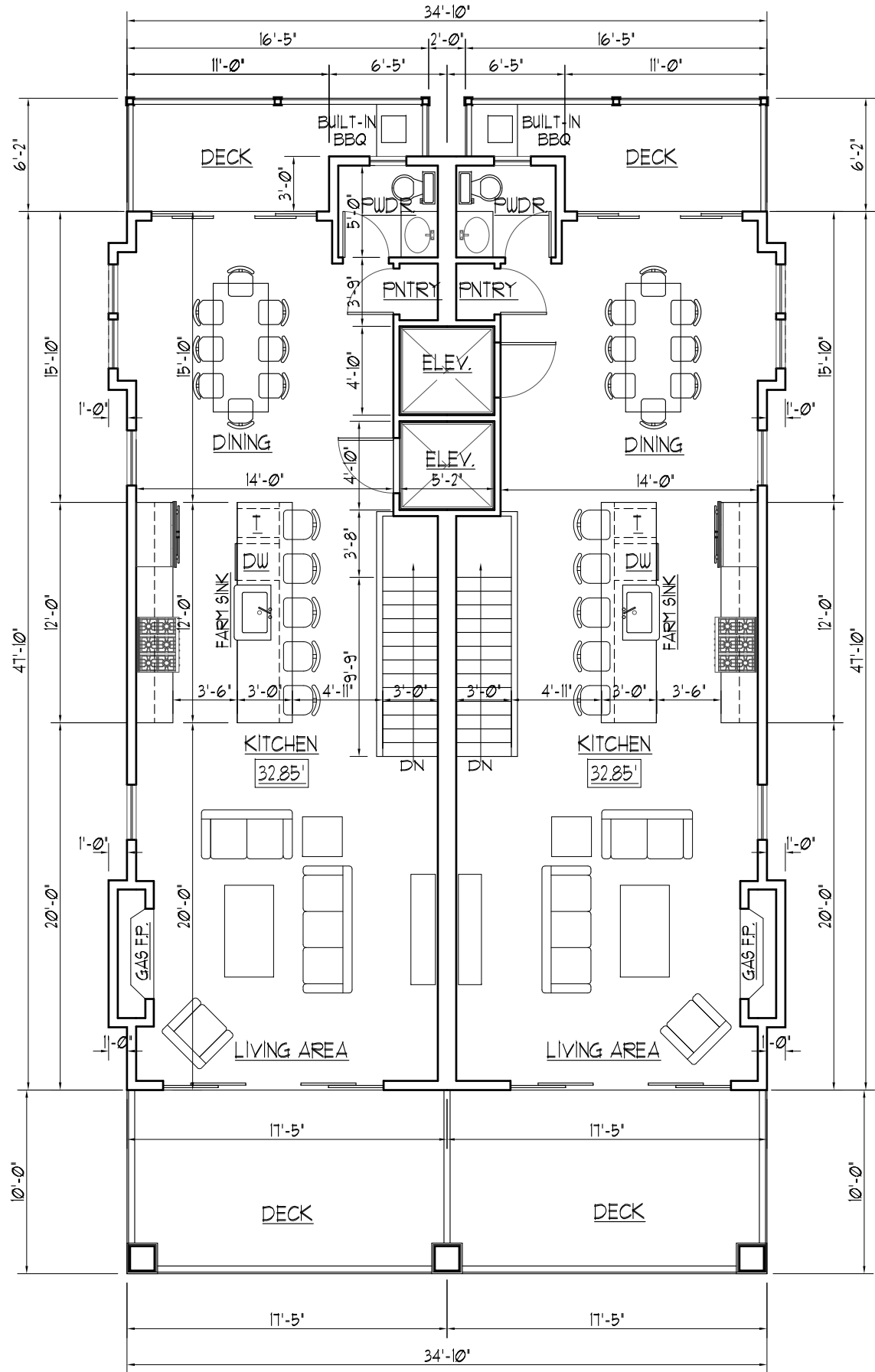
FIRST FLOOR PLAN

UNIT A = 803 SF
UNIT B = 803 SF
TOTAL = 1606 SF



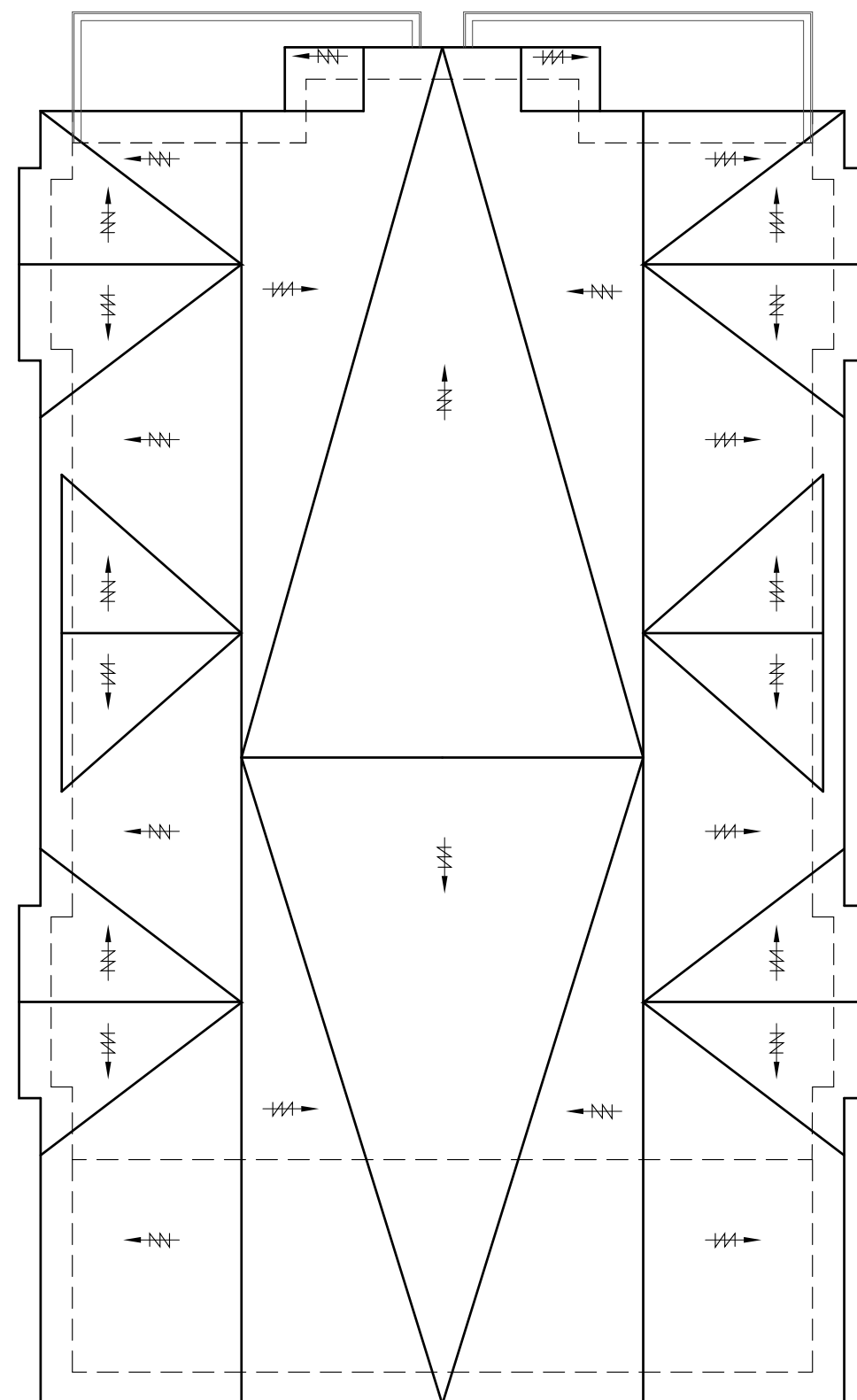
SECOND FLOOR PLAN

UNIT A = 843 SF
UNIT B = 843 SF
TOTAL = 1686 SF



THIRD FLOOR PLAN

UNIT A = 868 SF
UNIT B = 868 SF
TOTAL = 1736 SF



ROOF PLAN

1102-04 LANDIS AVENUE
LOT: 1.06 & 30
BLOCK: 11.02
SEA ISLE CITY, NJ

ZONING BOARD DOCUMENT
VARIANCE PLAN &
TAX MAP #38
ORIGINAL PLANS &
ELEVATIONS

THOMAS / BECHTOLD
ARCHITECTURE & ENGINEERING

Andrew Bechtold
17642

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599 SHORE ROAD SOMERS POINT NEW JERSEY



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Revisions:

Date:	8-4-25	File No:	
Scale:	1/8" = 1'-0"	9925	
Drawn:	JPO/RMB	Dwg. No.	
Checked:	GUT/ACB	ZB-4	



ORIGINAL DESIGN
LANDIS AVENUE ELEVATION

ORIGINAL DESIGN
RIGHT SIDE ELEVATION

ORIGINAL DESIGN
REAR SIDE ELEVATION

ORIGINAL DESIGN
LEFT SIDE ELEVATION



PROPOSED DESIGN
LANDIS AVENUE ELEVATION

PROPOSED DESIGN
RIGHT SIDE ELEVATION

PROPOSED DESIGN
REAR SIDE ELEVATION

PROPOSED DESIGN
LEFT SIDE ELEVATION

1102-04 LANDIS AVENUE
LOT: 1.06 & 30
BLOCK: 11.02
SEA ISLE CITY, NJ

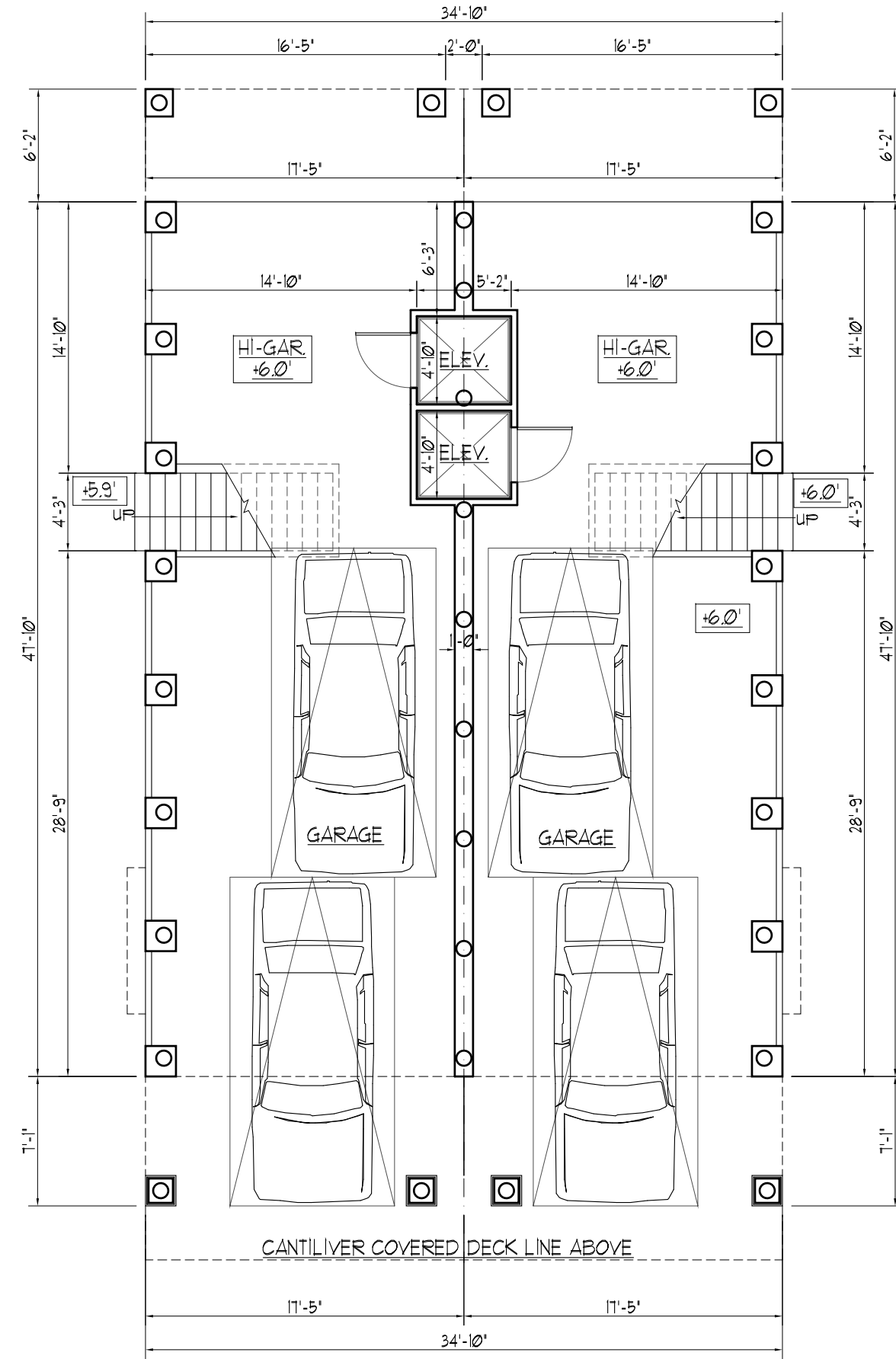
ZONING BOARD DOCUMENT
VARIANCE PLAN &
TAX MAP #38
ORIGINAL & PROPOSED
ALL ELEVATIONS

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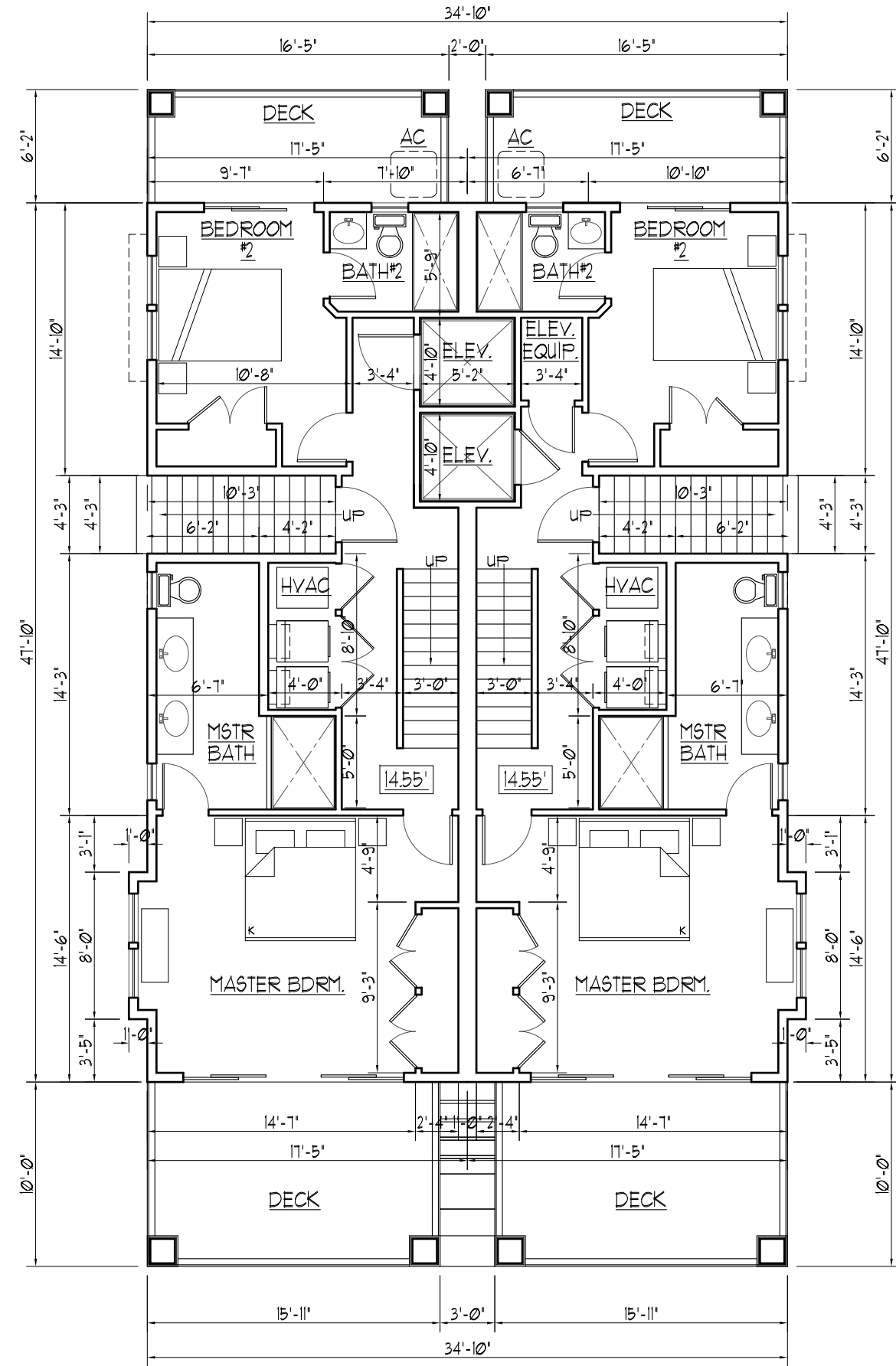
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Revisions:

Date: 8-4-25	File No:
Scale: 1/8"=1'-0"	9925
Drawn: JPO/RMB	Dwg. No.
Checked: GWT/ACB	EXH-1

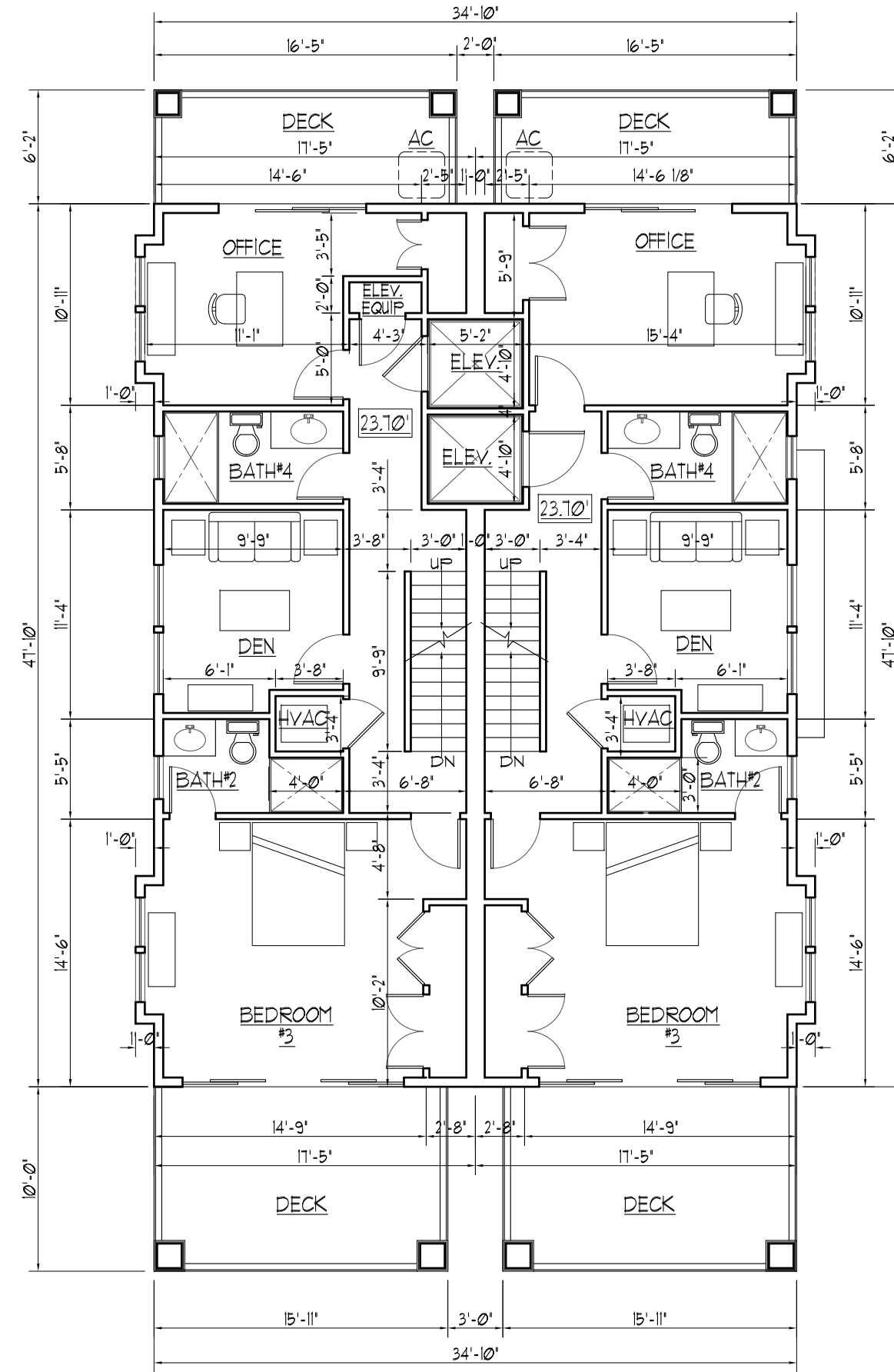


ORIGINAL DESIGN
GROUND FLOOR PLAN



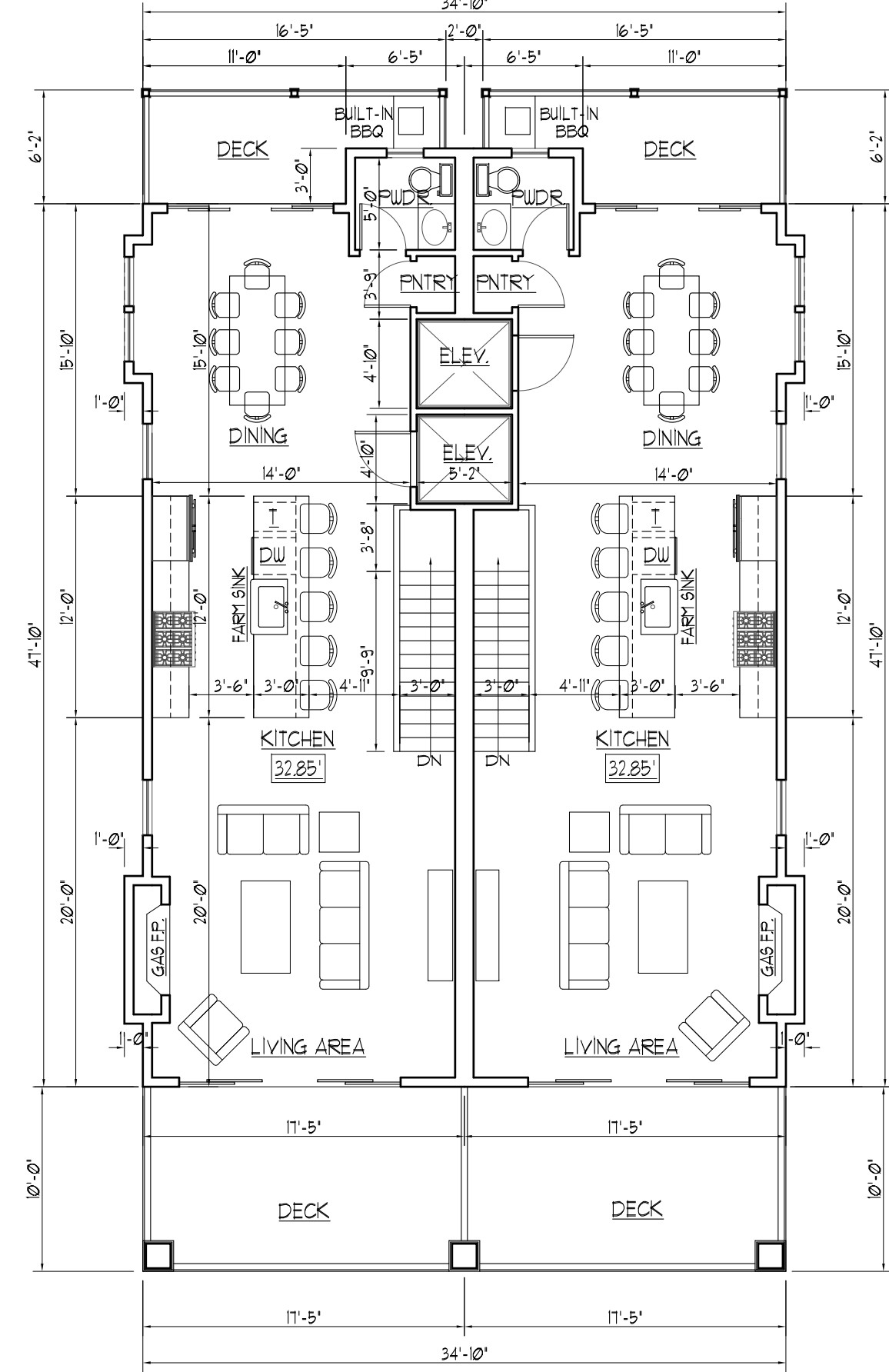
ORIGINAL DESIGN
FIRST FLOOR PLAN

UNIT A +803 SF
UNIT B +803 SF
TOTAL +1606 SF



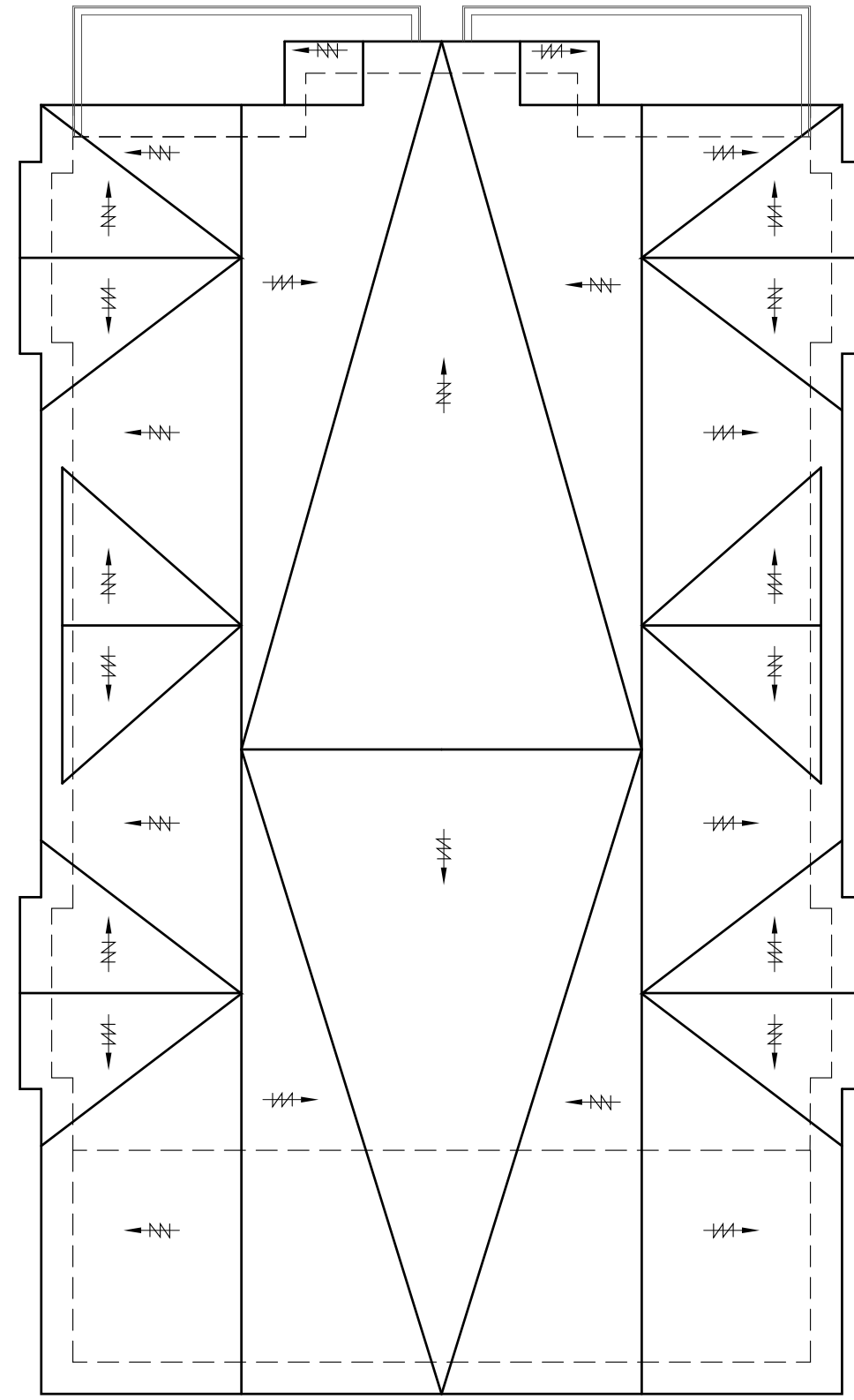
ORIGINAL DESIGN
SECOND FLOOR PLAN

UNIT A +849 SF
UNIT B +849 SF
TOTAL +1698 SF

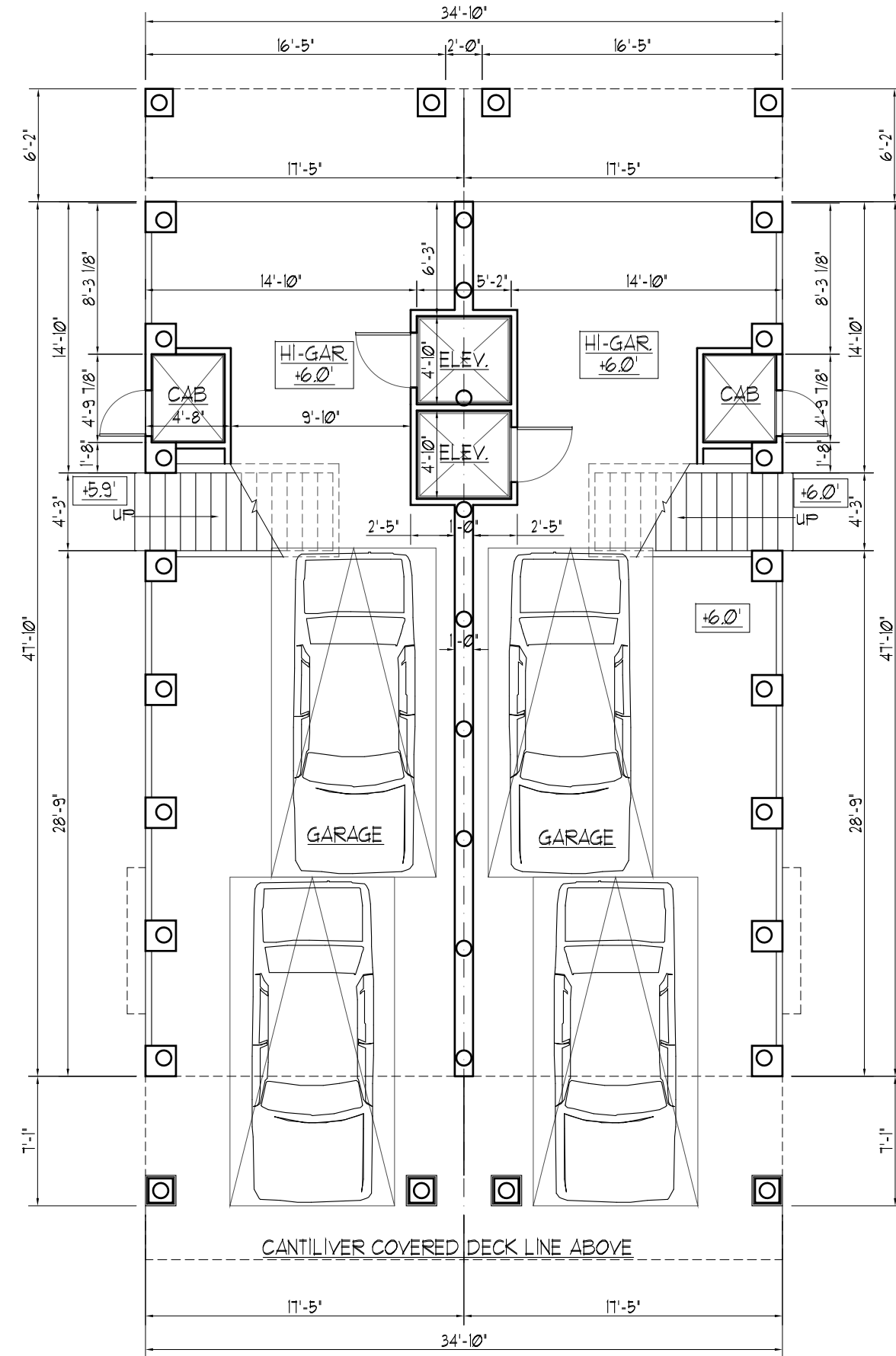


ORIGINAL DESIGN
THIRD FLOOR PLAN

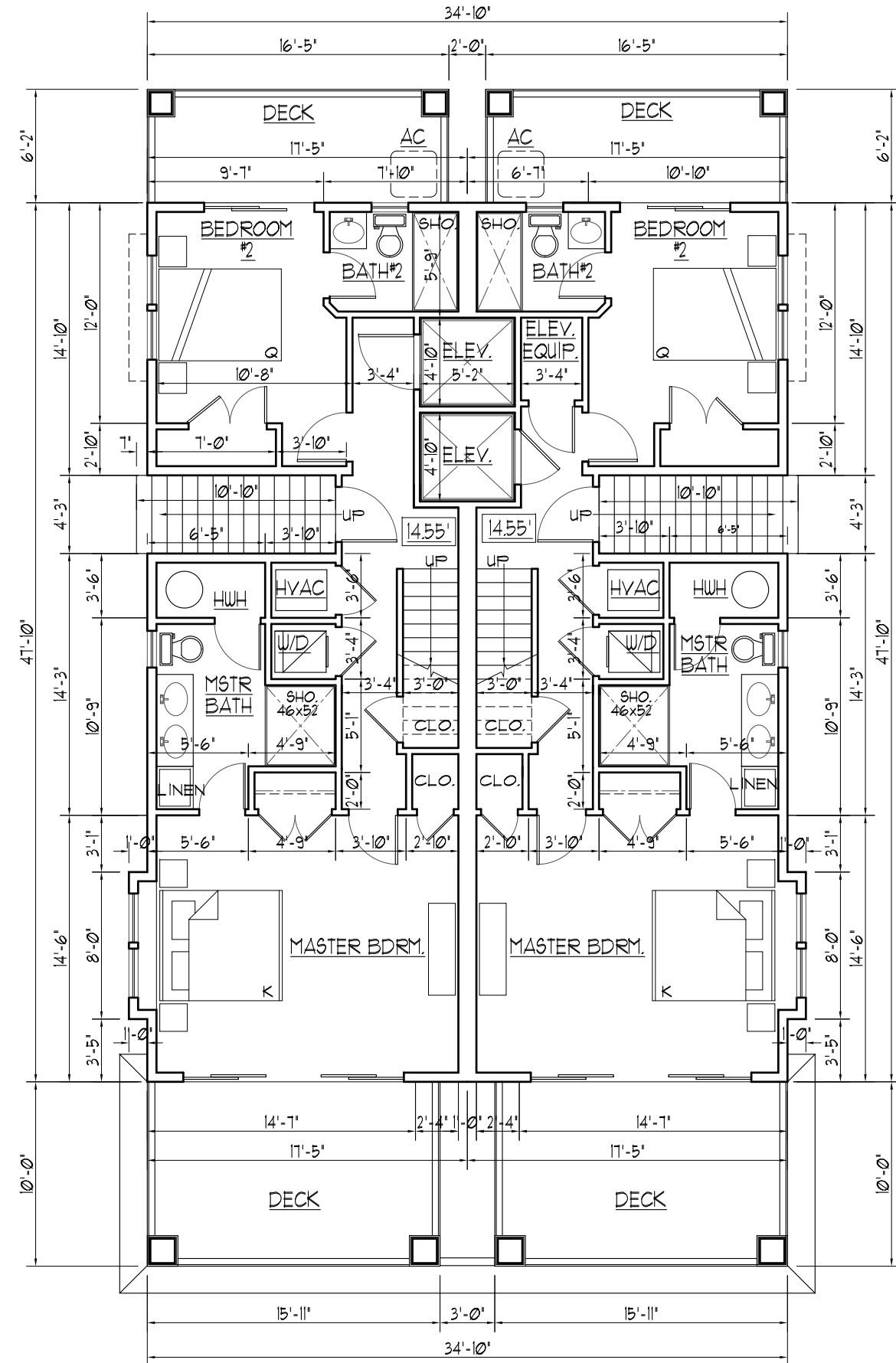
UNIT A +868 SF
UNIT B +868 SF
TOTAL +1736 SF



ORIGINAL DESIGN
ROOF PLAN

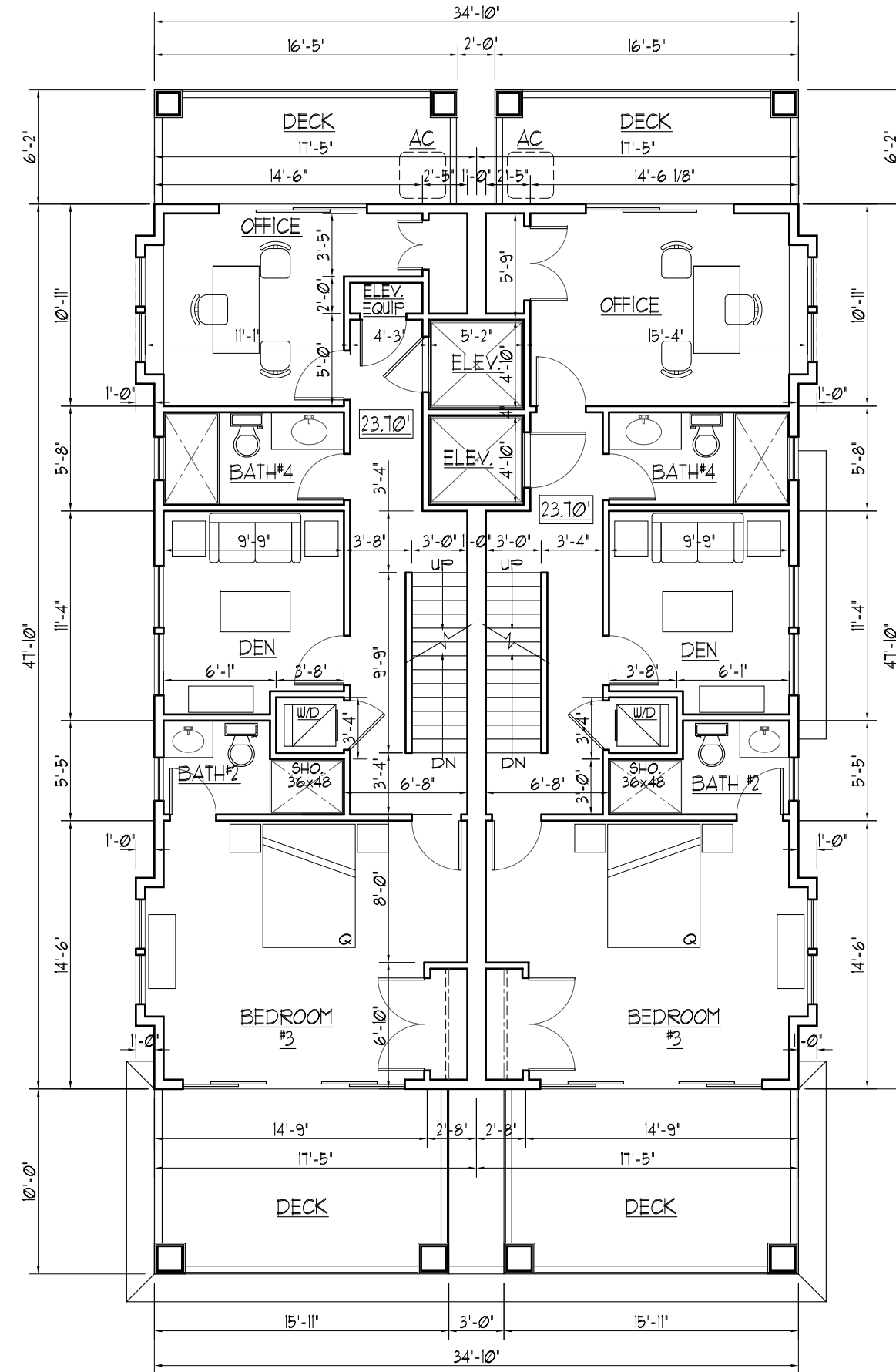


PROPOSED DESIGN
GROUND FLOOR PLAN



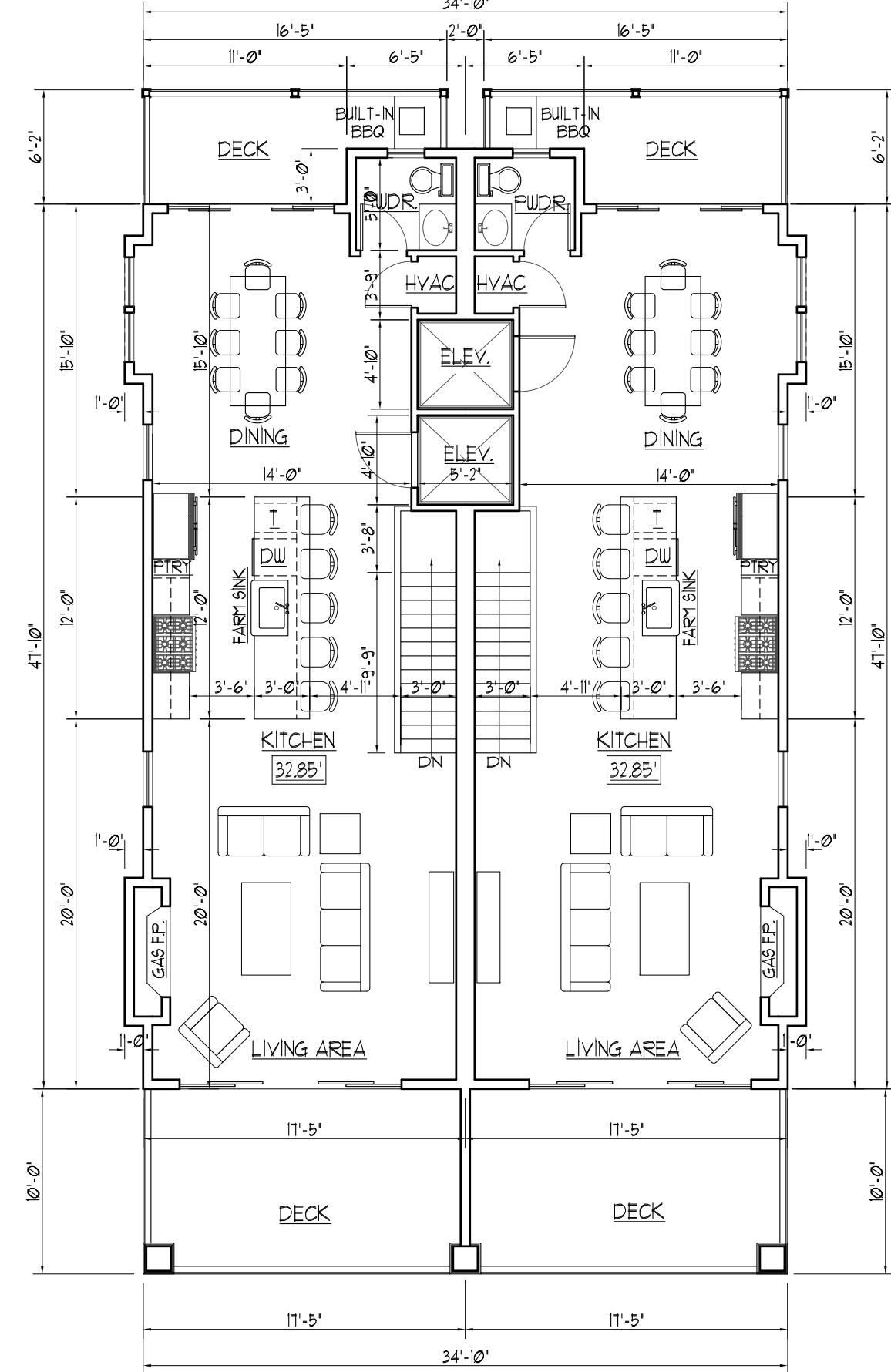
PROPOSED DESIGN
FIRST FLOOR PLAN

UNIT A +803 SF
UNIT B +803 SF
TOTAL +1606 SF



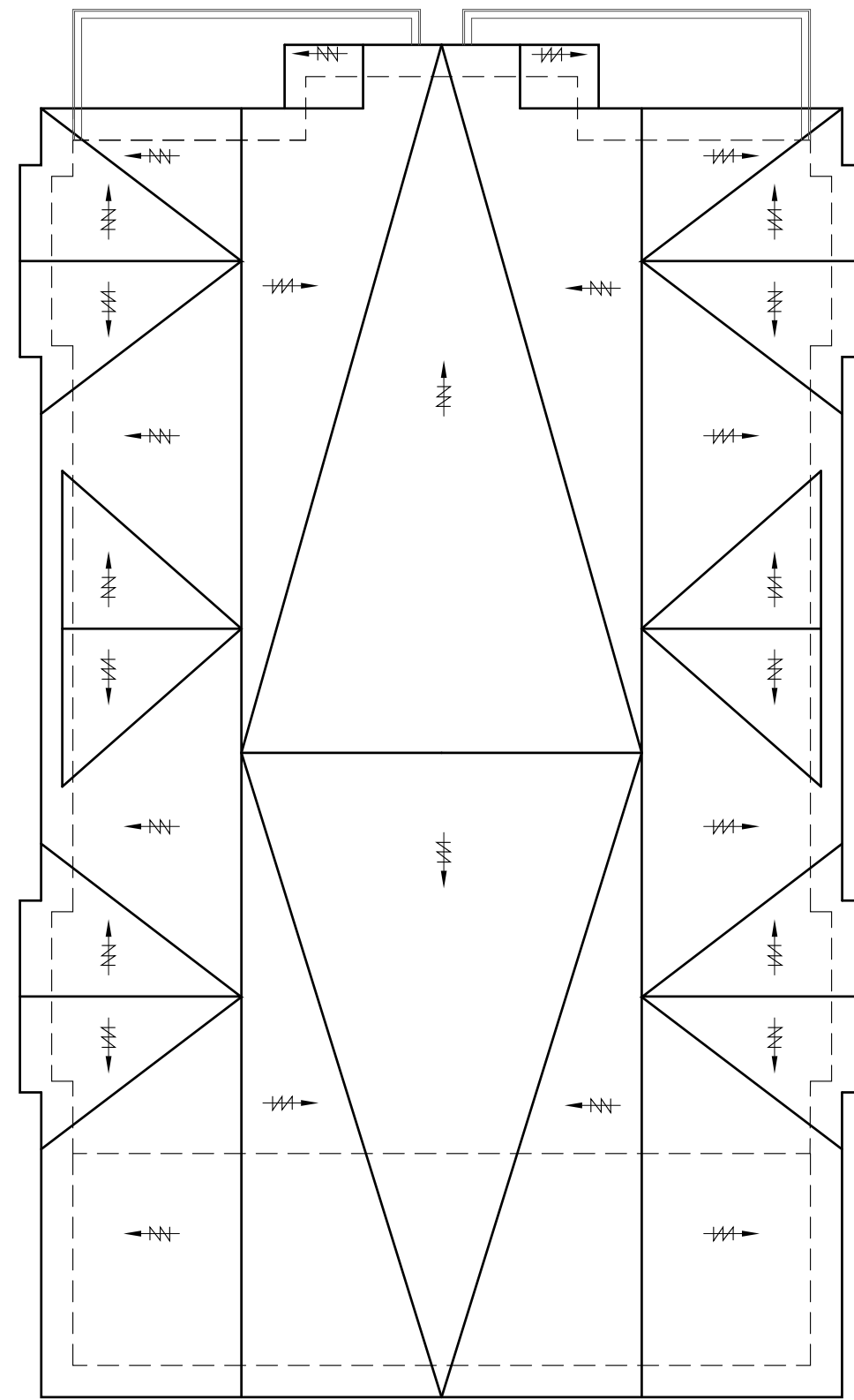
PROPOSED DESIGN
SECOND FLOOR PLAN

UNIT A +849 SF
UNIT B +849 SF
TOTAL +1698 SF



PROPOSED DESIGN
THIRD FLOOR PLAN

UNIT A +868 SF
UNIT B +868 SF
TOTAL +1736 SF



PROPOSED DESIGN
ROOF PLAN

ZONING BOARD DOCUMENT
VARIANCE PLAN 4
TAX MAP #38

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Revisions:

Date:
8-4-25

Scale:
1/8"=1'-0"

Drawn:
JFO/RMB

Checked:
GWT/ACB

File No:
9925

Dwg. No.
EXH-2

1102-04 LANDIS AVENUE
LOT: 1.06 & 30
BLOCK: 11.02
SEA ISLE CITY, NJ