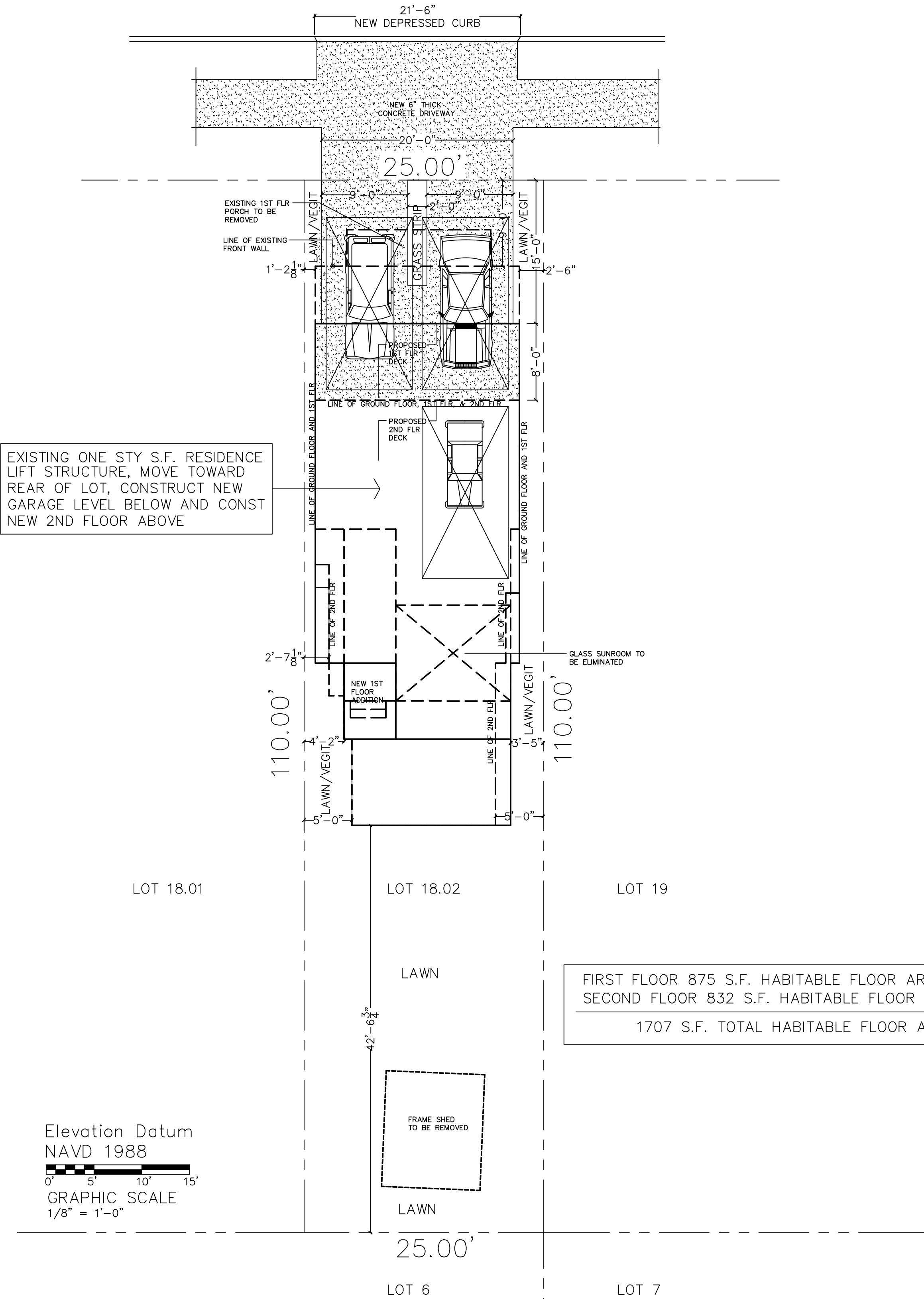
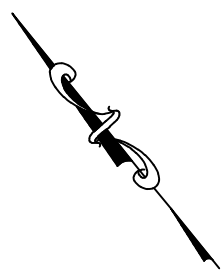


BOARD CHAIRMAN _____ DATE _____

BOARD ENGINEER _____ DATE _____

BOARD SECRETARY _____ DATE _____

42nd (60' WIDE) STREET



ZONING CONFORMANCE SCHEDULE

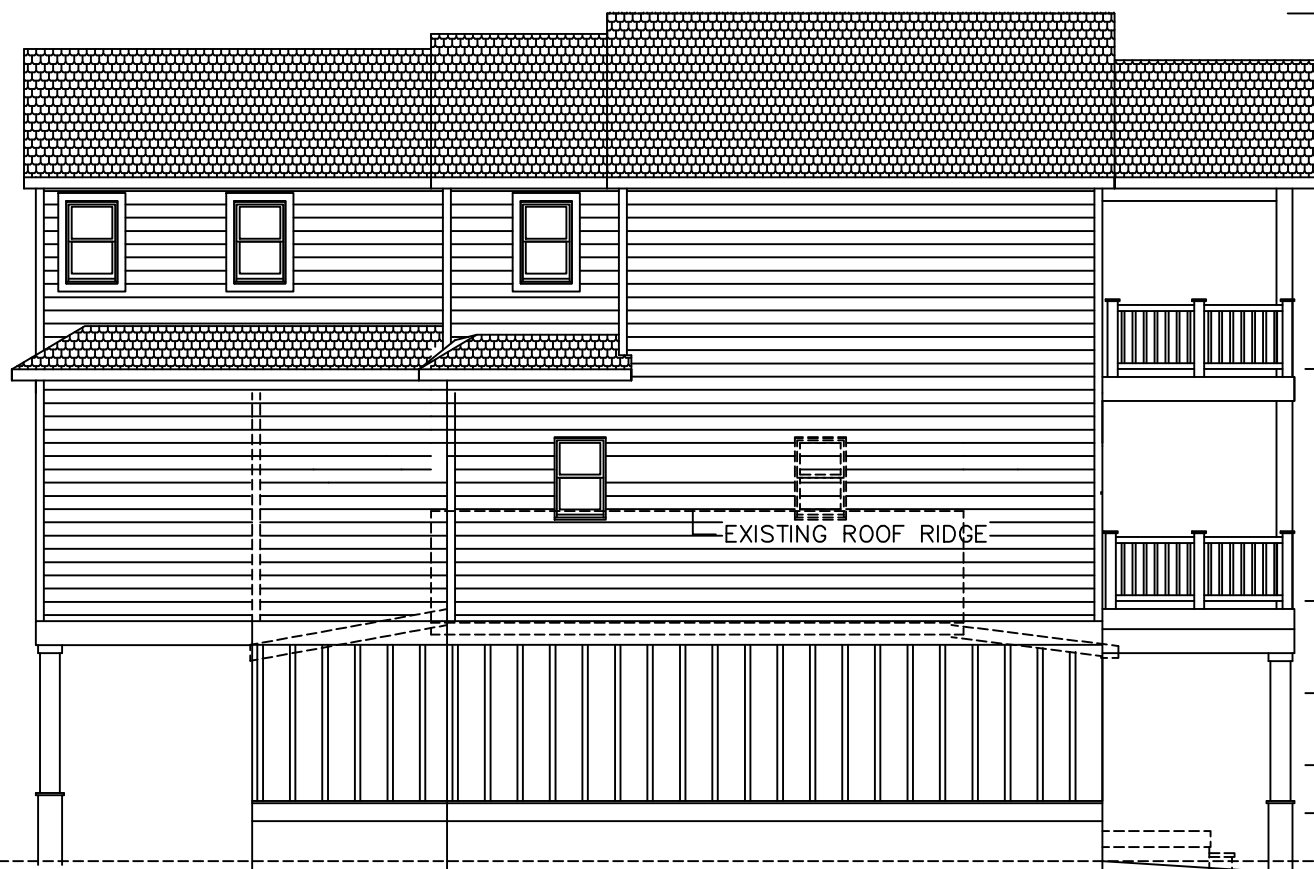
ZONING DISTRICT: R-2 RESIDENTIAL ZONE

ITEM	EXISTING	PROPOSED	ALLOWABLE/ REQUIRED	CONFORM TO ZONING
USE	ONE FAMILY DWELLING	ONE FAMILY DWELLING	SINGLE FAMILY OR DUPLEX	YES
LOT AREA	2,750 S.F.	2,750 S.F.	5,000 S.F.	EXISTING NON-CONFORMING
LOT WIDTH	25.0'	25.0'	50'	EXISTING NON-CONFORMING
LOT DEPTH	110.0'	110.0'	100.0'	YES
FRONT YARD SETBACK (PORCH/DECK)	4.9' TO PORCH	15' TO 1ST FLR DECK	15'	YES
FRONT YARD SETBACK (BLDG WALL)	9.0' TO BUILDING WALL	23' TO BLDG WALL	15'	YES
MINIMUM SIDE YARD SETBACK	1.2' WEST SIDE/2.5' EAST SIDE	1.2'	5' MIN	'C' VARIANCE REQD
AGGREGATE SIDE YARD SETBACK	3.7' AGGREGATE	3.7' AGGREGATE	15' AGGREGATE	'C' VARIANCE REQD
REAR YARD SETBACK	55.6'	42.6'	20' MIN	YES
PRINCIPAL BUILDING LOT COVERAGE (INCLUDES COVER PORCH)	801 SF (29%)	1000 S.F. (36.4%)	35%	'C' VARIANCE REQD
BUILDING HEIGHT	14.5' (ABOVE EL. 12.0')	28.3' (ABOVE EL. 12.0')	32' (ABOVE EL. 12.0')	YES
NUMBER OF PARKING SPACES	(0) SPACES	(3) SPACES	(3) SPACES	YES
PARKING SPACE SIZE	(0) AT 9'X18'	(3) AT 9'X18'	(2) AT 9'X18'	YES
FLOOR AREA RATIO	801 SF (29%)	1707 SF (62.1%)	80%	YES
IMPERVIOUS COVERAGE	1091 SF (39.7%)	1327 SF (48.3%)	70%	YES

NOTE:
THE PROPOSED PROJECT WILL RESULT IN AN INCREASE OF 236 SF OF IMPERVIOUS COVERAGE.
GIVEN THAT THE INCREASE IN IMPERVIOUS COVERAGE IS LESS THAN 250 SF, PROVIDING AN ON-SITE STORMWATER MANAGEMENT SYSTEM IS NOT REQUIRED.



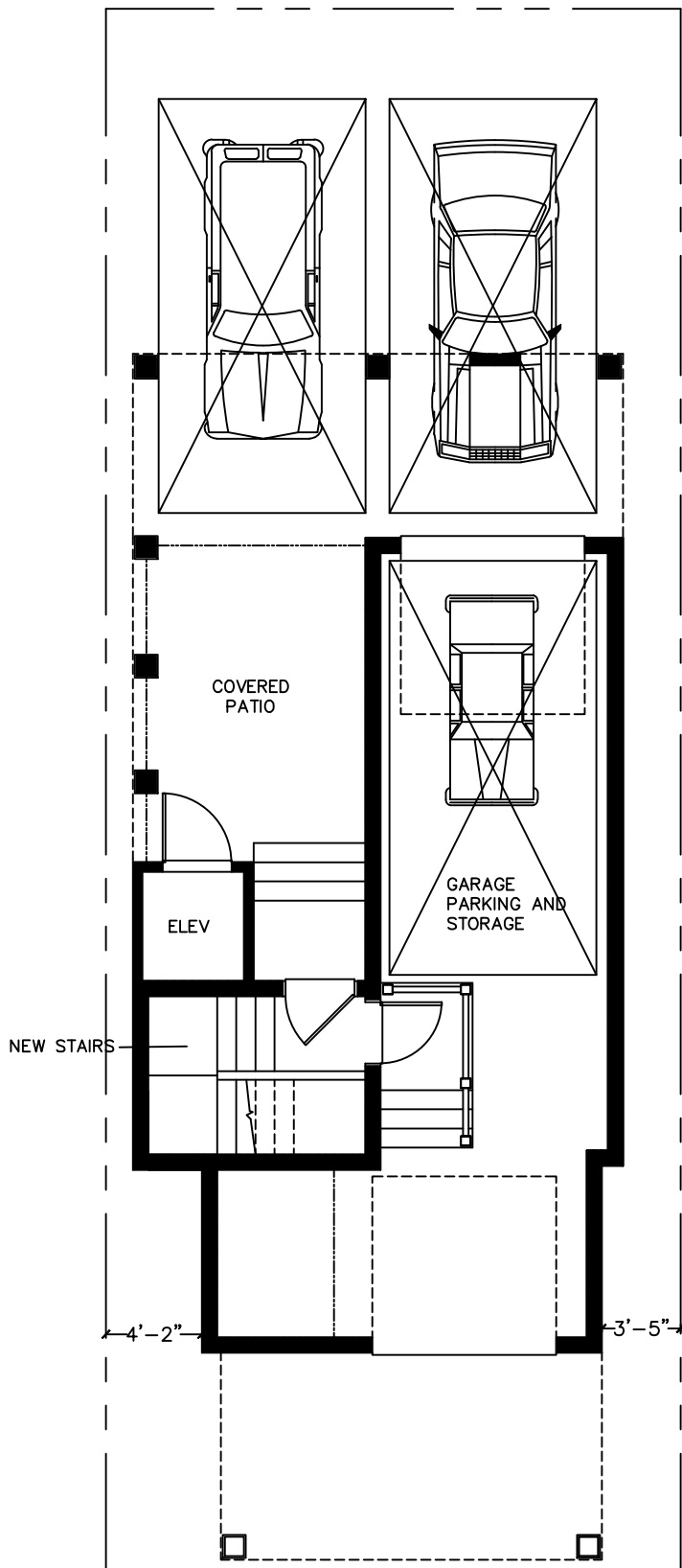
REAR ELEVATION
SCALE: 1/8"=1'-0"



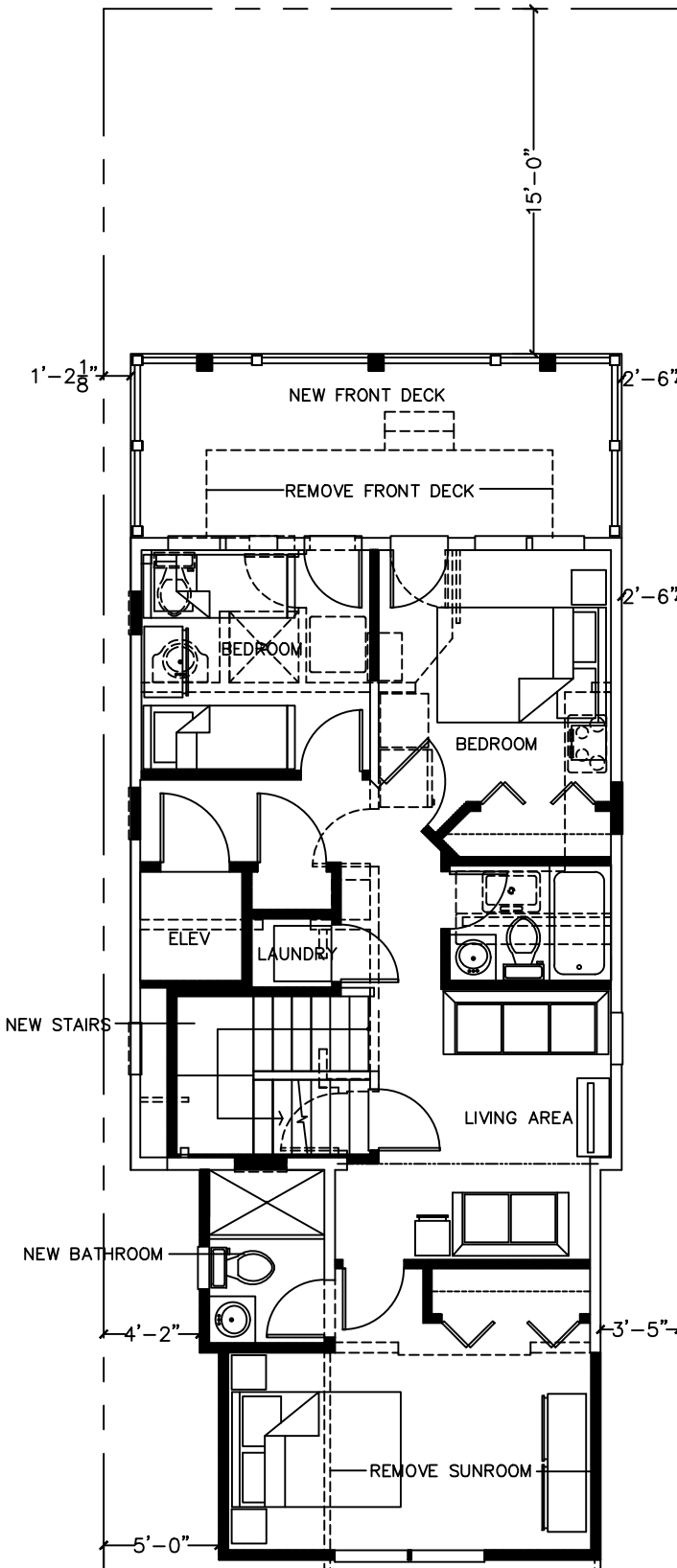
RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



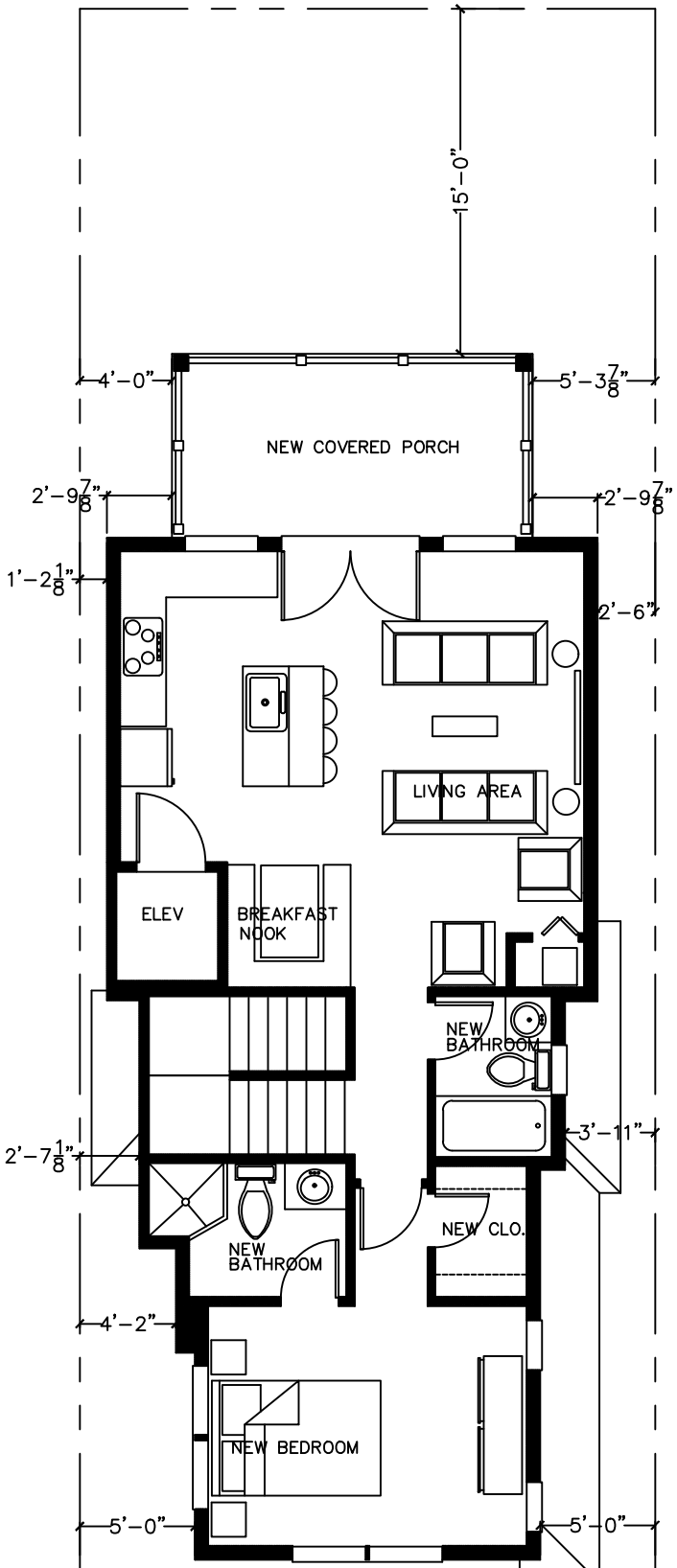
FRONT ELEVATION
SCALE: 1/8"=1'-0"



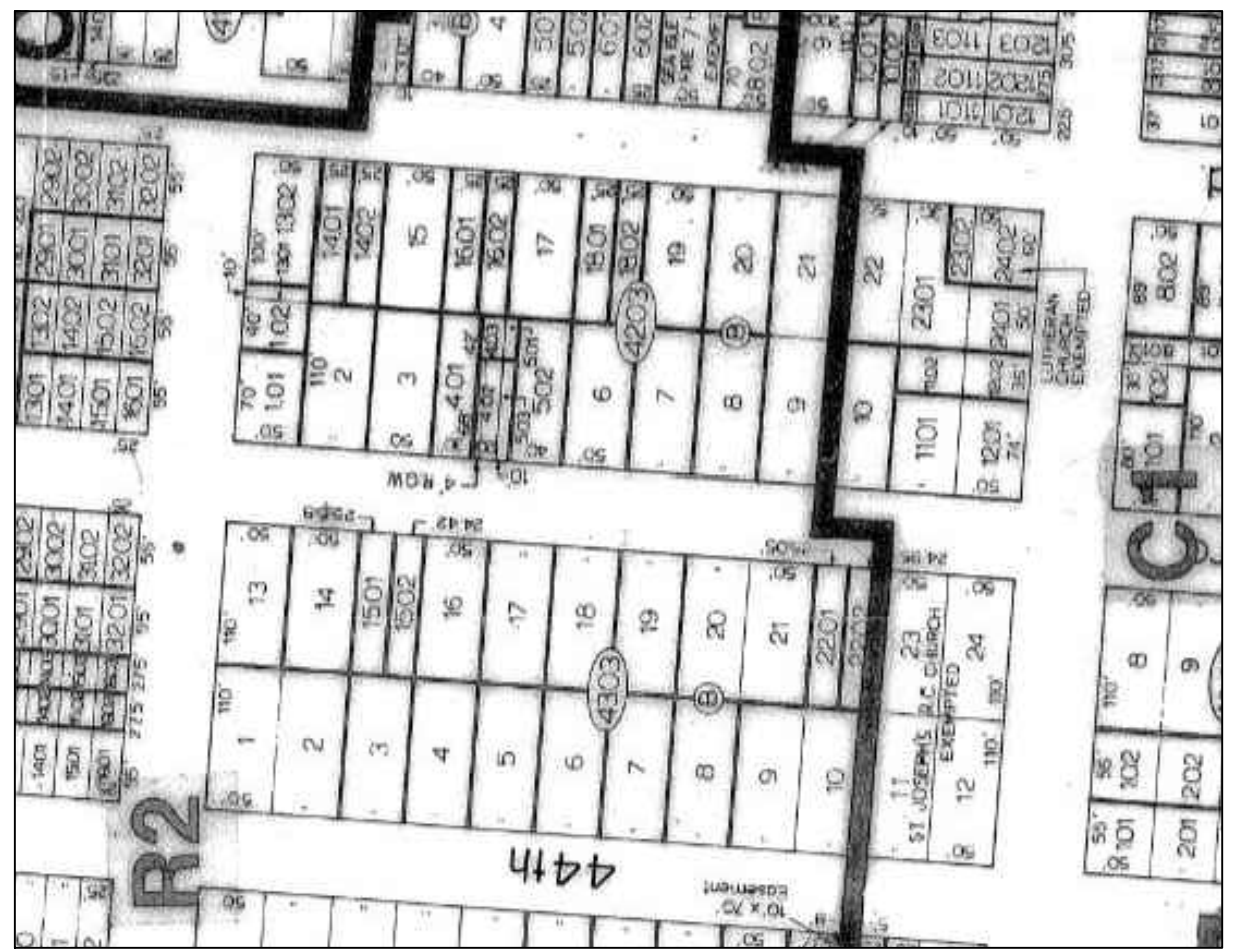
GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

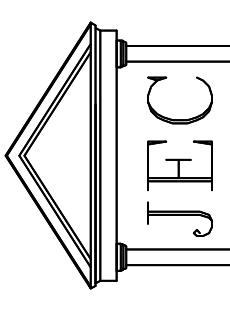


SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



KEY / ZONING MAP
TAKEN FROM SEA ISLE CITY ZONING MAP

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N.J.P.E. No. GE 40653
N.J.R.A. No. AI 13013

VARIANCE PLAN FOR BUILDING ALTERATIONS

OWNERS/APPLICANTS: BRIAN RAZZI
124 42ND STREET, LOT 18.02 BLOCK 42.03
SEA ISLE CITY, CAPE MAY CO., NEW JERSEY

REVISIONS
IMPERV & DRIVEWAY

PROJECT NO. 3017
DRAWN BY AUC/JEC
CHECKED BY JEC
DATE 8/20/25

DRAWING NO. C-1906-VP
SHEET NO. 1 OF 2