

Memorandum

To: Sea Isle City Zoning Board

From: Andrew A. Previti, P.E.

Date: March 24, 2026

Subject: Joseph J. White Jr. & Jean Michelle White – Variance Application
200 84th Street
Block: 85.04 Lot: 29
R-2 Two-Family Residential Zoning District
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIZ0279

I. Background

The applicants have submitted an application for Hardship “C” variance relief. The existing structure on the property is a single-family dwelling which was constructed in 2025. The property is located in Block 85.04, Lot 29 and has a lot area of four (4,000) thousand square feet which while not meeting the minimum lot size requirements of the R-2 Residential Zoning District it does satisfy the requirements of Code Section 26-20.1 which indicates that if a lot does not meet the minimum lot size requirements but was lawfully created prior to the effective date of this chapter the owners may construct improvements thereon without a variance provided that the lot has a lot area of at least three thousand five hundred (3,500) square feet, at least thirty five (35) foot of lot frontage and at least seventy (70) foot of lot depth. Subject lot meets these requirements and therefore the Construction Official/Zoning Officer issued a permit for the construction of the existing structure.

The applicant constructed the structure and upon submission of a final survey it was determined that the property as constructed does not meet the rear yard setback requirements in that the platform for the HVAC system/shower encroaches into the rear yard by one point one (1.1) feet and thus requires variance relief.

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

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
1508.95	Final Construction Survey Block 84.04, Lot 29	Matthew F. Doran, PE, PLS	11/10/2025	3/6/2026

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. Rear Yard Setback	20 ft.	18.9 ft.	1.1 ft.	26-46.6

II. Determination for Completeness

I would advise the Board that this application is complete for review relative to the variance relief which will be necessary for this project.

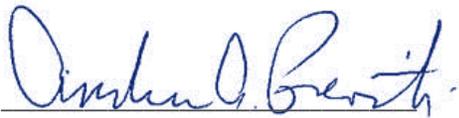
III. Comments

1. The variance required is listed in the variance chart for a non-conforming condition created by the recent construction of the structure.
2. The applicants' professional should provide testimony concerning building coverage. A Final Construction Survey having a latest revision date of November 19, 2025 indicates a building coverage of thirty-six point nine (36.9)percent while the most recent Final Construction Survey having a latest revision of March 6, 2026 indicates a building coverage of thirty-five (35) percent. The applicant's professional should provide testimony as to actual building coverage and explain the difference noted on the surveys.
3. The applicants' professional should also provide testimony concerning the existing Floor Area Ratio (FAR) for this project. This information is not noted on the survey submitted.
4. A storm water management plan was submitted with the original application and was approved by the Construction Official meeting the requirements of Code Section 26-38. This system has been constructed and is noted on the survey.
5. The Construction Official has reviewed this plan for compliance with landscape requirements of the City Code Section 26-25 and I am not addressing this in this application.
6. Signature lines for approval by the Board Chairperson, Secretary and Engineer should be added to the submitted drawing in order to conform with City policy.
7. Any action taken by the Board should be conditioned on the improvements having been constructed in accordance with Chapter 14 – Flood Damage Prevention Ordinance and all FEMA regulations as required by the City.
8. **If this application is approved and following memorialization of the Board's action in a resolution the professionals should revise the plans and provide me with an electronic copy for review. If the plans have been revised to satisfy the comments contained in this Memorandum as well as any conditions imposed by the Board, then seven (7) signed and**

sealed copies of the submission should be provided. There are no required site improvements therefore, it will not be necessary to prepare an Engineer's Cost Estimate relative to site improvements.

IV. Recommendations

1. The applicant and his professional should provide testimony as to why the Board should grant the variance relief applied for.
2. The plans should be revised to reflect the comments contained in this report as well as additional comments that the Board may have.
3. The Board has the discretion to grant or deny the variance relief as requested.
- 4.



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

AAP/dpm

cc: Genell Ferrilli, Board Secretary (via email)
Chris Gillin-Schwartz, Planning Board Solicitor (via email)
Cornelius Byrne, Construction Official (via email)
Mariah Rodia, Construction Clerk (via email)
Donal A Wilkinson, Esquire (via email)
Mathew Doran, PE, PLS (via email)
Joseph J. White, Jr. & Jean Michelle White, 545 General Knox Rd, King of Prussia, PA 19406