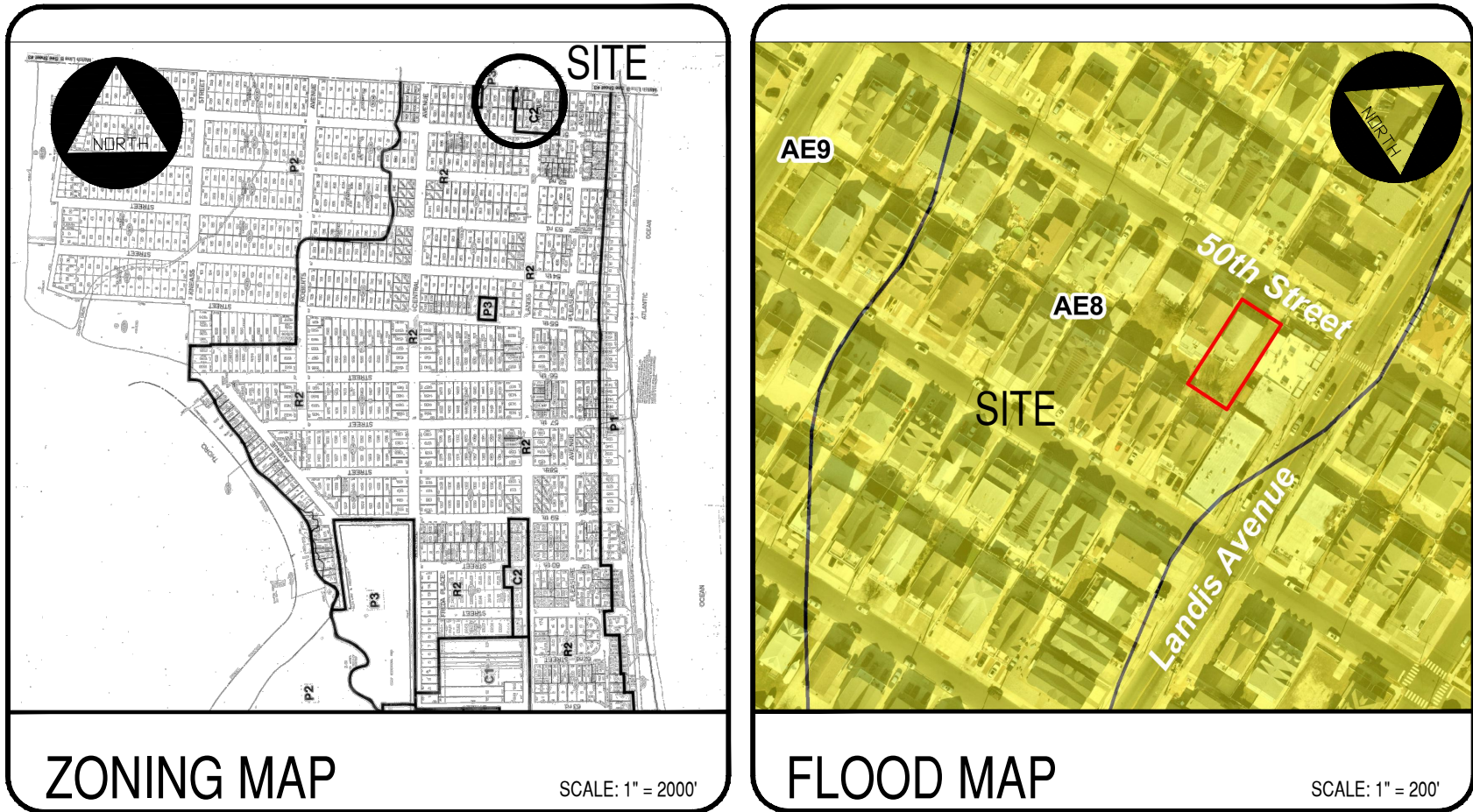
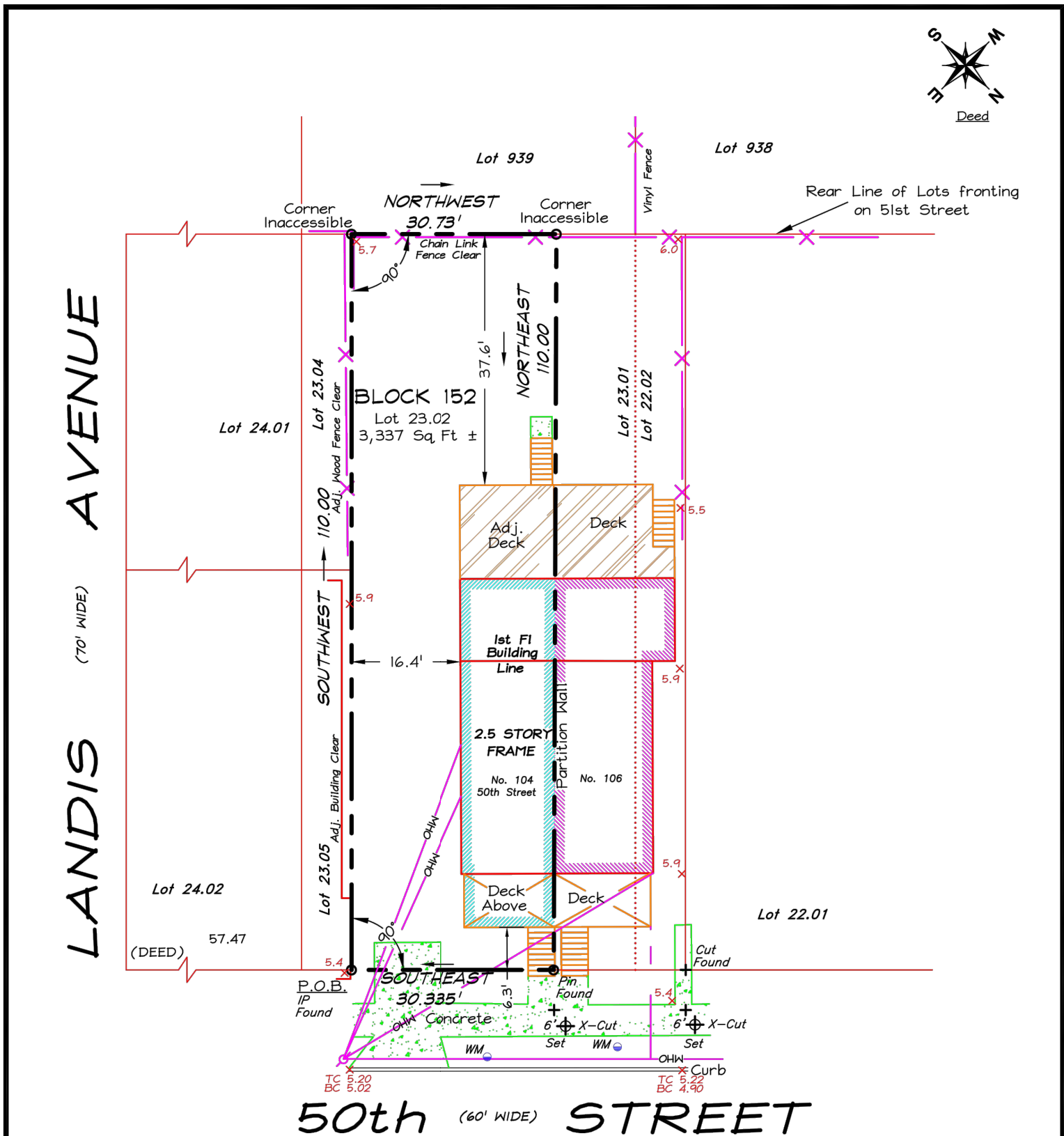




ZONING CONFORMANCE SCHEDULE						
R2, RESIDENTIAL					C2, COMMERCIAL	
ITEM	REQUIRED	PROPOSED	CONFORMS	EXISTING	REQUIRED	CONFORMS
MAX. BUILDING HGT.	31'-0" ABV. LDFE	31'-0" ABV. LDFE	YES	30'	40'	YES
MIN. LOT AREA	5,000 S.F	5,500 S.F	YES	5,500 S.F	5,000 S.F	YES
MIN. LOT FRONTAGE	50'	50'	YES	50'	50'	YES
MIN. LOT WIDTH	50'	50'	YES	50'	50'	YES
MIN. LOT DEPTH	100'	110'	YES	110'	100'	YES
MIN. SIDE YARD EA.	MIN. 5'	7.5'	YES	7'	0' - MAX. 15'	YES
MIN. FRONT YARD	15'	15'	YES	10'	0' - MAX. 5'	YES
MIN. REAR YARD	20'	26'	YES	7'	10'	YES
MAX. BLDG. COVERAGE	35%	34.8%	YES	35%	95%	YES
IMPERV. COVERAGE	70%	85.7%	NO		90%	YES
FLOOR AREA RATIO	0.85	0.82	YES			
PARKING	4 per UNIT	4 per UNIT	YES	4	N.A.	YES

VARIANCES REQUIRED:
a. USE from C.1 COMMERCIAL
b. PARKING for C.1 COMMERCIAL
c. FRONT YARD SETBACK (R2)

WAIVERS REQUESTED:
a. LIST of OWNERS
b. DEPTH to GROUND WATER Sec. 26.38.1a5



SCALE: 1" = 20'

DATE: 09-02-21

DRAWN BY: FJS-SCM

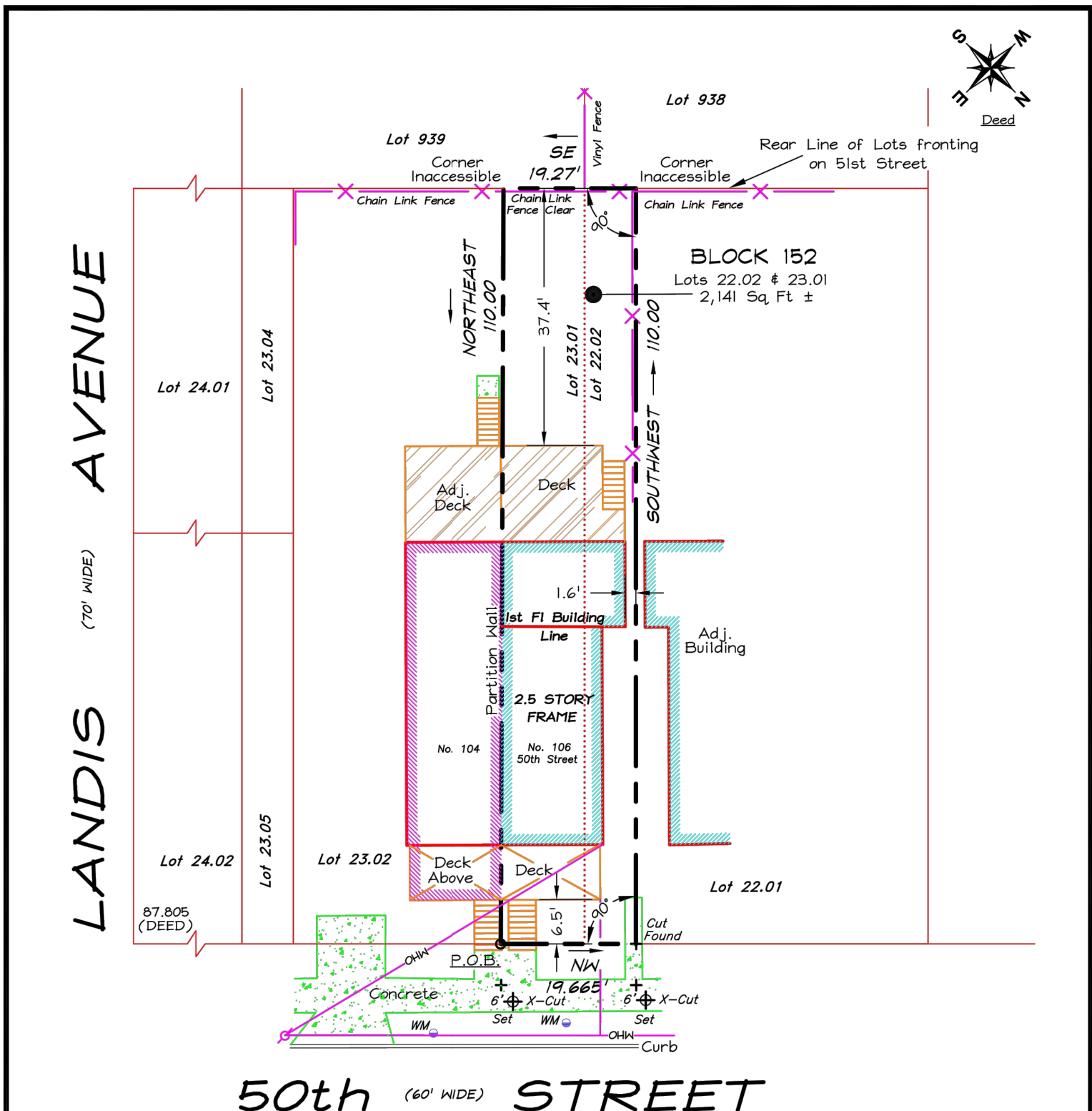
PROJ NO: 16.66A

PLAN OF SURVEY

SITUATE IN
BLOCK 50.03
LOT 23.02
CITY OF SEA ISLE CITY
CAPE MAY COUNTY, NJ

THE MARTINELLI GROUP L.L.C.
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORIZATION NUMBER 240A28136700
PHONE: (609) 390-9818 FAX: (609) 390-9534
1217 S. OCEAN ROAD, SUITE 208
OCEAN VIEW, NEW JERSEY 08230

GEORGE SWENSEN
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE 0543415



SCALE: 1" = 20'

DATE: 06-17-21

DRAWN BY: FJS-SCM

PROJ NO: 16.66B

PLAN OF SURVEY

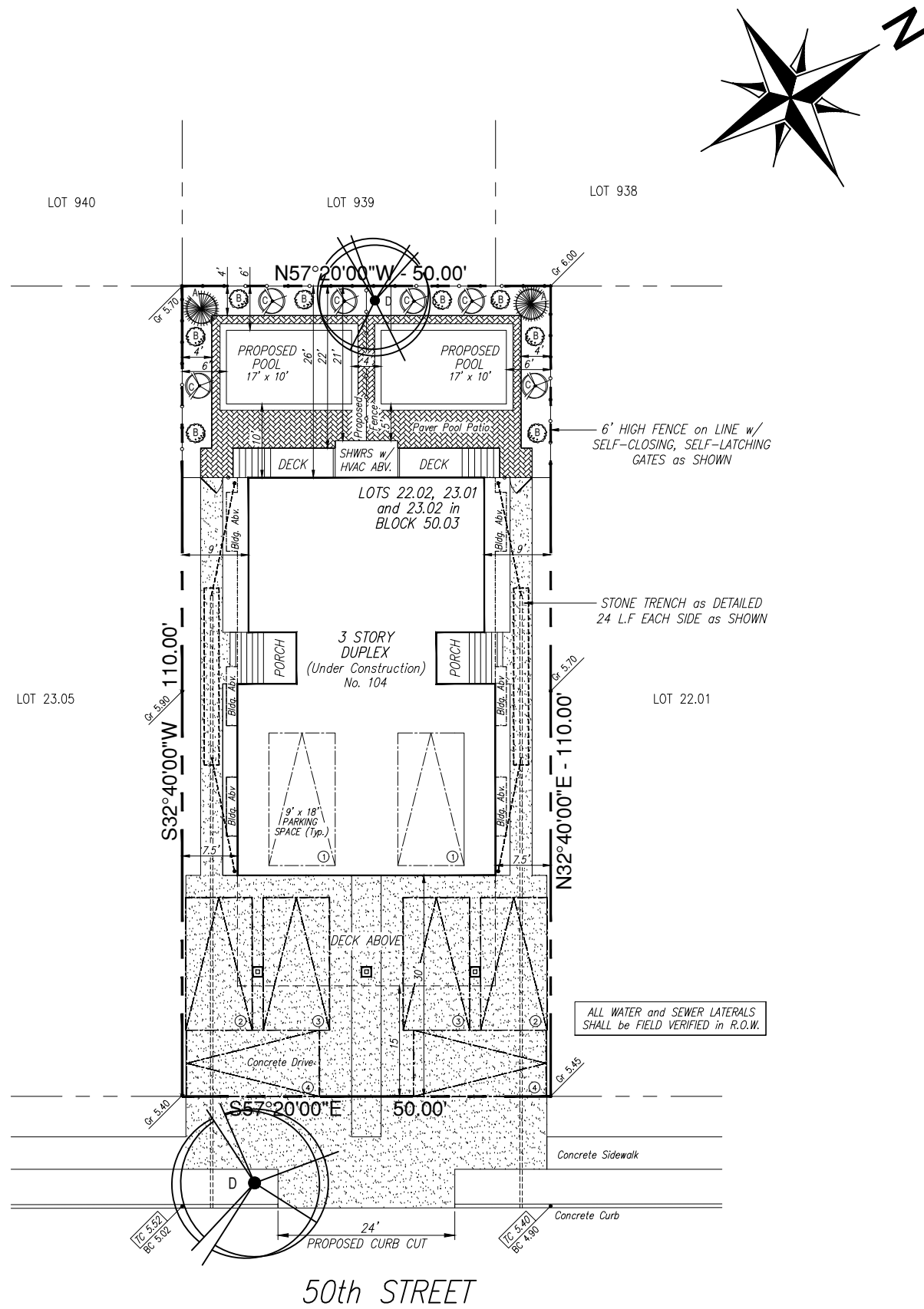
SITUATE IN
BLOCK 50.03
LOTS 22.02 AND 23.01
CITY OF SEA ISLE CITY
CAPE MAY COUNTY, NJ

THE MARTINELLI GROUP L.L.C.
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORIZATION NUMBER 240A28136700
PHONE: (609) 390-9818 FAX: (609) 390-9534
1217 S. OCEAN ROAD, SUITE 208
OCEAN VIEW, NEW JERSEY 08230

GEORGE SWENSEN
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE 0543415

PROJECT NOTES

- USE GROUP = R5, RESIDENTIAL
- CONST. TYPE = 5A, PROTECTED
- BLDG. HGT. = 3 STY. APPROX. 32' ABV. BFE +24"
- LOT AREA = 5,500 S.F (0.126 Ac.)
- BUILDING AREAS:
 - GROUND FLOOR (GARAGE) = 910 S.F
 - FIRST FLOOR = 707 S.F
 - SECOND FLOOR = 1,914 S.F
 - THIRD FLOOR = 1,890 S.F
- TOTAL LIVING AREA = 4,511 S.F
- TOTAL BUILDING AREA = 5,421 S.F
- LOT BUILDING COVERAGE = 34.8%
- LOT BUILDING F.A.R. = .820
- BUILDING VOLUME = 57,633 C.F
- SITE IMPERVIOUS COVERAGE = 85.7%
- FLOOD ZONE = AE8 Elev. 8' (Elev. 11 LDFE)
- ZONE = C2, COMMERCIAL
- PRESENT USE = RESIDENTIAL
- PROPOSED USE = RESIDENTIAL
- SITE INFORMATION TAKEN FROM SURVEY BY CAPE LAND SURVEYING LLC, 12/27/2022
- GUTTER AND DOWNSPOUTS TO BE INSTALLED AND SHALL BE A CONDITION OF APPROVAL
- FINAL UTILITY SERVICE LINE ACCESS TO BE COORDINATED WITH CITY ENGINEER AND PUBLIC WORKS DEPT.
- GRADE ELEVATIONS ARE IN N.A.V.D. 1988
- TRASH PICK UP BY CITY AT CURBSIDE
- BUILDING TO BE EQUIPPED WITH GUTTERS AND DOWNSPOUTS DIRECTED TO STONE TRENCH SYSTEM
- APPLICANT/OWNER:
Uncle Oogie's Housing LLC
2741 S. Colorado Street
Philadelphia, PA 19101
- SITE LOCATION:
104 - 50th STREET



ANDREW C. SHAWL, P.E., L.L.C.
6 LAKE CORSON LANE
MARMORA, N.J. 08223
(609) 846-3975 FAX: (609) 249-3860 EMAIL: ashawl@protonmail.com
ANDREW C. SHAWL P.E.
N.J. PROFESSIONAL ENGINEER
License No. 24GE04012700

PROJECT
104 - 50th STREET
BLOCK 50.03 - LOTS 22.02, 23.01 and 23.02
SEA ISLE CITY, CAPE MAY COUNTY, NJ
DWG. TITLE
SITE PLAN VARIANCE PLAN

NO.	REVISION	DATE	BY
1	GENERAL REVISIONS	6-21-21	ME ACS
2	GENERAL REVISIONS	6-21-21	ME ACS
3	GENERAL REVISIONS	6-21-21	ME ACS
4	GENERAL REVISIONS	6-21-21	ME ACS
5	GENERAL REVISIONS	6-21-21	ME ACS
6	GENERAL REVISIONS	6-21-21	ME ACS
7	GENERAL REVISIONS	6-21-21	ME ACS
8	GENERAL REVISIONS	6-21-21	ME ACS
9	GENERAL REVISIONS	6-21-21	ME ACS
10	GENERAL REVISIONS	6-21-21	ME ACS
11	GENERAL REVISIONS	6-21-21	ME ACS
12	GENERAL REVISIONS	6-21-21	ME ACS
13	GENERAL REVISIONS	6-21-21	ME ACS
14	GENERAL REVISIONS	6-21-21	ME ACS
15	GENERAL REVISIONS	6-21-21	ME ACS
16	GENERAL REVISIONS	6-21-21	ME ACS
17	GENERAL REVISIONS	6-21-21	ME ACS
18	GENERAL REVISIONS	6-21-21	ME ACS
19	GENERAL REVISIONS	6-21-21	ME ACS
20	GENERAL REVISIONS	6-21-21	ME ACS
21	GENERAL REVISIONS	6-21-21	ME ACS
22	GENERAL REVISIONS	6-21-21	ME ACS
23	GENERAL REVISIONS	6-21-21	ME ACS
24	GENERAL REVISIONS	6-21-21	ME ACS
25	GENERAL REVISIONS	6-21-21	ME ACS
26	GENERAL REVISIONS	6-21-21	ME ACS
27	GENERAL REVISIONS	6-21-21	ME ACS
28	GENERAL REVISIONS	6-21-21	ME ACS
29	GENERAL REVISIONS	6-21-21	ME ACS
30	GENERAL REVISIONS	6-21-21	ME ACS
31	GENERAL REVISIONS	6-21-21	ME ACS
32	GENERAL REVISIONS	6-21-21	ME ACS
33	GENERAL REVISIONS	6-21-21	ME ACS
34	GENERAL REVISIONS	6-21-21	ME ACS
35	GENERAL REVISIONS	6-21-21	ME ACS
36	GENERAL REVISIONS	6-21-21	ME ACS
37	GENERAL REVISIONS	6-21-21	ME ACS
38	GENERAL REVISIONS	6-21-21	ME ACS
39	GENERAL REVISIONS	6-21-21	ME ACS
40	GENERAL REVISIONS	6-21-21	ME ACS
41	GENERAL REVISIONS	6-21-21	ME ACS
42	GENERAL REVISIONS	6-21-21	ME ACS
43	GENERAL REVISIONS	6-21-21	ME ACS
44	GENERAL REVISIONS	6-21-21	ME ACS
45	GENERAL REVISIONS	6-21-21	ME ACS
46	GENERAL REVISIONS	6-21-21	ME ACS
47	GENERAL REVISIONS	6-21-21	ME ACS
48	GENERAL REVISIONS	6-21-21	ME ACS
49	GENERAL REVISIONS	6-21-21	ME ACS
50	GENERAL REVISIONS	6-21-21	ME ACS

DWG. NO. 2445-12-2023

DRAWN BY:	CHECKED BY:	SCALE:
WE/JS	ACS	AS NOTED
DATE:		
10-11-2023		1 of 3