SEA ISLE CITY ZONING BOARD OF ADJUSTMENT
APPLICATION / APPEAL FORM

Date of Application / Appeal: _____

1. **Location of premises that are the subject of this matter:**
   Street address: 7913 Roberts Ave., Sea Isle City, NJ 08243
   Tax Block: 79.04 Lot(s): 358
   Zoning District in which premises are located: R-2

2. **Name, address, phone nos. for Applicant(s):** [see Notes page]
   Katherine Hutchinson, 241 Coveted Place, Yulee, FL 32097 [redacted]

   Designate a **contact person**:
   Name: Katherine Hutchinson
   Best method(s) to reach the contact person:
   Telephone Cell Fax e-mail regular mail
   [redacted]

3. Applicant is (check one): ☑ property owner ☐ contract purchaser
   If contract purchaser, you must attach a copy of the contract to the application.

4. ☐ Check here if the Applicant is a corporation or partnership.
   [If so, you must attach a separate sheet to this Application listing names and addresses for all stockholders, members, shareholders, partners or similar persons or entities owning 10% or more of the corporation or partnership, and indicate the percentage ownership interest of each person or entity]

5. Are you represented by an attorney OR assisted by a land use professional in connection with this application? If so, please provide that person's name and contact information here:
   [Note: Corporations and partnerships must be represented by an attorney. All others may represent themselves.]

   Name: Michael J. Lario, Esq. - Nehmad Davis Goldstein, PC
   Address: 4030 Ocean Heights Ave., Egg Harbor Township, NJ 08234
   Telephone: 609.927.1177 Fax: _____

   Did an attorney or other land use professional assist you in the preparation of this application? Yes ☑ No ☐

6. **Type of application presented** (check all that apply):

- ☐ Appeal from decision of Zoning Official — NJSA 40:55D-70a
- ☐ Interpretation of Zoning Ordinance or Map — NJSA 40:55D-70b
- ☑ Hardship variance, "c" or "bulk" variance — NJSA 40:55D-70c(1)
- ☑ Flexible "c" variance — NJSA 40:55D-70c(2)
- ☐ Use variance or "D" variance — NJSA 40:55D-70d
  - ☐ (1) Use or principal structure not permitted in zoning district
  - ☐ (2) Expansion of non-conforming use
  - ☐ (3) Deviation from conditional use standard
  - ☐ (4) Increase in permitted floor area ratio
  - ☐ (5) Increase in permitted density
  - ☐ (6) Height of principal structure to exceed maximum permitted height by greater than 10 feet or 10%
- ☐ Permit to build in street bed — NJSA 40:55D-34
- ☐ Permit to build where lot does not abut street — NJSA 40:55D-35
- ☐ Site plans — NJSA 40:55D-76
  - ☐ Major site plan review
    - ☐ Preliminary site plan approval
    - ☐ Final site plan approval
  - ☐ Minor site plan review
  - ☐ Waiver of site plan
- ☐ Subdivision — NJSA 40:55D-76
  - ☐ Minor subdivision
  - ☐ Major subdivision
    - ☐ Preliminary approval
    - ☐ Final approval
  - ☐ Waivers from subdivision and/or site plan standards
- ☐ Other

7. **Existing conditions at the property.**

Structures. At the present time, the property is (check all that apply):

- ☐ vacant lot
- ☑ developed with the following Principal Structure(s):
  - ☑ single family dwelling
  - ☐ two family dwelling
  - ☐ triplex
  - ☐ commercial building: _____
  - ☐ public building: _____
  - ☐ other: _____
  - ☐ other multi-unit residential structure [number of units: _____]

The Principal Structure was originally built (date) 2001.

The most recent structural changes were made (date) N/A and consisted of N/A.

Accessory structures. At present, the following are on the property:

☐ detached garage ☐ storage shed ☐ dock(s)
☐ swimming pool ☐ other: _____

Lot area and dimensions. At present, the lot is:

☐ Less than 3,500 square feet (substandard non-buildable)
☐ Between 3,500 square feet and minimum lot area permitted in zoning district (substandard buildable).
☑ Equal to or greater than minimum lot area.

Parking. At present, parking for this property consists of:

☐ No on-site parking is available.
Number of on-site parking spaces: No change proposed.
How many are stacked parking? No change proposed.

Number and location of driveways: No change proposed.

Elevation level.

Flood elevation of the property is: _____
Elevation at top of curb, street frontage is: _____
This property is ☐ is not ☐ on the FEMA list.

Use of the Property. The property is currently used as (check all that apply):

☑ single family dwelling ☐ restaurant
☐ two family dwelling ☐ store
☐ three family dwelling ☐ public building
☐ other multi-family dwelling ☐ office
☐ other (describe) _____

The property has been used in this manner since at least 2001.
Before that time, the property was used as Unknown.

8. **Proposed structure or use.** Applicant wishes to (check all that apply):

☐ change the **size, bulk or location** of existing structure.

- ☐ change the **use** of the property or existing structure.
- ☐ remove existing structures and build new structure.
- ☑ other:

Describe your proposed changes:
Applicant proposes to establish an in ground swimming pool to serve the existing single family residence located at the subject property.

9. **Variance Relief Requested.** The changes Applicant wishes to make will require variances from the following Sections of the Sea Isle City Zoning Ordinance:
Minimum pool setback from the house - 10 ft. required / 5.1 ft. proposed.
Minimum pool setback - 5 ft. required / 3 ft. proposed.

If you are proposing to change the **use** of the structure, please describe the proposed use and note whether it is listed as a permitted use in the zoning district.
N/A

The Applicant also seeks relief from the following Sea Isle City Ordinances (indicate specific part of ordinance):

- ☐ Land Use Procedures, Sec. XXIX
- ☐ Site Plan Review, Sec. XXX
- ☐ Land Subdivision, Sec. XXXII
- ☐ Signs, Sec. XXXIII

10. **Existing and Proposed Conditions.** Supply the following information.
Note: All pertinent information requested must be supplied here. It is not sufficient to simply reference an attached plan. If any requested information is not applicable to the property, insert "N/A".

	EXISTING CONDITIONS	REQUIRED BY ORDINANCE	*PROPOSED*	*VARIANCE REQUIRED YES/NO*
Zoning District:	R-2			
LOT AREA/DIMENSIONS:				
Lot Frontage	55 ft.	50 ft.	No change.	No.
Lot Depth	100 ft,		No change.	No.
Lot Area (s.f.)	5,500 sq. ft.	5,000 sq. ft.	No change.	No.
PRINCIPAL STRUCTURE	*For the principal structure on the property, indicate the following:*			Note: "SB" = setback
Front Yard SB	15.3 ft. / 15.2 ft.	15 ft. / 15 ft.	No change.	No.
Side yard SB #1	5.08 ft.	5 ft.	No change.	No.
Side yard SB #2				
Total SYSB	5 ft.	5 ft.	No change.	No.
Rear Yard SB	20 ft.	20 ft.	No change.	No.
Building Height	No change proposed.			
ACCESSORY STRUCTURES	*For all accessory structures on the property, indicate the following:*			
Front Yard SB	N/A			
Side Yard SB #1	N/A	5 ft.	8 ft.	No.
Side Yard SB #2	N/A			
Rear Yard SB	N/A	5 ft.	3.0 ft.	Yes.
Distance to other buildings	N/A	10 ft.	5.1 ft.	Yes.
Building Height	N/A			

	EXISTING CONDITIONS	REQUIRED BY ORDINANCE	PROPOSED	VARIANCE REQUIRED YES/NO
LOT COVERAGE				

Principal building (%)				
Accessory building (%)				

FLOOR AREA RATIO

Principal bldg				
Accessory bldg				

PARKING

Location				
No. spaces on-site				
Driveway				

SIGNS

Dimensions	N/A			
Number				
Location				
Type (Freestanding or Building Mounted)				

11. Has there been any previous appeal, request or application to this Board or to the Planning Board involving these premises? If yes, state the nature of the application, date of application, date of hearing and result received from Board.

N/A

12. **For all applications:** Attach to this application a statement of facts showing why the relief sought can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Sea Isle City Master Plan and Zoning Ordinance. State why variance relief can be granted

without substantial harm to the neighborhood and without significant overturning of the Master Plan.

13. **For "c(1)" Variances:** Attach to this application a statement specifying the hardship/exceptional conditions of the specific property involved that justify the granting of a variance pursuant to N.J.S.A. 40:55D-70c. State what is unique about your specific piece of property, noting such things as an exceptionally narrow, deep, or otherwise unusually shaped lot; physical features located on the lot that prevent its use in a normal manner that would be allowed by the existing zoning; or the specific location of existing structures that limit compliance with the required zoning. Note how the circumstances relating to your particular lot differ from other lots in the neighborhood. State what hardships would result should the variance not be granted to you. Please note that monetary hardship is considered a personal hardship, and is NOT A REASON for this type of variance relief.

14. **For "c(2)" Variance:** Attach to this application a statement setting forth the facts supporting your position that the purposes of the Municipal Land Use Law would be advanced by a deviation from the Zoning requirements in question, and that the benefits of that deviation would substantially outweigh any detriment to the zoning ordinance or master plan, pursuant to N.J.S.A. 40:55D-70c(2). Among the purposes of the Municipal Land Use Law are the following: promotion of public health, safety and welfare; provision of adequate light, air and open space; establishment of appropriate population densities; provision of sufficient space for agricultural, residential, recreational, commercial and industrial uses and open space; promotion of a desirable visual environment; conservation of historic sites, districts, open space and natural resources; encouragement of senior citizens housing. Cite which of these apply to your application and further, cite the characteristics of your land that will present an opportunity for improved zoning and planning to benefit the community.

15. **For Use and other "d" Variances:** Attach to this application a statement setting forth the special reasons for granting this variance pursuant to N.J.S.A. 40:55D-70d. "Special reasons" exist where a proposed project carries out a purpose of zoning (such as those noted in Section 14 above), or where the refusal to allow the project would impose an undue hardship on you (note that a personal hardship, such as monetary hardship or a hardship you create, cannot form the basis for granting a variance). If you are seeking a use variance, you should also state why the property at issue cannot reasonably be developed with a use permitted by the Zoning Ordinance.

16. **For all applications, if an application was first submitted to and denied by the Zoning Official:** Set forth specifically the determination of the Zoning

Official from which an appeal has been filed and the basis for the appeal (N.J.S.A. 40: 55D-70a), or attach a copy of the Zoning Official's letter to you.

N/A

17. **For Interpretation Requests:** Set forth specifically the Zoning Ordinance section and provisions and/or the portion of the Zoning Map for which an interpretation is sought. Explain what interpretation you are seeking. (N.J.S.A. 40:55D-70b).

18. List all professionals employed by the applicant in completing the application to the Zoning Board of Adjustment and/or intended to be called as witnesses at the hearing on the application.

Name	Address	Phone	Fax

VERIFICATION OF APPLICATION

I, Katherine Hutchinson, do hereby certify to the following:

1. I am the applicant whose name appears in the attached application to the Sea Isle City Zoning Board of Adjustment.

2. I am over the age of 18.

3. I have personal knowledge of the facts stated herein and in the application.

4. I am the (circle one) owner contract purchaser of the subject property.

5. I have reviewed the application, and I verify to the Sea Isle City Zoning Board of Adjustment that all of the information presented in this application is true and accurate to the best of my knowledge.

6. I am aware that I am subject to punishment under New Jersey law if any of the statements made by me in this application are willfully false.

3.24.26 (date)

K Hutchinson (Signature of Applicant; print name beneath)

K. HUTCHINSON
KATHERINE HUTCHINSON

Note: a separate Verification must be submitted for each owner of the property. For condominiums, you must submit a signed verification from each member of the condominium association, or, if more than four units in the condominium, a resolution from the condominium Board of Directors indicating its consent to the application.

ZB-2

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT
SURVEY/PLAN/PLAT AFFIDAVIT

State of Florida :
: ss.
County of _____ :

Name of Appellant/Applicant: Katherine Hutchinson, 241 Coveted Place, Yulee, FL 32097

Address of Subject Property: 7913 Roberts Avenue

Tax Block: 79.04 Lot(s): 358

Katherine Hutchinson, being duly sworn according to law, upon his/her oath, deposes and says:

1. I am the owner of the property identified above, located in the City of Sea Isle City, New Jersey. I am the appellant/applicant for development in this matter.

2. I verify that the attached sealed survey/plan/plat prepared by MGC Associates and dated 9/1/2025 last revised 8/15/2026 accurately reflects the physical condition of the property as of the date of this affidavit, and there have been no changes or alterations to the property since the date of the signed survey/plan/plat.

3. I make this affidavit in support of an appeal / application for development before the Sea Isle City Zoning Board of Adjustment and understand that said Board shall rely on this Affidavit and the current accuracy of the said survey/plan/plat in considering the appeal/application for development of the property.

Signature of Owner/Appellant/Applicant

Katherine Hutchinson

Michael S. Luria, Jr., Esq. Attorney for and on behalf of Applicant

Sworn and subscribed to before me
this _____ day of _____, 2___.

_____
Notary Public

SEA ISLE CITY **ZONING BOARD OF ADJUSTMENT** / **SEA ISLE CITY PLANNING BOARD**
SCHEDULE OF APPLICATION FEES AND ESCROW FEES

NAME of Appellant/Applicant: Katherine Hutchinson

Address of Subject Property: 7913 Roberts Avenue

Tax Block: 79.04 Lot(s): 358

Please review the following schedule*, check ALL types of approvals sought, and total the amount due. At the time of filing your appeal or application, submit this completed form along with separate checks for total Application Fee(s) and total Escrow Fee(s), each check along with separate checks for total Application fee(s) and total Escrow Fee(s), each check made payable to "City of Sea Isle City". You must also submit a completed W-9 form. Thank you.
[*per Sea Isle City Land Use Ordinance No. 1735 (2026) Chapter XXVIII]

DESCRIPTION or TYPE of APPROVAL(S) SOUGHT	x	APPLICATION FEE	+	ESCROW FEE (ESTIMATES)	AMOUNT DUE
VARIANCES					
1. Appeals (40:55-70a)		$ 350.00	+	$ 1,500.00	
2. Interpretations (40:55D-70b)		$ 350.00	+	$ 2,500.00	
3. Hardship or Bulk (40:55D-70c)		$ 500.00	+	$ 3,500.00	~~$2,000.00~~ 3500
4. Use Variance (40:55D-70d) (Incl. floor area ratio)		$ 200.00	+	$ 3,500.00	
5. Permits (40:55D-34 & 35)		$ 200.00	+	$ 1,500.00	
6. Appeals (City Ordinances)		$ 400.00	+	$ 1,200.00	
PLANNING BOARD					
Each informal review		$ 100.00	+	$ 3,000.00	
SUBDIVISION					
1.Preliminary plat (major subdivision)		$ 500.00	+	$ 600.00 per lot	
2. Final plat (major subdivision)		$ 450.00	+	$ 3,500.00	
3. Minor subdivision (no more than 3 lots)		$ 350.00	+	$ 3,500.00	
4. Tax Map Maintenance Fee (per line)		$ 100.00		n/a	
SITE PLANS					
1. Preliminary		$ 500.00	+	$ 3,500.00	
2. Final Plan		$ 750.00	+	$ 3,500.00	
3. Minor Site Plan		$ 250.00	+	$ 2,500.00	
OTHER					
Any special meeting at the request of appellant/applicant		$ 400.00	+	$ 1,200.00	
TOTALS		$ 500.00	+	$3,500.00	~~$ 2,000.00~~ 4000.-

** Special meetings are held only with prior Board approval and solely at the Board's discretion **

[[SICPB/ZB Fees Form effective 5/18/2026 as per Ordinance No. 1735 (2026) Page 1&2 of 2]]

PLEASE NOTE: When calculating fees, one payment will be for TOTAL APPLICATION FEES only and one payment will be for TOTAL ESCROW FEES only. Application fees and Escrow fees are separate, handled individually, and therefore should not be added together.)

CITY OF SEA ISLE CITY
TAX & UTILITY COLLECTOR
233 JFK BLVD ROOM #204
SEA ISLE CITY, NJ 08243
PHONE: (609) 263-4461 EXT. 1215
FAX: (609) 263-6139

DATE: 3/23/2026

RE: Certification of Taxes Accounts For Planning and Zoning Board

BLOCK / LOT / QUAL: **79.04 / 358**
ACCT ID#: **00005130 & 4563-0**
LOCATION: **7913 ROBERTS AVE**
OWNER OF RECORD: **HUTCHINSON, KATHERINE W REV TRUST**

This is to certify that Taxes (**ARE**) or ARE NOT paid to date on the above property.

Comments: **Property taxes are paid through the 1ST quarter of 2026. Water & Sewer is also paid through the 1st quarter of 2026.**

Please contact the Tax Collector's Office if you have any questions.

Jessica Gibson
CITY OF SEA ISLE CITY
TAX COLLECTION DEPARTMENT

3/23/2026
Date

City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR
233 JOHN F. KENNEDY BLVD.
SEA ISLE CITY, NJ 08243
609-263-4461

I, Joseph A. Berrodin, Jr., CTA, Tax Assessor of the City of Sea Isle City, New Jersey, hereby certify that the attached is a list of owners within two hundred (200) feet of Block 79.04 - Lot 358, as determined by the official Tax Map and Tax Duplicate of the City of Sea Isle City, New Jersey.

Note: If this is an application for subdivision or site-plan approval, the applicant must notify the corporate secretary of all public utilities and the general manager of all cable television companies that own land or any facilities that possess a right-of-way or easement within two hundred (200) feet of the applicant's property.

Dated 11-22-26

Joseph A. Berrodin, Jr., CTA
Tax Assessor

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
77.05 1.01	WETLANDS	1	CURRENT OWNER 7740 ROBERTS AVE SEA ISLE CITY, NJ	08243
77.05 1.10	7744 ROBERTS AVE	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
79.04 348 C-E	221 80TH ST EAST	2	CURRENT OWNER 3360 S ATLANTIC AVE #414 COCOA BEACH, FL	32931
79.04 348 C-W	221 80TH ST WEST	2	CURRENT OWNER 102 MARTINS RUN MEDIA, PA	19063
79.04 349	222 79TH ST	2	CURRENT OWNER 204 JAMES DR HAVERTOWN, PA	19083
79.04 350 C-E	225 80TH ST EAST	2	CURRENT OWNER 837 S ITHAN AVE BRYN MAWR, PA	19010
79.04 350 C-W	225 80TH ST WEST	2	CURRENT OWNER 1469 COUNTRY CLUB DR SPRINGFIELD, PA	19064
79.04 351 C-E	226 79TH ST EAST	2	CURRENT OWNER 226 79TH ST, EAST UNIT SEA ISLE CITY, NJ	08243
79.04 351 C-W	226 79TH ST WEST	2	CURRENT OWNER 226 79TH ST WEST SEA ISLE CITY, NJ	08243
79.04 352 C-A	227 80TH ST WEST	2	CURRENT OWNER 3954 E OAK RD VINELAND, NJ	08360
79.04 352 C-B	227 80TH ST EAST	2	CURRENT OWNER 1023 SAGE RD WEST CHESTER, PA	19382
79.04 353 C-E	230 79TH ST EAST	2	CURRENT OWNER 230 79TH ST EAST SEA ISLE CITY, NJ	08243
79.04 353 C-W	230 79TH ST WEST	2	CURRENT OWNER 253 TWINNING RD LANSDALE, PA	19446

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
79.04 354	233 80TH ST	2	CURRENT OWNER 14 LANE OF ACRES HADDONFIELD, NJ	08033
79.04 355 C-E	234 79TH ST EAST	2	CURRENT OWNER 234 79TH ST EAST SEA ISLE CITY, NJ	08243
79.04 355 C-W	234 79TH ST WEST	2	CURRENT OWNER 26 DRESSAGE DR SEWELL, NJ	08080
79.04 356 C-E	237 80TH ST EAST	2	CURRENT OWNER 2000 HYVIEW TERRACE FORT WASHINGTON, PA	19034
79.04 356 C-W	237 80TH ST WEST	2	CURRENT OWNER 15 PINE GLEN RD LANGHORNE, PA	19047
79.04 357 C-E	238 79TH ST EAST	2	CURRENT OWNER 230 NELSON DR AMBLER, PA	19002
79.04 357 C-W	238 79TH ST WEST	2	CURRENT OWNER 115 DERBYSHIRE PL DEPTFORD, NJ	08096
79.04 358	7913 ROBERTS AVE	2	CURRENT OWNER 241 COVETED PLACE YULEE, FL	32097
79.04 359	7909 ROBERTS AVE	2	CURRENT OWNER 1270 MILL RD MEADOWBROOK, PA	19046
79.04 360	7905 ROBERTS AVE	2	CURRENT OWNER 2 ELEANOR WAY NEWTOWN, PA	18940
79.04 361 C-N	7901 ROBERTS AVE NORTH	2	CURRENT OWNER 827 PRINCETON DRIVE WARRINGTON, PA	18976
79.04 361 C-S	7901 ROBERTS AVE SOUTH	2	CURRENT OWNER 130 S 18TH ST #2402 PHILADELPHIA, PA	19103
80.04 272	226 80TH ST	2	CURRENT OWNER 725 SHERRIE RD PHILA, PA	19115

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
80.04 273	229 81ST ST	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
80.04 274 C-E	230 80TH ST EAST	2	CURRENT OWNER 30 BRENTWOOD DR POUGHKEEPSIE, NY	12603
80.04 274 C-W	230 80TH ST WEST	2	CURRENT OWNER 152C BRIDGE ST PHOENIXVILLE, PA	19460
80.04 275	233 81ST ST	15C	CURRENT OWNER 233 JOHN F KENNEDY BLVD SEA ISLE CITY, NJ	08243
80.04 276 C-E	234 80TH ST EAST	2	CURRENT OWNER 208 SHADY NOOK HILL HARLEYSVILLE, PA	19438
80.04 276 C-W	234 80TH ST WEST	2	CURRENT OWNER 1501 N RED MAPLE WAY DOWNINGTOWM, PA	19335
80.04 277	237 81ST ST	1	CURRENT OWNER 34218 CHARLESTON LANE LEWES, DE	19958
80.04 278 C-1	238 80TH ST WEST	2	CURRENT OWNER 210 WASHINGTON LN FT WASHINGTON, PA	19034
80.04 278 C-2	238 80TH ST EAST	2	CURRENT OWNER 15 VIRGINIA LA HORSHAM, PA	19044
80.04 280	8009 ROBERTS AVE	1	CURRENT OWNER 34218 CHARLESTON LN LEWES, DE	19958
80.04 281 C-N	8005 ROBERTS AVE NORTH 282.02	2	CURRENT OWNER 8005 ROBERTS AVE NORTH SEA ISLE CITY, NJ	08243
80.04 281 C-S	8005 ROBERTS AVE SOUTH 282.02	2	CURRENT OWNER 10 FORREST LN SPRINGFIELD, PA	19064
80.04 282.01	8001 ROBERTS AVE	2	CURRENT OWNER 430 QUIGLEY DR MALVERN, PA	19355

Sea Isle City Zoning Board of Adjustment	Applicant's Last Name:
	Property Address:
	Date Submitted to ZB Secretary:

Application Check List

This Application Check List is provided to assist you in submitting a complete application package to the Zoning Board. A complete Application Package shall consist of:

One (1) copy of this Checklist (on top), ***plus one (1) copy each of the following items:***

- ☑ Check for Application Fees, made payable to "City of Sea Isle City" (first check)
- ☑ Check for Escrow Fees, made payable to "City of Sea Isle City" (second check)
- ☑ W-9 form, completed, and signed by the APPLICANT (one copy, only)
- ☑ ZB-3 Application Fees and Escrow Fee Calculation Sheet
- ☑ ZB-4 Certification and Proof of Payment of Taxes

** Plus, TWENTY (20) copies of Application submitted via one (1) complete original hardcopy that must include ALL items listed above and below, one (1) ELECTRONIC COPY via Email or USB & eighteen (18) hardcopies with each set compiled of the documents below:

- ☑ ZB-I SICZB current Application form, including signed & dated verification
- ☑ ZB-2 Survey, Plan, or Plat Affidavit
- ☑ ZB-5 Notice of Application for Development
- ☐ ZB-6 Certification of Service To Be Provided
- ☐ ZB-7 Proposed letter to the "200 foot list" To Be Provided
- ☐ Copy of 200 foot list obtained from Sea Isle City Tax Assessor
- ☑ All plans, drawings, surveys, photographs, and similar documents upon which the Applicant proposes to rely in presenting the Application.
- ☐ *Undersized lot cases* only: Attach documentation of Applicant's offer to purchase property from or sell property to adjoining property owners, and all responses.
- ☐ *Site plan approval and/or subdivision approval*, also include:
  ZB-11 Applications Involving Subdivisions and/or
  ZB-12 Applications Involving Site Plans

NOTE:

Application Packages must be submitted to the Board Clerk consisting of ***twenty (20) application sets*** as outlined above**. Plans/drawings and similar documents must be folded (not rolled), and each set shall be bound together (rubber band, large clip or stapled). Component parts of the Application Package cannot be submitted separately; such Applications will be returned to the Applicant for completion and may result in delays and additional costs for processing. The Board Secretary is not responsible for assembling your application. It is the applicant's responsibility to assemble each required copy of the application which must be collated and ready for distribution to board members and board professionals.

Nehmad Davis & Goldstein NDG
Nehmad Davis & Goldstein, PC
Counselors at Law
www.ndglegal.com

Michael J. Lario, Jr.
mlario@ndglegal.com
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234
t 609 927 1177
f 609 926 9721

September 11, 2026

VIA UPS GROUND DELIVERY AND EMAIL
Genell Ferrilli, Secretary
Sea Isle City Zoning Board of Adjustment
Construction Office
City Municipal Building
233 John F. Kennedy Blvd
Sea Isle City, NJ 08243

RE: Application of Katherine Hutchinson
Block 79.04, Lot 358
7913 Roberts Avenue
Sea Isle City, Cape May County, New Jersey
Our File No. 14150-001

Dear Ms. Ferrilli:

Please be advised that this firm represents Katherine Hutchinson (the "Applicant") in connection with the above-referenced application seeking "c" variance relief to permit the construction of a new in-ground swimming pool and related improvements accessory to the existing single-family residence.

Specifically, the Applicant seeks variance relief from the minimum rear-yard setback to the water's edge and the minimum building setback to the water's edge in order to accommodate the proposed swimming pool and associated improvements.

The property is a legally existing lot of record located within the R-2 Zoning District and is presently improved with a single-family dwelling owned and occupied by the Applicant. The Applicant proposes to replace a portion of the existing paver patio with a modestly sized in-ground swimming pool. The proposed improvements are residential in character and are intended to enhance the Applicant's reasonable use and enjoyment of the property while remaining compatible with the existing single-family use of the site and surrounding neighborhood.

In support of the requested relief, enclosed herein please find the following:

1. Twenty (20) copies of the Sea Isle City Zoning Board Application Form;

2. Twenty (20) copies of the Sea Isle City Zoning Board Checklist, Fee Schedule and Survey Affidavit;

3. Twenty (20) copies of Swimming Pool Plan prepared by MGC Associates dated September 1, 2025, last revised August 15, 2026;

4. One (1) copy of 200 Ft. Property Owners List;

5. One (1) copy of the Proof of Paid Taxes;

6. One (1) copy of the Applicant's W-9.

Lastly, enclosed herein please find two (2) checks in the amounts of $500.00 and $1,500.00 representing the required application fee and escrow deposit, respectively.

Please do not hesitate to contact me should you require any additional documents or information in order to deem this application complete. Once deemed complete please notify me as to the date that the Zoning Board will consider this application and our firm will, of course, provide the required public notice in advance of that date.

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, PC

By: _____
MICHAEL J. LARIO, JR.

MJL/tlc
Enclosures
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Chris Bonetti (via email: chrisbonetti@swimmor.com)
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