

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT APPLICATION / APPEAL FORM

Date of Application / Appeal: 7/29/25

1. **Location of premises that are the subject of this matter:**

Street address: 124 42ND STREET

Tax Block: 42.03 Lot(s): 18.02

Zoning District in which premises are located: R-2

2. **Name, address, phone nos. for Applicant(s):** [see Notes page]

BRIAN RAZZI

[REDACTED]

Designate a **contact person:**

Name: _____

Best method(s) to reach the contact person:

Telephone Cell Fax e-mail regular mail

3. Applicant is (check one): ☒ property owner ☐ contract purchaser

If contract purchaser, you must attach a copy of the contract to the application.

4. ☐ Check here if the Applicant is a corporation or partnership.

[If so, you must attach a separate sheet to this Application listing names and addresses for all stockholders, members, shareholders, partners or similar persons or entities owning 10% or more of the corporation or partnership, and indicate the percentage ownership interest of each person or entity]

5. Are you represented by an attorney OR assisted by a land use professional in connection with this application? If so, please provide that person's name and contact information here:

[Note: Corporations and partnerships must be represented by an attorney. All others may represent themselves.]

Name: JAMES E. CHADWICK, PE & RA, LLC

Address: 1348 ASBURY AVENUE, GROUND FLOOR UNIT
OCEAN CITY, NJ 08226

Telephone: 609-391-6460 CELL 609-827-4670 Fax: _____

Did an attorney or other land use professional assist you in the preparation of this application? Yes ☐ No ☒

6. **Type of application presented** (check all that apply):

- ☐ Appeal from decision of Zoning Official NJSA 40:55D-70a
☐ Interpretation of Zoning Ordinance or Map NJSA 40:55D-70b
☒ Hardship variance, "c" or "bulk" variance NJSA 40:55D-70c(1)
☐ Flexible "c" variance NJSA 40:55D-70c(2)
☐ Use variance or "D" variance NJSA 40:55D-70d
- ☐ (1) Use or principal structure not permitted in zoning district
☐ (2) Expansion of non-conforming use
☐ (3) Deviation from conditional use standard
☐ (4) Increase in permitted floor area ratio
☐ (5) Increase in permitted density
☐ (6) Height of principal structure to exceed maximum permitted height by greater than 10 feet or 10%
- ☐ Permit to build in street bed NJSA 40:55D-34
☐ Permit to build where lot does not abut street NJSA 40:55D-36
☐ Site plans NJSA 40:55D-76
- ☐ Major site plan review
☐ Preliminary site plan approval
☐ Final site plan approval
☐ Minor site plan review
☐ Waiver of site plan
- ☐ Subdivision NJSA 40:55D-76
- ☐ Minor subdivision
☐ Major subdivision
☐ Preliminary approval
☐ Final approval
☐ Waivers from subdivision and/or site plan standards
- ☐ Other

7. **Existing conditions at the property.**

Structures. At the present time, the property is (check all that apply):

- ☐ vacant lot
☒ developed with the following Principal Structure(s):
- ☒ single family dwelling
☐ two family dwelling
☐ triplex
- ☐ commercial building: _____
☐ public building: _____
☐ other: _____
- ☐ other multi-unit residential structure [number of units: _____]

The Principal Structure was originally built (date) UNDETERMINED - ESTIMATE 1965

The most recent structural changes were made (date) _____ and consisted of _____.

Accessory structures. At present, the following are on the property:

- ☐ detached garage ☒ storage shed ☐ dock(s)
☐ swimming pool ☐ other: _____

Lot area and dimensions. At present, the lot is:

- ☒ Less than 3,500 square feet (substandard non-buildable)
☐ Between 3,500 square feet and minimum lot area permitted in zoning district (substandard buildable).
☐ Equal to or greater than minimum lot area.

Parking. At present, parking for this property consists of:

- ☒ No on-site parking is available.
Number of on-site parking spaces: _____
How many are stacked parking? _____
Number and location of driveways: _____

Elevation level.

Flood elevation of the property is: EXIST FINISH FLOOR AT ELEV 7.0 NAVD

Elevation at top of curb, street frontage is: _____

This property is ☒ is not ☐ on the FEMA list.

Use of the Property. The property is currently used as (check all that apply):

- | | |
|--|--|
| ☒ single family dwelling | ☐ restaurant |
| ☐ two family dwelling | ☐ store |
| ☐ three family dwelling | ☐ public building |
| ☐ other multi-family dwelling | ☐ office |
| ☐ other (describe) _____ | |

The property has been used in this manner since TIME OF ORIGINAL CONST

Before that time, the property was used as NOT APPLICABLE

8. **Proposed structure or use.** Applicant wishes to (check all that apply):

- ☒ change the **size, bulk or location** of existing structure.

- ☐ change the **use** of the property or existing structure.
- ☐ remove existing structures and build new structure.
- ☐ other: _____

Describe your proposed changes:

APPLICANT PROPOSES TO LIFT RESIDENCE AND MOVE TOWARD REAR OF LOT TO CREATE CONFORMING FRONT YARD SETBACK. APPLICANT PROPOSES TO SET FIRST FLOOR 9' ABOVE GRADE TO PARK BELOW THE DWELLING. APPLICANT WILL REMOVE ROOF AND CONSTRUCT NEW SECOND FLOOR ABOVE EXISTING FIRST FLOOR OF RESIDENCE

9. **Variance Relief Requested.** The changes Applicant wishes to make will require variances from the following Sections of the Sea Isle City Zoning Ordinance:
- LOTS IS CURRENTLY DEVELOPED BUT UNDERSIZED IN WIDTH AND AREA. APPLICANT SHALL SEEK LOT WIDTH AND LOT AREA VARIANCES FOR NON-CONFORMING CONDITIONS. APPLICANT SHALL SEEK SIDE YARD SETBACK VARIANCE AT EACH SIDE OF THE RESIDENCE AND SHALL SEEK AGGREGATE SIDE YARD SETBACK
- _____
- _____
- _____

If you are proposing to change the **use** of the structure, please describe the proposed use and note whether it is listed as a permitted use in the zoning district.

NO CHANGE IN USE ALTHOUGH EXISTING CONFORMING USE WILL BE EXPANDED

The Applicant also seeks relief from the following Sea Isle City Ordinances (indicate specific part of ordinance):

- ☐ Land Use Procedures, Sec. XXIX _____
- ☐ Site Plan Review, Sec. XXX _____
- ☐ Land Subdivision, Sec. XXXII _____
- ☐ Signs, Sec. XXXIII _____

10. **Existing and Proposed Conditions.** Supply the following information.

Note: All pertinent information requested must be supplied here. It is not sufficient to simply reference an attached plan. If any requested information is not applicable to the property, insert "N/A".

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
Zoning District: <u>R-2</u>				
<u>LOT AREA/DIMENSIONS:</u>				
Lot Frontage	<u>25'</u>	<u>50'</u>	<u>25'</u>	<u>YES</u>
Lot Depth	<u>110'</u>	<u>100'</u>	<u>110'</u>	<u>NO</u>
Lot Area (s.f.)	<u>2750 S.F.</u>	<u>5000 S.F.</u>	<u>2750 S.F.</u>	<u>YES</u>

**PRINCIPAL
STRUCTURE***For the principal structure on the property, indicate the following:
setback*

Note: "SB" =

Front Yard SB	<u>4.9'</u>	<u>15'</u>	<u>15'</u>	<u>NO</u>
Side yard SB #1	<u>1.2'</u>	<u>5'</u>	<u>1.2'</u>	<u>YES</u>
Side yard SB #2	<u>2.5'</u>	<u>10'</u>	<u>2.5'</u>	<u>YES</u>
Total SYSB	<u>3.7'</u>	<u>15'</u>	<u>3.7'</u>	<u>YES</u>
Rear Yard SB	<u>55.6'</u>	<u>20'</u>	<u>40.6'</u>	<u>NO</u>
Building Height	<u>14.5'</u> <u>ABOVE LDFE</u>	<u>32' ABOVE LDFE</u>	<u>26.3' ABOVE LDFE</u>	<u>NO</u>

**ACCESSORY
STRUCTURES***For all accessory structures on the property, indicate the following:*

Front Yard SB	<u>93.1'</u>	<u>60'</u>	<u>93.1'</u>	<u>NO</u>
Side Yard SB #1	<u>6.1'</u>	<u>5.0'</u>	<u>6.1'</u>	<u>NO</u>
Side Yard SB #2	<u>8.1'</u>	<u>5.0'</u>	<u>8.1'</u>	<u>NO</u>
Rear Yard SB	<u>4.1'</u>	<u>5.0'</u>	<u>4.1'</u>	<u>ENC</u>
Distance to other buildings	<u>38.7'</u>	<u>10'</u>	<u>24.7'</u>	<u>NO</u>
Building Height	<u>UNDETERMINED</u>	<u>UNDETERMINED</u>	<u>UNDETERMINED</u>	<u>UNDETERMINED</u>

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
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LOT COVERAGE

Principal building (%)	<u>29%</u>	<u>35%</u>	<u>28%</u>	<u>NO</u>
Accessory building (%)	<u>4.5%</u>	<u>10%</u>	<u>4.5%</u>	<u>NO</u>

FLOOR AREA RATIO

Principal bldg	<u>29%</u>	<u>80%</u>	<u>49%</u>	<u>NO</u>
Accessory bldg	<u>4.5%</u>	<u>N/A</u>	<u>N/A</u>	<u>NO</u>

PARKING

Location	<u>N/A</u>	<u>FRONT OF LOT</u>	<u>FRONT OF LOT</u>	<u>NO</u>
No. spaces on-site	<u>0 SPACES</u>	<u>2 SPACES</u>	<u>3 SPACES</u>	<u>NO</u>
Driveway	<u>N/A</u>	<u>24' WIDE</u>	<u>22' WIDE</u>	<u>NO</u>

SIGNS

Dimensions	<u>THIS PROJECT HAS NO SIGNS</u>	<u></u>	<u></u>
Number	<u></u>	<u></u>	<u></u>
Location	<u></u>	<u></u>	<u></u>
Type (Freestanding or Building Mounted)	<u></u>	<u></u>	<u></u>

11. Has there been any previous appeal, request or application to this Board or to the Planning Board involving these premises? If yes, state the nature of the application, date of application, date of hearing and result received from Board.

NONE

12. **For all applications:** Attach to this application a statement of facts showing why the relief sought can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Sea Isle City Master Plan and Zoning Ordinance. State why variance relief can be granted

Addendum to Zoning Variance Application

Address ZB-1 application question #12 on page 6 of application

Razzi Application regarding 124 42nd Street

12.a: Describe the Exceptional Conditions of Property Preventing Application From Complying with Zoning Ordinance-

Response: The property currently contains an older one-story single-family residence that has its lowest habitable floor level at elev 7.0 NAVD. The dwelling has many non-conforming setbacks because of the undersized nature of the lot. Specifically, the lot measures 25' wide which is significantly less than the required lot width of 50'. Additionally, the lot area equals only 2750 sf which is significantly less than the required lot area of 5000 s.f. The non-conforming lot width and lot area create a hardship condition upon the applicant because of the undersized nature of the lot. As a result, the lot has non-conforming front yard setback, non-conforming side-yard setback and non-conforming aggregate side yard setback conditions. Additionally, the location of the dwelling at the front of the lot eliminates any ability to provide on-site parking under the existing conditions

12.b: Supply a Statement of Facts Showing Why Relief Can Be Granted Without Substantial Detriment to the Public Good and Will Not Substantially impair The Intent and Purpose and of the Zone Plan and Zoning Ordinance-

Response: The applicant proposes to raise the existing structure and set the lowest habitable floor at a conforming elevation that will allow parking below the elevated building. Additionally, the applicant proposes to shift the building towards the rear of the lot to enable parking at the front of the lot in front of the building. As a result, the building will be provided with a conforming front yard setback and will also be provide three new on-site parking spaces where none currently exists. In raising the structure, the building will be protected from flooding. The applicant proposes to construct a garage and storage area below the dwelling, proving safety and security to the owner and their property. A greenhouse currently located at the rear of the dwelling will be removed and new fire-rated exterior wall will be constructed. Finally, the applicant proposes construction of a new second habitable floor level. The new walls will be "stepped" to provide greater side setbacks that the walls at the level below, thereby providing better fire protection to the residence and providing greater setbacks to side line than the existing structure. These creative design techniques will provide for an aesthetic enhancement to the building and to the property. As a result, the proposed visual improvements, greater setbacks, protection from flooding, and improved protection from fire transfer due to new fire rated exterior walls, provide significant benefits that outweigh any detriment related to the proposed improvements. As a result, the proposed improvements can be authorized by the zoning board without substantial detriment to the neighborhood and without substantially impairing the intent and purpose of the zone plan or zoning ordinance.

without substantial harm to the neighborhood and without significant overturning of the Master Plan.

13. **For "c(1)" Variances:** Attach to this application a statement specifying the hardship/exceptional conditions of the specific property involved that justify the granting of a variance pursuant to N.J.S.A. 40:55D-70c. State what is unique about your specific piece of property, noting such things as an exceptionally narrow, deep, or otherwise unusually shaped lot; physical features located on the lot that prevent its use in a normal manner that would be allowed by the existing zoning; or the specific location of existing structures that limit compliance with the required zoning. Note how the circumstances relating to your particular lot differ from other lots in the neighborhood. State what hardships would result should the variance not be granted to you. Please note that monetary hardship is considered a personal hardship, and is NOT A REASON for this type of variance relief.

14. **For "c(2)" Variance:** Attach to this application a statement setting forth the facts supporting your position that the purposes of the Municipal Land Use Law would be advanced by a deviation from the Zoning requirements in question, and that the benefits of that deviation would substantially outweigh any detriment to the zoning ordinance or master plan, pursuant to N.J.S.A. 40:55D-70c(2). Among the purposes of the Municipal Land Use Law are the following: promotion of public health, safety and welfare; provision of adequate light, air and open space; establishment of appropriate population densities; provision of sufficient space for agricultural, residential, recreational, commercial and industrial uses and open space; promotion of a desirable visual environment; conservation of historic sites, districts, open space and natural resources; encouragement of senior citizens housing. Cite which of these apply to your application and further, cite the characteristics of your land that will present an opportunity for improved zoning and planning to benefit the community.

15. **For Use and other "d" Variances:** Attach to this application a statement setting forth the special reasons for granting this variance pursuant to N.J.S.A. 40:55D-70d. "Special reasons" exist where a proposed project carries out a purpose of zoning (such as those noted in Section 14 above), or where the refusal to allow the project would impose an undue hardship on you (note that a personal hardship, such as monetary hardship or a hardship you create, cannot form the basis for granting a variance). If you are seeking a use variance, you should also state why the property at issue cannot reasonably be developed with a use permitted by the Zoning Ordinance.

16. **For all applications, if an application was first submitted to and denied by the Zoning Official:** Set forth specifically the determination of the Zoning

Official from which an appeal has been filed and the basis for the appeal (N.J.S.A. 40: 55D-70a), or attach a copy of the Zoning Official's letter to you.

17. **For Interpretation Requests:** Set forth specifically the Zoning Ordinance section and provisions and/or the portion of the Zoning Map for which an interpretation is sought. Explain what interpretation you are seeking. (N.J.S.A. 40:55D-70b).

18. List all professionals employed by the applicant in completing the application to the Zoning Board of Adjustment and/or intended to be called as witnesses at the hearing on the application.

Name	Address	Phone	Fax
JAMES E CHADWICK, PE & RA	1348 ASBURY AVE, GROUND FLOOR, OCEAN CITY NJ	609-391-6460	

VERIFICATION OF APPLICATION

I, BRIAN RAZZI, do hereby certify to the following:

1. I am the applicant whose name appears in the attached application to the Sea Isle City Zoning Board of Adjustment.
2. I am over the age of 18.
3. I have personal knowledge of the facts stated herein and in the application.
4. I am the (circle one) owner contract purchaser of the subject property.
5. I have reviewed the application, and I verify to the Sea Isle City Zoning Board of Adjustment that all of the information presented in this application is true and accurate to the best of my knowledge.
6. I am aware that I am subject to punishment under New Jersey law if any of the statements made by me in this application are willfully false.

8/28/25
(date)


(Signature of Applicant; print name beneath) BRIAN RAZZI

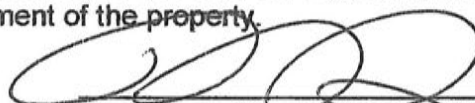
Note: a separate Verification must be submitted for each owner of the property. For condominiums, you must submit a signed verification from each member of the condominium association, or, if more than four units in the condominium, a resolution from the condominium Board of Directors indicating its consent to the application.

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT SURVEY/PLAN/PLAT AFFIDAVIT

State of New Jersey :
County of Burlington : ss.
Name of Appellant/Applicant: BRIAN RAZZI
Address of Subject Property: 124 42ND STREET
Tax Block: 42.03 Lot(s): 18.02

BRIAN RAZZI, being duly sworn according to law, upon his/her oath, deposes and says:

1. I am the owner of the property identified above, located in the City of Sea Isle City, New Jersey. I am the appellant/applicant for development in this matter.
2. I verify that the attached sealed survey/plan/plat prepared by GEOSURV and dated 5/20/15 accurately reflects the physical condition of the property as of the date of this affidavit, and there have been no changes or alterations to the property since the date of the signed survey/plan/plat.
3. I make this affidavit in support of an appeal / application for development before the Sea Isle City Zoning Board of Adjustment and understand that said Board shall rely on this Affidavit and the current accuracy of the said survey/plan/plat in considering the appeal/application for development of the property.

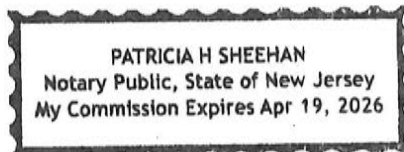


Signature of Owner/Appellant/Applicant BRIAN RAZZI

Sworn and subscribed to before me
this 28th day of August, 2025.

Patricia Sheehan

Notary Public



**SEA ISLE CITY ZONING BOARD OF ADJUSTMENT / SEA ISLE CITY PLANNING BOARD
SCHEDULE OF APPLICATION FEES AND ESCROW FEES**

NAME of Appellant/Applicant: BRIAN RAZZI

Address of Subject Property: 124 42ND STREET

Tax Block: 42.03

Lot(s): 18.02

Please review the following schedule*, check ALL types of approvals sought, and total the amount due. At the time of filing your appeal or application, submit this completed form along with separate checks for total Application Fee(s) and total Escrow Fee(s), each check along with separate checks for total Application fee(s) and total Escrow Fee(s), each check made payable to "City of Sea Isle City". You must also submit a completed W-9 form. Thank you.

[*per Sea Isle City Land Use Ordinance No. 1598 (2016) Chapter XXVIII]

DESCRIPTION or TYPE of APPROVAL(S) SOUGHT	x	APPLICATION FEE	+	ESCROW FEE (ESTIMATES)	AMOUNT DUE
VARIANCES					
1. Appeals (40:55-70a)		\$ 350.00	+	\$ 1,000.00	
2. Interpretations (40:55D-70b)		\$ 350.00	+	\$ 1,000.00	
3. Hardship or Bulk (40:55D-70c)		\$ 500.00	+	\$ 1,500.00	\$2000.00
4. Use Variance (40:55D-70d) (Incl. floor area ratio)		\$ 200.00	+	\$ 1,500.00	
5. Permits (40:55D-34 & 35)		\$ 200.00	+	\$ 1,000.00	
6. Appeals (City Ordinances)		\$ 250.00	+	\$ 1,000.00	
PLANNING BOARD					
Each informal review		\$ 100.00	+	\$ 1,500.00	
SUBDIVISION					
1. Preliminary plat (major subdivision)		\$ 500.00	+	\$ 600.00 per lot	
2. Final plat (major subdivision)		\$ 450.00	+	\$ 1,500.00	
3. Minor subdivision (no more than 3 lots)		\$ 350.00	+	\$ 2,000.00	
4. Tax Map Maintenance Fee (per line)		\$ 100.00		n / a	
SITE PLANS					
1. Preliminary		\$ 500.00	+	\$ 3,000.00	
2. Final Plan		\$ 750.00	+	\$ 1,500.00	
3. Minor Site Plan		\$ 250.00	+	\$ 1,200.00	
OTHER					
Any special meeting at the request of appellant/applicant		\$ 400.00	+	\$ 1,200.00	
TOTALS		\$	+	\$	= \$ 2000

** Special meetings are held only with prior Board approval and solely at the Board's discretion **

[[SICPB/ZB Fees Form effective 2/21/17 as per Ordinance No. 1598 (2016) Page 1 of 1]]

PLEASE NOTE: When calculating fees, one payment will be for TOTAL APPLICATION FEES only and one payment will be for TOTAL ESCROW FEES only. Application fees and Escrow fees are separate, handled individually, and therefore should not be added together.)

**SEA ISLE CITY ZONING BOARD OF ADJUSTMENT
CERTIFICATION OF PAYMENT OF TAXES AND MUNICIPAL LIENS**

Name of Appellant/Applicant: BRIAN RAZZI
Address of Subject Property: 124 42ND STREET
Tax Block: 42.03 Lot(s): 18.02

The above-named appellant or applicant hereby certifies as follows:

1. I am the owner of the property identified above, located in the City of Sea Isle City, New Jersey. I am the appellant/applicant for development in this matter.
2. I verify that all real estate taxes for the property are current as of the date of this appeal or application, and that they will be current as of the date of the Zoning Board hearing.
3. I verify that all municipal charges against the property, such as water and sewer charges are current as of the date of this appeal or application, and that they will be current as of the date of the Zoning Board hearing.
4. I have obtained a certification from the Sea Isle City Tax Collector, attached hereto, attesting to the status of real estate taxes and municipal charges against the property.
5. I understand that I have a continuing obligation to satisfy any municipal lien against this property.
6. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing is willfully false, I am subject to punishment.



Signature of Owner/Appellant/Applicant **BRIAN RAZZI**

***Attach the certification of paid taxes provided by the
Sea Isle City Tax Collector to this form.***



City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

SEA ISLE CITY, NJ 08243

609-263-4461

I, Joseph A. Berrodin, 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 72.03 - Lot 18.02, as determined by the official Tax Map and Tax Duplicate of the City of Sea Isle City, New Jersey.

Note: If this is an application for subdivision or site-plan approval, the applicant must notify the corporate secretary of all public utilities and the general manager of all cable television companies that own land or any facilities that possess a right-of-way or easement within two hundred (200) feet of the applicant's property.

Dated

9/9/2005



Joseph A. Berrodin, Jr., CTA
Tax Assessor

UTILITY COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:

SOUTH JERSEY GAS COMPANY
CORPORATE HEADQUARTERS
1 SOUTH JERSEY PLAZA
FOLSOM, NJ 08037

VERIZON ENGINEERING DEPT.
10 TANSBORO ROAD FLR 2
BERLIN, NJ 08009

CAPE MAY CO. MUNICIPAL UTILITIES AUTHORITY
ATTN: CORPORATE SECRETARY
P.O. BOX 610
CAPE MAY COURT-HOUSE, NJ 08210

COMCAST CABLE
ATTN: GREGORY SMITH, PROJECT MANAGER
901 WEST LEEDS AVE
ABSECON, NJ 08201

ATLANTIC CITY ELECTRIC COMPANY
5100 HARDING HIGHWAY SUITE 399
MAYS LANDING, NJ 08330

SEA ISLE CITY MUNICIPAL WATER AND SEWER
ATTN: CITY CLERK
4501 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/OR THE COMMISSIONER OF THE NJ DEPARTMENT OF TRANSPORTATION MUST BE PROVIDED NOTICE IN ACCORDANCE WITH NJSA 40:55D-12.

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
41.03 2.02	141 42ND ST 3.01	2	CURRENT OWNER 1573 NORTH ROUTE 9 CAPE MAY CT HSE, NJ	08210
41.03 3.02	137 42ND ST	2	CURRENT OWNER 37 POPPY RD EGG HARBOR, NJ	08234
41.03 4 C-E	135 42ND ST EAST	2	CURRENT OWNER 232 RIVERWOODS DRIVE NEW HOPE, PA	18938
41.03 4 C-W	135 42ND ST WEST	2	CURRENT OWNER 8 LOCKHART DR GARNET VALLEY, PA	19060
41.03 5.01	128 WEST JERSEY AVE	2	CURRENT OWNER 128 WEST JERSEY AVE SEA ISLE CITY, NJ	08243
41.03 5.02	131 42ND ST	2	CURRENT OWNER 2310 UPLAND ST CHESTER, PA	19013
41.03 6.01 C-124	124 W JERSEY AVE EAST 6.02	2	CURRENT OWNER 3234 SOUTH SYDENHAM ST PHILA, PA	19145
41.03 6.01 C-126	124 W JERSEY AVE WEST 6.02	2	CURRENT OWNER 205 SHAWNEE RD ARDMORE, PA	19003
41.03 7	122 WEST JERSEY AVE 8.01	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
41.03 8.02	119 42ND ST	2	CURRENT OWNER 2121 BELVEDERE AVE HAVERTOWN, PA	19083
41.03 8.03	118 WEST JERSEY AVE	2	CURRENT OWNER 33 ROBERTA DR ASTON, PA	19014
41.03 9 C-E	114 W JERSEY AVE EAST	2	CURRENT OWNER 301 LAURA PL PHILADELPHIA, PA	19116
41.03 9 C-W	114 W JERSEY AVE WEST	2	CURRENT OWNER 30 WHITBY RD CHERRY HILL, NJ	08003

42.03, 19

Block Lot Qual	Property Location		Property Class	Owner Address		Zip Code
	Additional Lot	Additional Lot		City, State		
41.03 10.01	111 42ND ST		2	CURRENT OWNER 38 OLYMPIA LN SICKLERVILLE, NJ	08081	
41.03 10.02	109 42ND ST		2	CURRENT OWNER 105 COLLINS AVE SHAVERTOWN, PA	18708	
41.03 11.01 C-101	101 42ND ST UNIT 101		4A	CURRENT OWNER 2 HUNTINGTON LN OCEAN VIEW, NJ	08230	
41.03 11.01 C-102	101 42ND ST UNIT 102		4A	CURRENT OWNER 303 45TH PL SEA ISLE CITY, NJ	08243	
41.03 11.01 C-201	101 42ND ST UNIT 201		2	CURRENT OWNER 1254 SHELBOURNE DR BETHLEHEM, PA	18018	
41.03 11.01 C-202	101 42ND ST UNIT 202		2	CURRENT OWNER 16511 WILD HORSE RD #118 CHESTERFIELD, MO	63017	
41.03 11.01 C-203	101 42ND ST UNIT 203		2	CURRENT OWNER 101 42ND ST UNIT 203 SEA ISLE CITY, NJ	08243	
41.03 11.01 C-204	101 42ND ST UNIT 204		2	CURRENT OWNER 448 ROBERTS AVE GLENDSIDE, PA	19038	
41.03 11.03 C-A	4110 LANDIS AVE UNIT A 10.05,11.05,11.06, 12.03,12.04		4A	CURRENT OWNER 4102-4110 LANDIS AVE SEA ISLE CITY, NJ	08243	
41.03 11.03 C-B	4110 LANDIS AVE UNIT B 10.05,11.05,11.06, 12.03,12.04		4A	CURRENT OWNER 4102-4110 LANDIS AVE SEA ISLE CITY, NJ	08243	
41.03 11.03 C-C	4110 LANDIS AVE UNIT C 10.05,11.05, 11.06, 12.03,12.04		4A	CURRENT OWNER 6 SCARLET OAK DR HAVERTOWN, PA	19041	
41.03 11.03 C-D	4110 LANDIS AVE UNIT D 10.05,11.05,11.06 12.03,12.04		2	CURRENT OWNER 509 ANDREW RD SPRINGFIELD, PA	19064	
41.03 11.03 C-E	4110 LANDIS AVE UNIT E 10.05, 11.05,11.06, 12.03,12.04		2	CURRENT OWNER 2534 POWELL AVE PENNSAUKEN, NJ	08110	

Block Lot Qual	Property Location		Property Class	Owner Address City, State		Zip Code
	Additional Lot					
41.03	106 WEST JERSEY AVE		4A	CURRENT OWNER		
11.04	10.06			4610 CENTRAL AVE SEA ISLE CITY, NJ		08243
42.03	143 43RD ST WEST		2	CURRENT OWNER		
2				143 43RD ST SEA ISLE CITY, NJ		08243
42.03	139 43RD ST EAST		2	CURRENT OWNER		
3				19 TENDRING RD CHERRY HILL, NJ		08003
C-E						
42.03	139 43RD ST WEST		2	CURRENT OWNER		
3				3250 MASONS MILL RD HUNTINGDON VALLEY, PA		19006
C-W						
42.03	135 43RD ST		2	CURRENT OWNER		
4.01				202 RED TAIL CIR DOWNTOWN, PA		19335
42.03	133 43RD ST FRONT		2	CURRENT OWNER		
4.02	5.03			133 43RD ST FRONT SEA ISLE CITY, NJ		08243
42.03	133 43RD ST REAR		1	CURRENT OWNER		
4.03	5.01			130 LIBERTY DR BENSALEM, PA		19020
42.03	129 43RD ST		2	CURRENT OWNER		
5.02				129 43RD ST SEA ISLE CITY, NJ		08243
42.03	127 43RD ST EAST		2	CURRENT OWNER		
6				121 GALEWOOD RD TIMONIUM, MD		21093
C-E						
42.03	127 43RD ST WEST		2	CURRENT OWNER		
5				2412 BURLWOOD RD TIMONIUM, MD		21093
C-W						
42.03	121 43RD ST EAST		2	CURRENT OWNER		
7				610 UNRUH AVE PHILADELPHIA, PA		19111
C-E						
42.03	121 43RD ST WEST		2	CURRENT OWNER		
7				121 43RD ST, WEST UNIT SEA ISLE CITY, NJ		08243
C-W						
42.03	115 43RD ST UNIT A		2	CURRENT OWNER		
8				540 RED FOX LN WAYNE, PA		19087
C-A						

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Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
42.03 8 C-B	115 43RD ST UNIT B	2	CURRENT OWNER 115 43RD ST, B SEA ISLE CITY, NJ	08243
42.03 8 C-C	115 43RD ST UNIT C	2	CURRENT OWNER 33 ROBERTA DR ASTON, PA	19014
42.03 9	113 43RD ST 21	4A	CURRENT OWNER PO BOX 2749 ADDISON, TX	75001
42.03 10 C-E	109 43RD ST EAST	2	CURRENT OWNER 928 MC KEAN ST PHILA, PA	19148
42.03 10 C-W	109 43RD ST WEST	2	CURRENT OWNER 345 TRINITY AVE AMBLER, PA	19002
42.03 11.01	4210 LANDIS AVE 12.01	4A	CURRENT OWNER 4210 LANDIS AVE SEA ISLE CITY, NJ	08243
42.03 11.02	4208 LANDIS AVE 12.02	15C	CURRENT OWNER 4416 LANDIS AVE SEA ISLE CITY, NJ	08243
42.03 14.02 C-1	140 42ND ST 1ST FLR	2	CURRENT OWNER 166 S FOUNDERS CT WARRINGTON, PA	18976
42.03 14.02 C-2	140 42ND ST 2ND FLR	2	CURRENT OWNER 197 W AMOSLAND RD NORWOOD, PA	19074
42.03 15 C-E	138 42ND ST EAST	2	CURRENT OWNER 2390 N FEATHERING LN MEDIA, PA	19063
42.03 15 C-W	138 42ND ST WEST	2	CURRENT OWNER 138 42ND ST W SEA ISLE CITY, NJ	08243
42.03 16.01	134 42ND ST	2	CURRENT OWNER 134 42ND ST SEA ISLE CITY, NJ	08243
42.03 16.02	132 42ND ST	2	CURRENT OWNER 8636 FERNDAL ST PHILADELPHIA, PA	19115

Block Lot Qual	Property Location		Property Class	Owner Address City, State		Zip Code
	Additional Lot					
42.03 17 C-E	128 42ND ST EAST		15F	CURRENT OWNER 128 42ND ST SEA ISLE CITY, NJ		08243
42.03 17 C-W	128 42ND ST WEST		2	CURRENT OWNER 128 42ND ST SEA ISLE CITY, NJ		08243
42.03 18.01	126 42ND ST		2	CURRENT OWNER 3441 CHIPPENDALE AVE PHILADELPHIA, PA		19136
42.03 18.02	124 42ND ST		2	CURRENT OWNER 38 BIRCHWOOD DR MARLTON, NJ		08053
42.03 19	122 42ND ST		2	CURRENT OWNER 122 42ND ST EAST SEA ISLE CITY, NJ		08243
42.03 20 C-E	116 42ND ST EAST		2	CURRENT OWNER 116 42ND STREET EAST SEA ISLE CITY, NJ		08243
42.03 20 C-W	116 42ND ST WEST		2	CURRENT OWNER 105 SIOUX RD NEW BRITAIN, PA		18901
42.03 22 C-01	4204 LANDIS AVE 23.01, 24.01		4A	CURRENT OWNER 21 44TH ST SEA ISLE CITY, NJ		08243
42.03 22 C-02	4204 LANDIS AVE 23.01, 24.01		4A	CURRENT OWNER 6 SCARLET OAK DR HAVERTOWN, PA		19041
42.03 22 C-03	4204 LANDIS AVE 23.01, 24.01		4A	CURRENT OWNER 4204 LANDIS AVE UNIT C-3 SEA ISLE CITY, NJ		08243
42.03 22 C-201	4204 LANDIS AVE 23.01, 24.01		2	CURRENT OWNER 239 WORRELL DRIVE SPRINGFIELD, PA		19064
42.03 22 C-202	4204 LANDIS AVE 23.01, & 24.01		2	CURRENT OWNER 3480 JONATHAN CT OREFIELD, PA		18069
42.03 22 C-203	4204 LANDIS AVE 23.01, 24.01		2	CURRENT OWNER 3 HUNTINGTON LN SEAVILLE, NJ		08230

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Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
42.03 22 C-204	4204 LANDIS AVE 23.01, 24.01 C-E	2	CURRENT OWNER 24 LUMBER MILL LN VOORHEES, NJ	08043
42.03 22 C-205	4204 LANDIS AVE 23.01, 24.01	2	CURRENT OWNER 1266 SOUTH RED MAPLE WAY DOWNINGTOWN, PA	19335
42.03 22 C-206	4204 LANDIS AVE 23.01, 24.01	2	CURRENT OWNER 15 OVERLOOK CIR LOWER GWYNEDD, PA	19002
42.03 22 C-207	4204 LANDIS AVE 23.01, 24.01	2	CURRENT OWNER 1013 PIMLICO DR E NORRITON, PA	19403
42.03 22 C-301	4204 LANDIS AVE 23.01, 24.01	2	CURRENT OWNER 481 PRIMROSE DR UPPER GWYNEDD, PA	19446
42.03 22 C-302	4204 LANDIS AVE 23.01, 24.01	2	CURRENT OWNER 1205 BIRCH AVE YARDLEY, PA	19067
42.03 22 C-303	4204 LANDIS AVE 23.01, 24.01	2	CURRENT OWNER 38 NORMANDY RD MARLTON, NJ	08053
42.03 23.02	42ND & LANDIS AVE 24.02	4A	CURRENT OWNER 4200 LANDIS AVE SEA ISLE CITY, NJ	08243
43.03 16	134 43RD ST	2	CURRENT OWNER 134 43RD STREET SEA ISLE CITY, NJ	08243
43.03 17	130 43RD ST	2	CURRENT OWNER 472 RICK RD SOUTHAMPTON, PA	18966
43.03 18 C-E	126 43RD ST EAST	2	CURRENT OWNER 601 LILAC WAY MEDIA, PA	19063
43.03 18 C-W	126 43RD ST WEST	2	CURRENT OWNER 6391 DREXEL RD PHILADELPHIA, PA	19151
43.03 19 C-E	122 43RD ST EAST	2	CURRENT OWNER 404 LINDEN ST 2ND FLR JENKINTOWN, PA	19046

Block Lot Qual	Property Location		Property Class	Owner Address City, State		Zip Code
	Additional Lot	Additional Lot				
43.03 19 C-W		122 43RD ST WEST	2	CURRENT OWNER 30 BRIGHTON PL WOOLWICH TWP, NJ		08085
43.03 20		118 43RD ST 21	15D	CURRENT OWNER 126 44TH ST SEA ISLE CITY, NJ		08243
43.03 22.01		110 43RD ST 22.02	15D	CURRENT OWNER 126 44TH ST SEA ISLE CITY, NJ		08243

JAMES E. CHADWICK, P.E. & R.A., L.L.C.

NEW JERSEY REGISTERED ARCHITECT No. AI 13013

NEW JERSEY PROFESSIONAL ENGINEER No. GE 40653

1348 ASBURY AVENUE GROUND FLOOR OCEAN CITY, NJ 08226 609-391-6460 609-391-6463 (FAX)

September 15, 2025

Ms. Gennell Ferrilli
Zoning Board Secretary
Sea Isle City Municipal Building
233 John Kennedy Blvd
Sea Isle City, NJ 08243

RE: Zoning Variance Application
Brian Razzi, Owner/Applicant
124 42nd Street,
Lot 18.02, Block 42.03
Sea Isle City, NJ
Our Project #3017

Dear Ms. Ferrilli,

Please be advised that we have been retained by Brian Razzi to aid in the pursuit of Zoning Board approvals to provide certain improvements to their current one-family structure located at the above referenced premises. The property is located within the R-2 residential Zone.

Please be advised the existing structure is a 1 story single-family dwelling with first and only habitable floor located at approx. elev 7.0 navd. The property has been damaged by past coastal storms and the owner seeks approvals to raise and expand the structure. The dwelling is located on an undersized lot measuring 25' wide and with lot area of only 2650 s.f.. The lot dimensions are existing on this currently developed lot and the owner/applicant shall seek lot area and lot width variances, if required, for these non-conforming conditions.

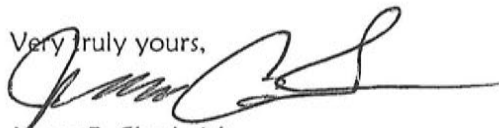
As noted above, the owner/applicant seeks to raise the existing structure and construct a new garage and storage area below the dwelling. The property has NO on-site parking and the applicant proposes to move the dwelling towards the rear of the lot to create a conforming front yard setback and to provide for conforming on-site parking. The applicant proposes to make various modifications and expansions of the residences, in conjunction with the move and raise, that will require side yard setback, aggregate side yard setback, and building coverage variance relief and will seek those variances from the board. We do not believe that any other variances or waiver are required.

Enclosed please find the following as relates the Razzi zoning board application;

- One (1) copy of the Application and Escrow Fee Calculation Sheet, ZB-3
- One (1) copy of the Certification and Proof of Payment of Taxes, ZB-4
- One (1) copy completed W-9 Form
- Check for Application Fees
- Check for Escrow fees
- Twenty (20) copies completed Application Form , ZB-1
- Twenty (20) copies Survey Plan
- Twenty (20) copies Survey Affidavit, ZB-2
- Twenty (20) copies certified 200' list
- Twenty (20) copies Variance Plan sheets 1 and 2 of 2

Please proceed to transmit copies of the enclosed to the boards professional(s) so that they might initiate the necessary pre-review process.

Very truly yours,



James E. Chadwick
NJPE & NJRA

Sea Isle City Zoning Board of Adjustment	Applicant's Last Name: <u>RAZZI</u>
	Property Address: <u>12A 92 STREET</u>
	Date Submitted to ZB Secretary: <u>9/16/25</u>

Application Check List

This Application Check List is provided to assist you in submitting a complete application package to the Zoning Board. A complete Application Package shall consist of:

One (1) copy of this Checklist (on top of Package), **plus one (1) each of the following items:**

- ☒ Check for Application Fees, made payable to "City of Sea Isle City"
- ☒ Check for Escrow Fees, made payable to "City of Sea Isle City"
- ☒ W-9 form, completed and signed by the Applicant (one copy, only)
- ☒ ZB-3 Application Fees and Escrow Fee Calculation Sheet
- ☒ ZB-4 Certification and Proof of Payment of Taxes

Plus, twenty (20) sets of Application, with each set compiled of the following documents:

- ☒ ZB-1 SICZB current Application form, including signed & dated verification
- ☒ ZB-2 Survey, Plan, or Plat Affidavit
- ☐ ZB-5 Notice of Application for Development
- ☐ ZB-6 Certification of Service
- ☐ ZB-7 Proposed letter to the "200 foot list"
- ☒ Copy of 200 foot list obtained from Sea Isle City Tax Assessor
- ☒ All plans, drawings, surveys, photographs, and similar documents upon which the Applicant proposes to rely in presenting the Application.
- ☐ Undersized lot cases only: Attach documentation of Applicant's offer to purchase property from or sell property to adjoining property owners, and all responses.
- ☐ Site plan approval and/or subdivision approval, also include: ZB-11 Applications Involving Subdivisions and/or ZB-12 Applications Involving Site Plans

TO BE SUBMITTED DATE
 HEARING DATE IS
 DETERMINED

NOTE that all Application Packages must be submitted to the Board Clerk in 20 complete sets to include 1 original and 19 copies. Plans, drawings and similar documents must be folded (not rolled). Each set shall be bound together (rubber band, large clip or stapled). Component parts of the Application Package cannot be submitted separately; such Applications will be returned to the Applicant for completion, and may result in delay and additional cost in processing.

No later than ten (10) days before the hearing date, all documents on which the Application will be based must be on file with the Zoning Board Clerk.

Finally: **TEN (10) DAYS PRIOR** to the date of the hearing, the Affidavit of Service [ZB-6], and all certified mail receipts, and Proof of Publication must be submitted to the Zoning Board Clerk.