



City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

SEA ISLE CITY, NJ 08243

609-263-4461

SHEDS (Accessory Structure Application)

To place a shed on your property a Zoning review is required. Please provide the documents listed below:

- Complete the application for zoning review and floodplain management
- Provide a survey of your property showing the location and size of the shed. Show that the shed will adhere to the required setbacks. The Zoning requirements are stated below.
- Written & signed consent from all owners of this parcel
- Manufacturer's information pamphlet/brochure on the shed. Must show the height.
- Anchoring method to be used

26-21.2 Accessory Buildings or Structures.

No accessory building or structure shall exceed fifteen (15') feet in height above the mean elevation of the top of the curb or the average centerline elevation of the street if there is no curb, provided that this height limit complies with all other sections of this Code, including the Flood Damage Prevention chapter. (Ord. No. 1038 § 406.02; Ord. No. 1261 § VI)

26-27.7 Building Setbacks for Accessory Structures.

a. No detached garage, detached carport or other accessory building shall be placed nearer to an interior side lot line or rear lot line than five (5') feet or closer than ten (10') feet to the main building in any district.

b. No detached garage, detached carport or other out-building shall be placed nearer to a front street curblineline than sixty (60') feet, or nearer to a side street curblineline than a distance equal to one-half (1/2) the width of the lot. Attached garages or carports shall be considered as part of the main building when measuring the front, side and rear yards, except in the case of a lot less than eighty-three (83') feet deep and existing at the time of this enactment. Such garage, carport or other accessory structure may be brought forward on the lot to a point not less than ten (10') feet to a side window of a house on the adjacent property (distance to be measured from a line drawn perpendicular to the side lot line), or not closer to the front street curblineline than forty (40') feet when no house exists on the adjacent lot; provided, however, that on a lot less than eighty-three (83') feet deep no detached garage or other accessory structure shall be more than five (5') feet from the rear property line.

(Ord. No. 1038 § 412.07)



City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR
233 JOHN F. KENNEDY BLVD.
SEA ISLE CITY, NJ 08243
609-263-1166

EMAIL: CONSTRUCTION@SEAISLECITYNJ.US

APPLICATION FOR ZONING REVIEW & FLOODPLAIN MANAGEMENT

Complete this application by filling in the blanks, answering the questions, and providing the information requested below. Please type or print all responses. The application will not be processed unless it is accompanied by the required fee as specified by ordinance for the permit.

Site Address _____ Block _____ Lot _____ Qual _____

Owner's Name _____ Phone No. _____

Applicant's Name (if different from Owner) _____ Phone No. _____

Address _____

E-mail Address _____ Fax No. _____

Existing Use of Property/Building _____

Proposed Use of Property/Building _____

Flood Zone _____ Total cost of work for Substantial improvement determination _____

Has the development proposed been subject to an application to either the Planning Board or Zoning Board of Adjustment? Yes _____ No _____ If yes, attach copy of Board resolution and signed plans (if application approved).

Date of Approval _____ Resolution Number _____

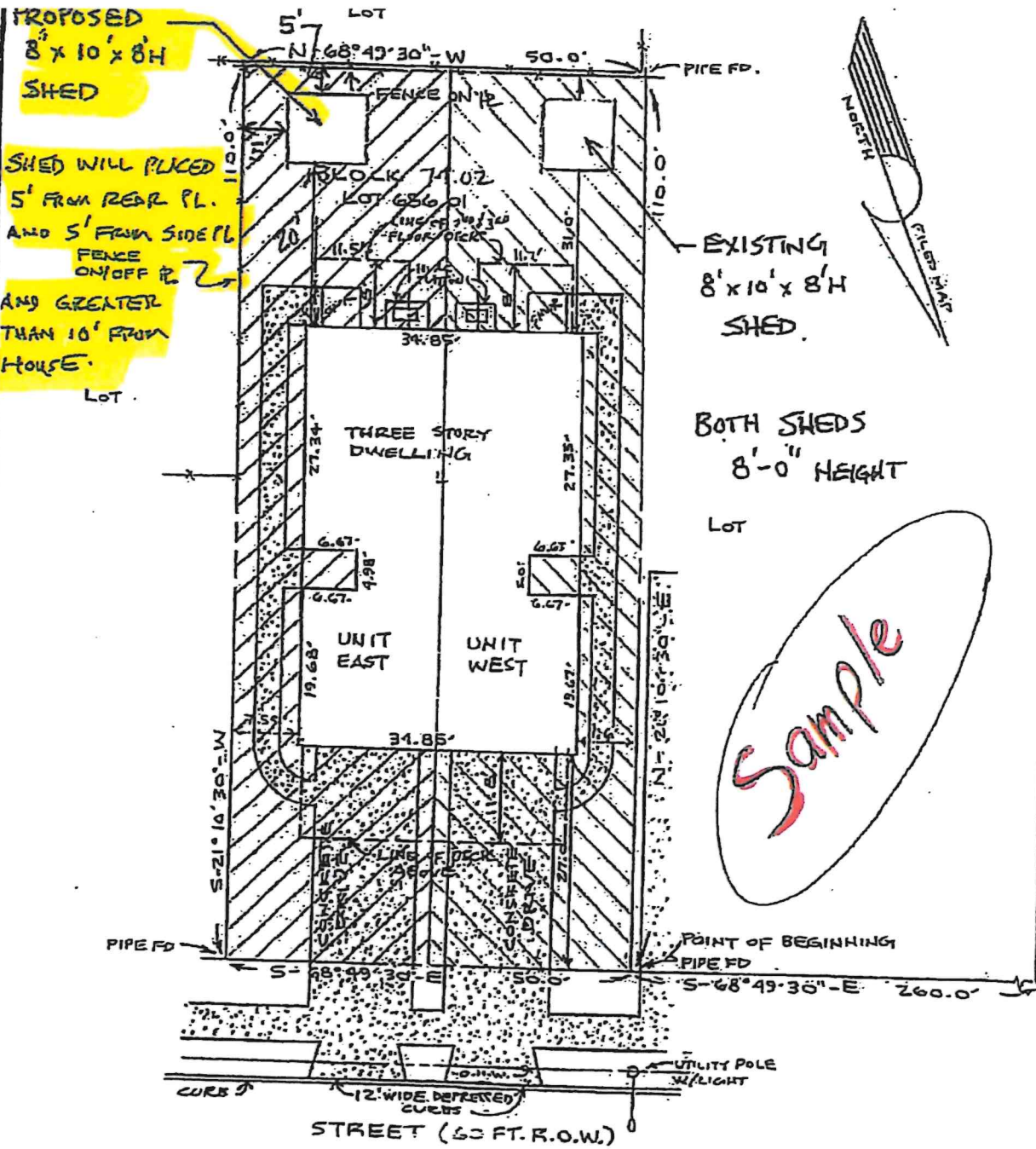
TYPE OF APPLICATION (check all that apply)

- New Construction (\$150)
- Deck (\$75)
- House Lift (\$150)
- Alteration / Addition (\$150)
- Shed (\$75)
- Fence (\$75)
- HVAC / Generator (\$75)
- Solar Panels (\$200)
- Concrete / Pavers (New)
- Concrete / Pavers (Replacement)
- Roofing/Siding (\$75)
- Pool/Spa (\$75)
- Antenna/Wireless (\$500)
- Other: _____

Applicant's Signature _____ Date _____

FOR OFFICIAL USE ONLY

Fee _____	Payment Method _____	Date Filed _____	By _____
			<i>Initials</i>
Flood Comments _____	Denied _____	Required B.F.E. _____	
ZONING PERMIT			
Approved _____	Denied _____	By _____	
Comments _____			
Authorization _____	Date _____		
<i>Signature</i>			



PROPOSED
8' x 10' x 8'H
SHED

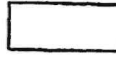

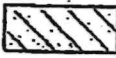
SHED WILL BE PLACED
5' FROM REAR PL.
AND 5' FROM SIDE PL.
FENCE ON/OFF R. 2
AND GREATER
THAN 10' FROM
HOUSE.

EXISTING
8' x 10' x 8'H
SHED.

BOTH SHEDS
8'-0" HEIGHT

Sample

(70 FT. R.O.W.)

-  = UNITS
 -  = LIMITED COMMON AREA EXCLUSIVE TO UNIT EAST
 -  = LIMITED COMMON AREA EXCLUSIVE TO UNIT WEST
- UNIT EAST = 50%
UNIT WEST = 50%

I certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey made, on the date shown, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors."

The information shown hereon correctly represents the conditions found at and as of the date of the field survey. This property is subject to documents of record. Underground improvements, easements, rights, restrictions, right of ways, exceptions or covenants not visible or unknown to the surveyor are not shown. The illustration of any mapped or regulated environmental constraints that may be within the jurisdictional limits of Federal, State and/or local regulatory agencies affecting the subject property are not included as part of the surveyors contract with the client unless specifically shown.

CAUTION: If this document does not contain a raised impression seal of the professional, it is not an authorized original document and may have been altered. No responsibility or liability is assumed by the surveyor for the use of the survey for any other purpose including, but not limited to, survey affidavit, resale of property, site plan, zoning plan, etc.

Sample of Written and Signed Consent

[Date]

To Whom It May Concern,

I, [Full Name], owner of [Sea Isle City property address & unit #], do hereby consent to allow [general contractor or name of owner of unit attached to yours] to [description of work to be done].

If you have any questions concerning this matter, please contact me using the information provided below.

[Full Name]
Cell Phone #:
Email:

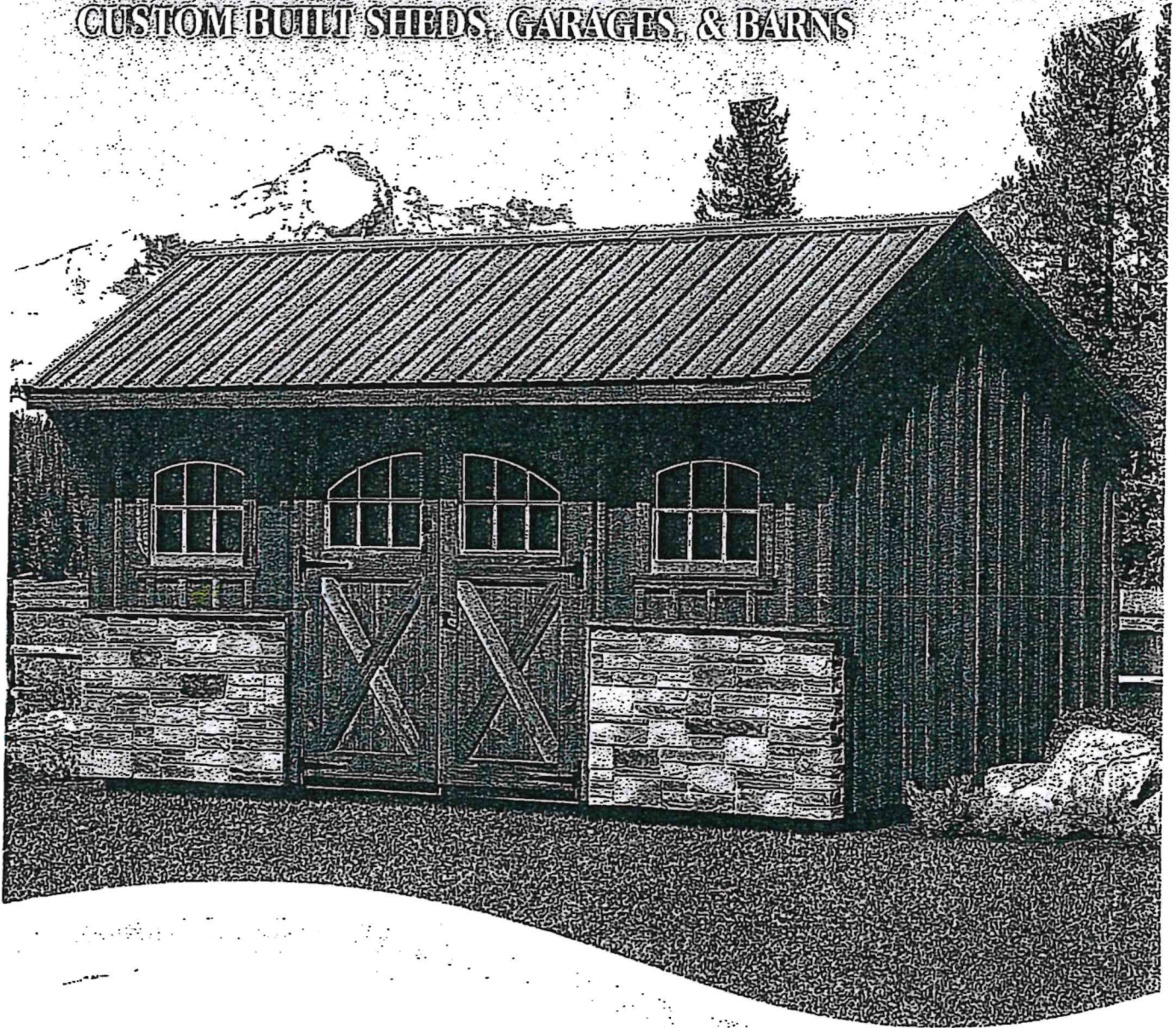
Sincerely,
[Full Name}

Sample Only

Enhancing

THE BEAUTY of YOUR YARD

CUSTOM BUILT SHEDS, GARAGES, & BARN

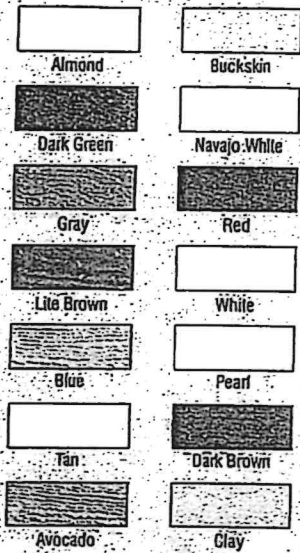


Options

Color Options

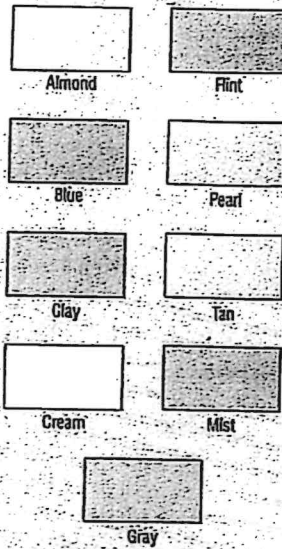
Don't see any colors that you like?
Bring us samples of your color choices and we will match it!
Colors may vary.

Wood



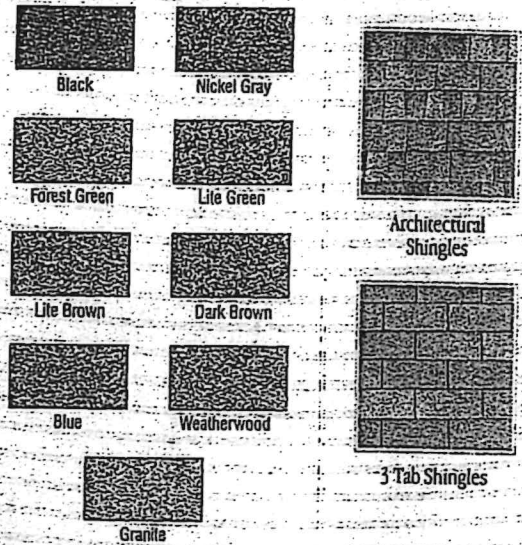
We use quality Finneran Haley "Storm Plate" exterior paint.
Repainting is recommended every 5 to 7 years.

Vinyl



All vinyl colors are available as paint colors.

Shingles



All shingles are available in architectural or 25-year fiberglass.

Shed Specs

Foundation: ACQ Pressure-Treated 4x4 Runners

Floor Joists: 2x4 - 16" on center

Sub Floor: 3/4" Exterior Grade Plywood

Wall Framing: 2x4 - 16" on center

Siding

Wood Sheds: Exterior Wood Siding

Vinyl Sheds: 1/2" Sheathing covered with Dutch lap vinyl siding

Roof Framing: 2x4 Rafters 16" on center

Roof Sheathing: 1/2" Sheathing

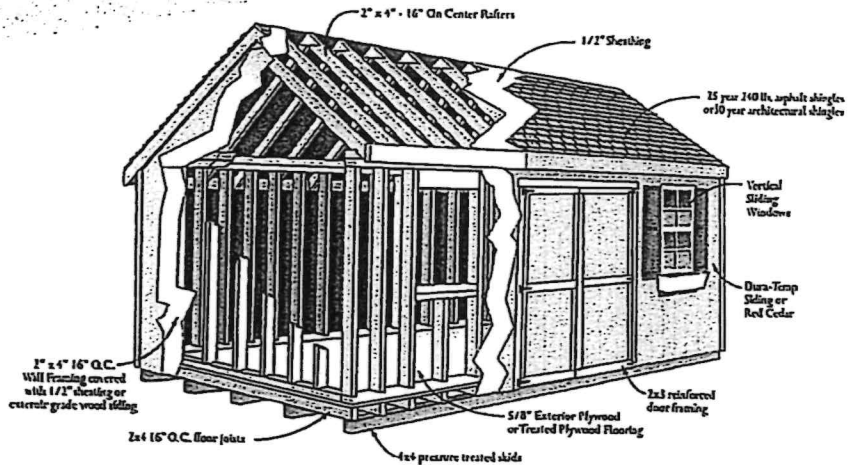
Shingles: 25 year fiberglass shingles

Windows: 18"x27" vertical slider

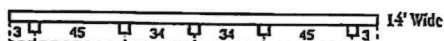
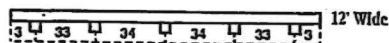
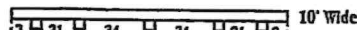
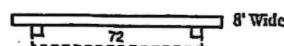
Doors

Wood Sheds: Reinforced 2x3 framing inside

Vinyl Sheds: Reinforced 2x3 framing inside with aluminum coil and vinyl



Sill Placement

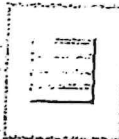


Options

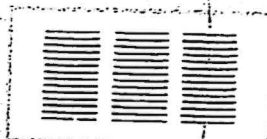
Vent Options



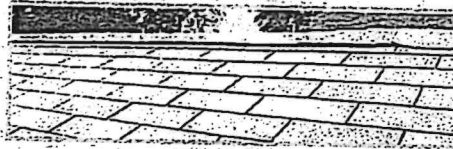
12"x16"
Arched Vent



8"x8" Vent

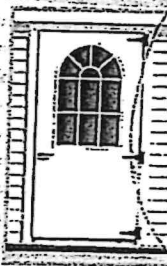


4"x16" or 8"x16" Vents
(Painted Sheds Only)



Ridge Vent

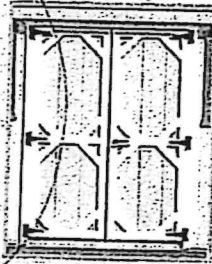
Door Options



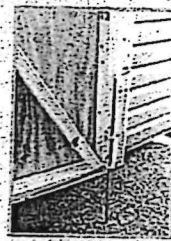
Eleven Lite Door



Double Steel Doors

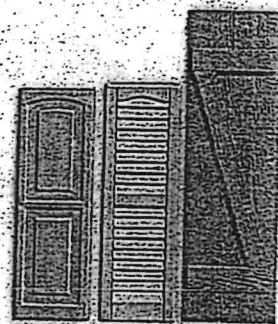


Wood Doors

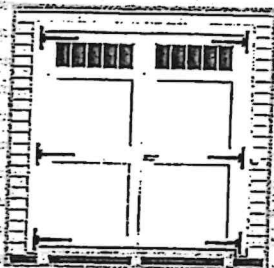


Door Pins Keep Your
Door From Blowing Shut

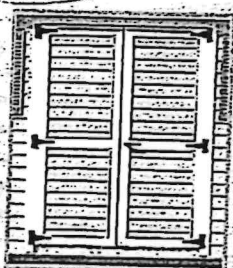
Shutter Options



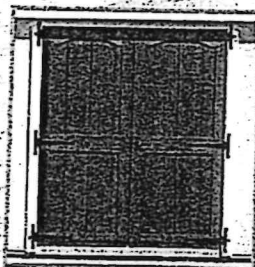
Raised Panel
Louvered Z-Pattern



Double Doors with
Transom Windows

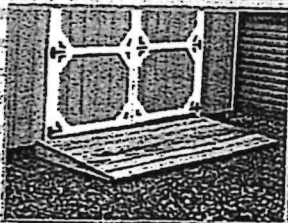


Wood Frame Covered
with Vinyl Siding

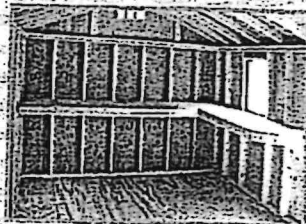


Classic Wood Doors

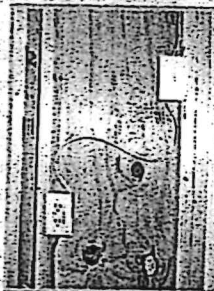
Other Options



Ramp



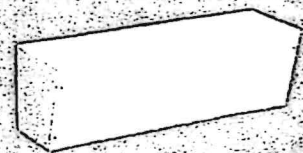
Workbench



Wired for Electricity



Cupola and Weather Vane



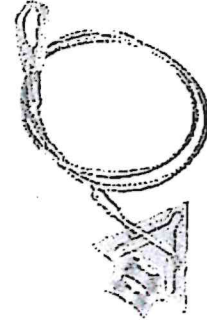
Poly Flower Box

Sample

Anchor kit specs 2006

American Earth Anchors 3" Steel Earth Anchors Technical Details

Soil conditions – minimum vertical depth ¹ – 24 inches with 1/8 inch cable. (from http://www.americanea.com/)	Pullout Force
Hard pan soil	2,000 lbs.
Class 1 soil ² – dense sand & gravel	1,800 lbs.
Class 2 soil ² – medium sandy gravel	1,700 lbs.
Class 3 soil ² – loose medium to fine sand	600 lbs.
Class 4 soil ² – loose fine uncompacted sand	350 lbs.

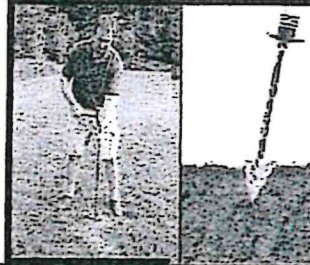


¹ In determining vertical depth to the earth anchor, the thickness of topsoil, peat, soft clay and similar soft soils at ground surface should not be included. Target depth is 30-36".

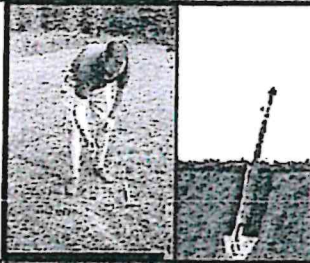
² The applicable class of soil is that present within a zone from the earth anchor to a point from one to three feet above the anchor depending upon the anchor size.

INSTALLATION INSTRUCTIONS One anchor has a loop at the end of a 36" cable, the other has a 34ft cable.

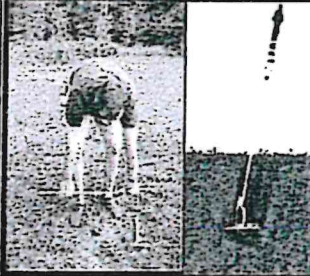
Step 1
Using the drive rod and a hammer, drive the anchor vertically into the ground until the cable loop barely shows (approx 36").



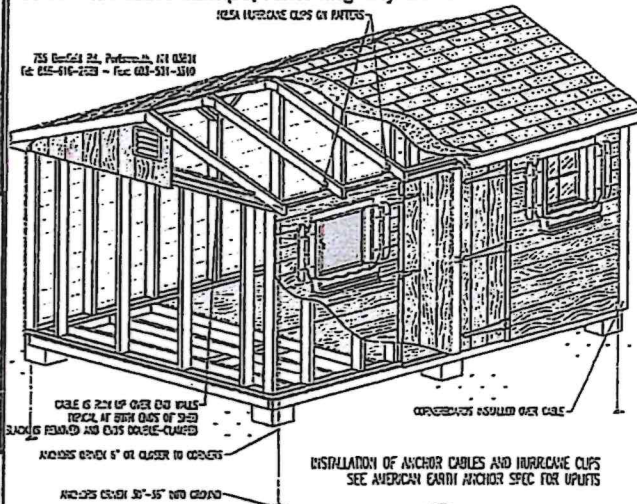
Step 2
With the anchor driven to proper depth, remove the drive rod.



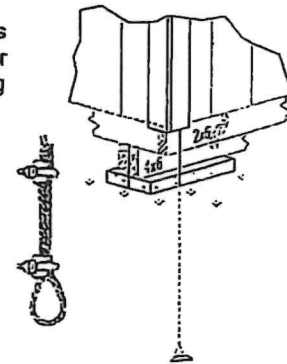
Step 3
Slide the drive rod through the thimble end and pull up on cable to set anchor horizontally in the ground. (Will usually pull up 2"-6", depending on soil.)



Step 4 For Pre-fab sheds
Run the cable over the top plates of the end walls, then attach ends with cable clamps, removing any slack.



Step 4 For Stick-built Monarchs
Drill small hole thru rim joists near top, 2"-3" from end walls, run long cable thru holes, over 4x6s, then attach ends with cable clamps as shown, removing any slack and cutting off excess cable.



Step 5
After finishing shed, cover cables with corner boards.

Step 6
Install H2.5A hurricane clips to connect rafters to top plate.

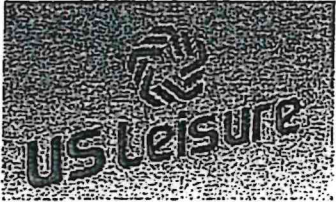
Hurricane Clips are also included with our Anchor Kits, to attach the rafters to the top plates of the walls. We use Simpson Strongtie H2.5A, which have a rating of 480 lbs of uplift load each. Stick-built Monarchs come standard with hurricane clips.



Sample

3

HOME STRONGHOLD STORAGE SHED US LEISURE SHED COMPANY PROFILE



Suggested Instructions for Shed Foundat

US Leisure recommends the use of a treated wood base or concrete in the installation of your shed.

Please find below the materials and drawing for building a treated w/ your Stronghold Shed.

- US LEISURE HOME

- STRONGHOLD STORAGE SHED

- SHED OVERVIEW

- INSTRUCTION MANUAL

- SHED FOUNDATION

- STRONGHOLD FAQ

- FIND A STORE

- WARRANTY INFORMATION

- US LEISURE SHED

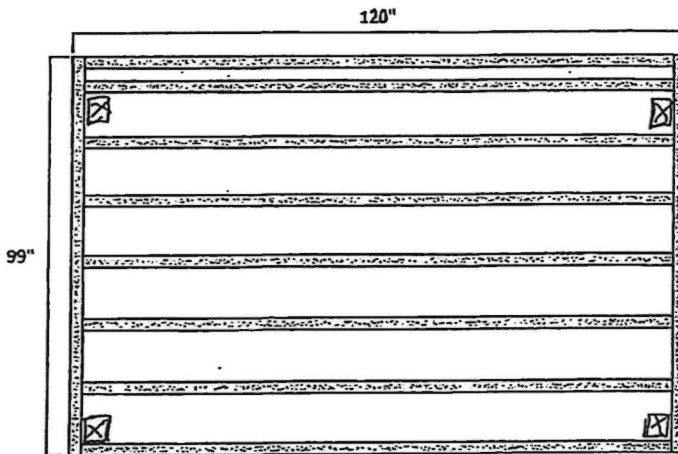
- PRODUCT REGISTRATION

- COMPANY PROFILE

- CUSTOMER SUPPORT

- PRIVACY POLICY

US Leisure Stronghold Shed Platform Material List	
Item Description	Qty
Treated 2x6x10	10
3/4" Treated 4x8 Plywood	3
#8 x 3" Deckmate Screws (1 lb)	2
#7 x 1 5/8" Deckmate Screws (1 lb)	1



Cut 8 2x6's at 117" and 2 at 99". Frame 16" OC (On Center).

Sample
only
Anchoring
Shed

- ANCHORS
- 4 4x4 PT LUMBER - 48" DEEP w/ cement
 - 4 GALVANIZED LAG BOLTS AT EACH CORNER

SHED will be ANCHORED to 2x6 base x 3/4" plywood Foundation via GALVANIZED SCREWS along the length of each 16' center JOISTS

Sample Only

Anchoring point:

Turn Bucket to stake in ground

Approx: 36" Long pin