

Memorandum

To: Sea Isle City Zoning Board of Adjustment

From: Andrew A. Previti, P.E.

Date: March 24, 2025

Subject: John Maul & Samantha Maul – Variance Application
119 93rd Street
Block: 93.02, Lots: 19 & 20
R-2 Two Family Residential Zoning District
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIZ0264

I. Background

The applicants have submitted an application for Hardship and Flexible “C” variance relief from the requirements of the R-2 Zoning District. The property is located at Block 93.02, Lots 19 & 20 and the street address is 119 93rd Street. The property is located in the R-2 Zoning District.

The property has forty (40) foot of frontage on 93rd Street and a lot depth of seventy-four (74) feet. Therefore, the lot has a lot area of two thousand nine hundred sixty (2,960) 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 single family dwelling to replace the existing single family dwelling. This has been the Board’s policy.

The applicant is proposing to demolish the existing one-story frame dwelling and construct a new three-story single family dwelling which would have a total floor area of two thousand five hundred nine (2,509) square feet and a Floor Area Ratio (FAR) of 0.847. Four (4) parking spaces are proposed.

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>
VAR-1	Zoning Schedule Plot Plan & Details	David E. Holst, R.A.	1/02/2025	1/10/2025
VAR-2	Floor Plans	David E. Holst, R.A.	1/02/2025	1/10/2025
VAR-3	Building Elevations	David E. Holst, R.A.	1/02/2025	1/10/2025

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	New Single Family Dwelling	New Single Family Dwelling on Lot Less than 3,500 S. F.	26-20.3 & 26-20.2
2. Min. Lot Area	5,000 S.F. ENC	2,960 S.F.	2,040 S.F.	26-46.7.a
3. Min. Lot Width	50 Ft. ENC	40 Ft.	10 Ft	26-46.7.b
4. Min. Lot Depth	100 Ft. ENC	74 Ft.	26 Ft.	26-46.7.b
5. Aggregate Side Yard	15 Ft.	10 Ft.	5 Ft.	26-46.5.a
6. Min Rear Yard Setback	15 Ft.	11.25 Ft.	3.75 Ft.	26-46.6
7. Max Building Coverage	35%	37.8%	2.8% (82.9 S.F.)	26-46.9
8. Side Yard Overhang Setback	5 Ft.	4 Ft. Both Sides	1 Ft.	26-27.6.e.1

ENC=Existing Non-Conformity

II. Determination for Completeness

I would advise the Board that this application is technically complete for review relative to the variance relief which will be necessary to construct the new single family dwelling. However, there will be a need for revisions of the submitted plans including the Stormwater Management Plan as will be discussed in Section III below.

III. Comments

- The variances required for this project are listed in the variance chart. Variance numbers 2, 3, & 4 are existing non-conforming conditions and deal with the size of the lot. All of the remaining variances are necessary due to the project as it is being proposed.

2. Code Section 26-23.4 addresses driveways but limits standards to conforming lots and non-conforming lots which are at least three thousand four hundred ninety-nine (3,499) square feet. Since the property in question is only two thousand nine hundred sixty (2,960) square feet there are not standards for driveway width.

The architect's plans indicate a proposed twenty four (24) foot wide 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. A width of between sixteen (16) feet and eighteen (18) feet is recommended.

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 were calculated in this manner.

The plot plan on Drawing VAR-1 indicates a building width of thirty (30) feet. However, the floor plans on Drawing VAR-2 indicates a building width of twenty-nine (29) feet ten (10) inches. The plans should be reconciled.

4. The plan is proposing to construct a retaining wall around the major portion of this property. This wall appears to be the brown line on the plan and the architect should confirm this and should also provide dimensions concerning the length of the proposed retaining wall since it appears that it does not extend the full depth of the property.

I have the following comments concerning the proposed retaining wall:

- a. Top of Wall elevation should be provided along the length of the wall.
 - b. The proposed wall is a combination wall and fence and the height of the overall structure cannot exceed six (6) feet. If the wall extends into front yard as it appears it does, then the combination wall and fence cannot exceed three (3) feet in height within twenty (20) feet of the front property line.
 - c. The reinforcement should be epoxy coated.
 - d. The proposed grading of the lot will be reviewed when the top of wall elevations have been provided.
5. The Sanitary Sewer Cleanout Cover Details reflect old details and I will provide the architect with the current Cleanout Cover Details which the City utilizes.
 6. The plan indicates proposed landscaping and is in general accordance with of Code Section 26-25. However, I do have the following comments which should be addressed:

- a. The proposed Purple Pillar Hibiscus is not on the Acceptable Shrubs List found at Code Section 26-25.6.d. The architect should provide testimony relative to the survival rate of this shrub in a coastal environment.
 - b. The common name of the proposed Juniperus Conferta is incorrect and should be corrected.
 - c. Note 8 indicates that eleven (11) shrubs are being provided while the Landscape Schedule indicates ten (10) shrubs. This should be reconciled.
7. The plan indicates a proposed paver walkway. A detail for the pavers should be provided and should include proposed bedding materials.
8. I have discussed with the architect the various schedules on Drawing VAR-1 relative to impervious coverage, Floor Area Ratio and Building Coverage. Certain corrections are necessary based on our discussions as follows:
 - a. Correct the Impervious Coverage Schedule to reflect actual coverage. The existing schedule is not correct.
 - b. Correct the Floor Area Ratio Schedule and the Floor Area Ratio on the Bulk Requirements Chart to reflect an area of two thousand five twelve (2,512) square feet and ratio of 0.849.
9. The Stormwater Management Plan and the Stormwater Calculations on Drawing VAR-1 as submitted do not conform to the requirements of Code Section 26-38.2 Standards Applicable to Minor Development. The calculations are not in accordance with the Code Section and appear to have been prepared by the architect since they are on the architectural plans and make no reference to having been prepared by a Professional Engineer licensed in New Jersey. Stormwater Design in New Jersey must be done by a New Jersey Licensed Professional Engineer.

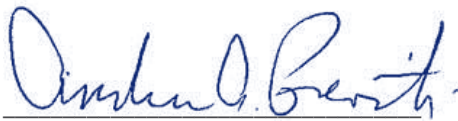
As a condition of approval, a Stormwater Management Plan conforming to the requirements of Code Section 26-38.2 must be prepared by a Professional Engineer licensed in the State of New Jersey and this should include stormwater calculations as well as a detail of the proposed improvements. The Recharge Trench Detail on Drawing VAR-1 indicates the use of Mirafi 500X as the geotextile around the stone trench and this is not acceptable. A geotextile of Mirafi 140N would be acceptable.

The Stormwater Management Plan including calculations and details should be included on the submitted plans and should reference the name of the professional engineer who has prepared the plan.

Percolation is not to be included in the stormwater calculations.

IV. Recommendations

1. The applicant and his professionals should provide testimony as to why the Board should grant the variance relief applied for.
2. The plans submitted should be revised to reflect the comments contained in this report as well as any additional comments that the Board may have.
3. The Board has the discretion to grant or deny any of the variances as requested or could decide to grant some of the variances while denying others. The Board Solicitor will advise you relative to this issue.



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

AAP/dpm

cc:

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