

Memorandum

To: Sea Isle City Zoning Board

From: Andrew A. Previti, P.E.

Date: October 14, 2025

Subject: Brian Razzi – Variance Application
124 42nd Street
Block: 42.03, Lot: 18.02
R-2 – Two Family Residential Zoning District
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIZ0275

I. Background

The applicant has submitted an application for Hardship “C” Variance Relief from the requirements of the R-2 Zoning District. The property is located at Block 42.03 Lot 18.02 and the street address is 124 42nd Street. The property is located in the R2- Zoning District.

The property has twenty-five (25) foot of frontage on 42nd Street and lot depth of one hundred ten (110) feet. Therefore, the lot has a lot area of two thousand seven hundred fifty (2,750) square feet and as such is considered a **non-buildable substandard lot as defined by Code Section 26-20.3**. Non compliance with the requirements of Code Section 26-20.3 would require “C” Variance Relief since what is being proposed is a continuation of the existing single family dwelling after it has been raised and expanded. This has been the Boards policy.

The applicant is proposing to raise the existing structure and expand the structure. A new garage would be created below the residential part of the structure and the September 15, 2025 letter from the architect indicates that the garage area would be used for parking and storage. Storage is not permitted below the Local Design Flood Elevation and this will be addressed in Section III of the report. The proposed project would be a three (3) story building (garage on the ground level and two (2) residential stories above and would have a proposed Floor Area Ratio of sixty two point one (62.1%) percent.

The application has been accompanied by the following documents which have been submitted for review:

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
C-1906-VP Sheet 1 of 2	Variance Plan for Building Alterations	James E. Chadwick, P.E., R.A.	8/20/2025	10/7/2025

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
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The application will require Variance Relief as noted in the Variance Chart below:

VARIANCE CHART

<u>Parameter</u>	<u>Required or Permitted</u>	<u>Proposed</u>	<u>Variance</u>	<u>Code Section</u>
1. Building on Lot Less than 3,500 s.f.	Not Permitted	Raise & Expand Existing Single Family Structure	Raise & Expand Existing Single Family Structure	26-20.3 & 26-20.2
2. Min. Lot Area	5,000 s.f. ENC	2750 s.f.	2250 s.f.	26-46.7.a
3. Min. Lot Width	50 ft. ENC	25 ft.	25 ft.	26-46.7.b
4. Min. Side Yard Setback	5 ft.	1'-2 -1/8" West Side 2'-6" East Side	3' -9 7/8" 2'-6"	26-46.5.a
5. Aggregate Side Yard Setback	15 ft.	3'-8 1/8"	11'-3 7/8"	26-46.5.a
6. Building Coverage Principal Building	35%	36.4%	1.4%	26-46.9

ENC=Existing Non-Conformity

II. Determination for Completeness

I would advise the Board that this application is technically complete for review relative to variance relief which will be necessary to raise and expand the existing single family dwelling. However, there will be a need for revisions of the submitted plans as will be discussed in Section III of this report.

III. Comments

1. The variances required for this project are listed in the Variance Chart. Variance Numbers 2 and 3 are existing non-conforming conditions and deal with the size of the lot. Variance Numbers 4 and 5 are not listed as existing non-conforming conditions since the proposed project will exacerbate the non-conformities relative to side yard and to the aggregate side yard setbacks.

2. Code Section 26-23.4 addresses driveways but limits standards to conforming lots and non-conforming lots where there is at least three thousand four hundred ninety-nine (3,499) square feet. Since the property in question is only two thousand seven hundred fifty square (2,750) square feet there are no standards for driveway width.

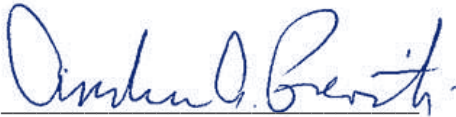
The architect's plans indicate a proposed twenty-one (21) foot six (6) inch depressed curb and a twenty (20) foot driveway. This would be excessive since a twenty-four (24) foot driveway is permitted for conforming lots only. The Board should discuss an acceptable driveway width with the applicant to maximize on-street parking. No depressed curb exists at the property currently. I would recommend that a width of eighteen (18) feet for the driveway would be appropriate for this undersized lot.

3. The architect should explain how the floor area of each of the floors illustrated on the drawing have been calculated. Floor Area Ratio should be calculated to the exterior surface of the exterior walls of the structure and also is to include stair and elevator areas within the exterior building limits. The architect should provide testimony that the floor areas noted on the drawings are calculated in this manner.
4. The architect's letter of September 15, 2025 indicates that the garage area would be used for parking and storage. Storage is not permitted below the Local Design Flood Elevation (LDFFE) and a note to this effect should be added to the plans. The garage area may only be used for parking and may not be used for storage.
5. The plans submitted do not indicate any landscaping. This development as a single family use would require one (1) street tree, one (1) on-site tree and ten (10) shrubs. The plant materials which are acceptable are noted in Code Section 26-25 and the plans should be revised to address landscape requirements.
6. The project as proposed is not subject to the Stormwater Management Requirements of Code Section 26-38 since the increase in impervious coverage is less than two hundred fifty (250) square feet. The revised site plan prepared by Mr. Chadwick indicates that the project would result in an increase of two hundred thirty-six (236) square feet of impervious surface.
7. The proposed side yard setbacks are minimal being One foot two and one eighth inches (1'- 2 1/8") on the west side and two (2) feet six (6) inches on the east side. Given the closeness of the building to the side property lines the Building Code would require fire rated walls. **However, I would also recommend that any approval which the Board may grant require a sprinkler system be installed as part of the building improvements.** Fire rated walls have the primary purpose of containing a fire to the area of origin and preventing it from spreading to other parts of the building. However, the time rating of the wall varies with the proposed use and after a certain time period a fire could spread to adjacent portions of a building and to adjacent buildings. **Therefore, I would recommend that the building be sprinklered due to the proximity to adjacent existing structures.**
8. The Zoning Schedule on Sheet 1 indicates an allowable building height of thirty-two (32) feet above Elevation 12. Elevation 12 appears to be the correct Local Design Flood Elevation based on a Flood Zone of AE with a Base Flood Elevation of 9. However, a letter from the Floodplain

Administrator should be submitted to confirm this. The Code permits a building height of thirty one (31) feet, not thirty-two (32) feet in the R-2 District and the Zoning Schedule should be revised accordingly.

9. Any action taken by the Board should be conditioned on the improvements being constructed in accordance with Chapter 14 – Flood Damage Prevention Ordinance and all FEMA regulations required by the City Code as applicable, and all requirements of the Building Code.
10. **If this application is approved and following memorialization of the Board's action in a Resolution the design professional should revise the plans as necessary and provide a electronic copy for me to review. If the plans have been revised to satisfy the comments contained in this Memorandum as well as any other conditions imposed by the Board, then seven (7) signed and sealed sets should be sent to my office for signature along with cost estimates for on-site and off-site improvements.**

Construction permits will not be issued until plans signed by the Board Chairperson, Secretary and Engineer are on file with the Construction Official and the necessary inspection fees have been posted



Andrew A. Previti, P.E.
Municipal & Board Engineer

AAP/dpm

Encl.

cc: Genell Ferrilli, Board Secretary, w/photos (via email)
Chris Gillin-Schwartz, Planning Board Solicitor w/photos (via email)
Cornelius Byrne, Construction Official w/photos (via email)
Mariah Rodia, Construction Clerk w/photos (via email)
Brian Razzi, 38 Beachwood Drive, Marlton, NJ 08053 w/photos
James E. Chadwick, PE, RA w/photos (via email)



