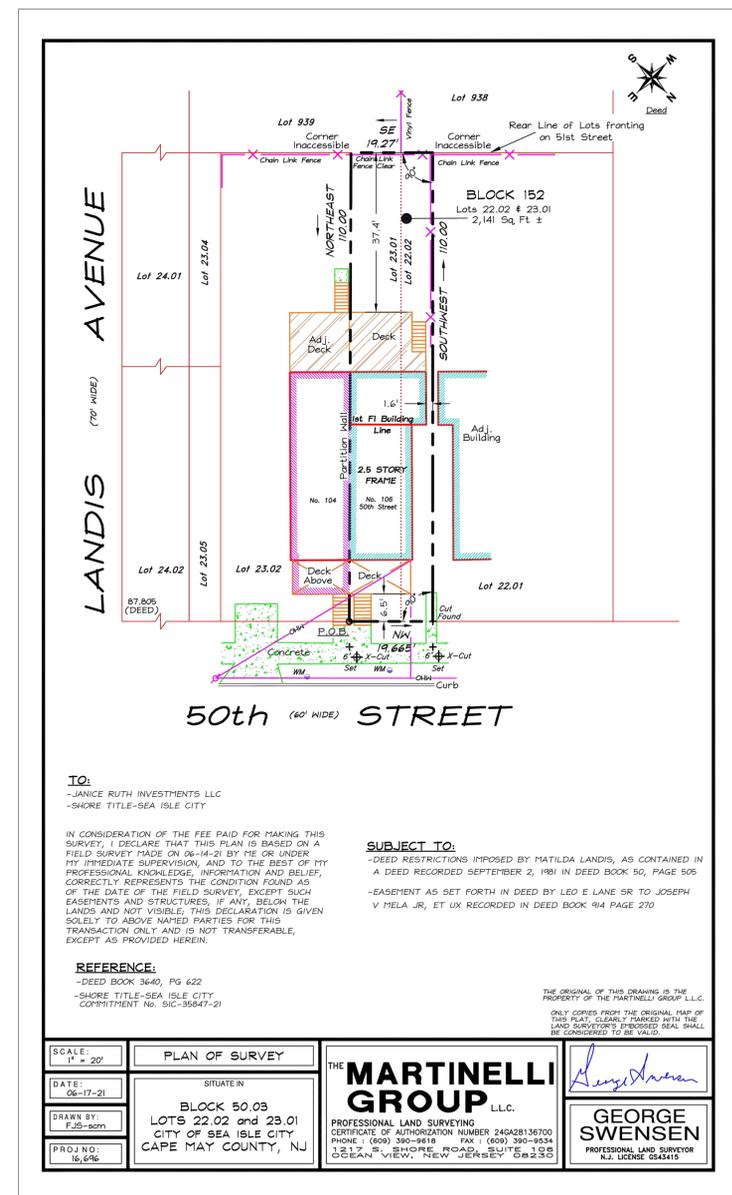
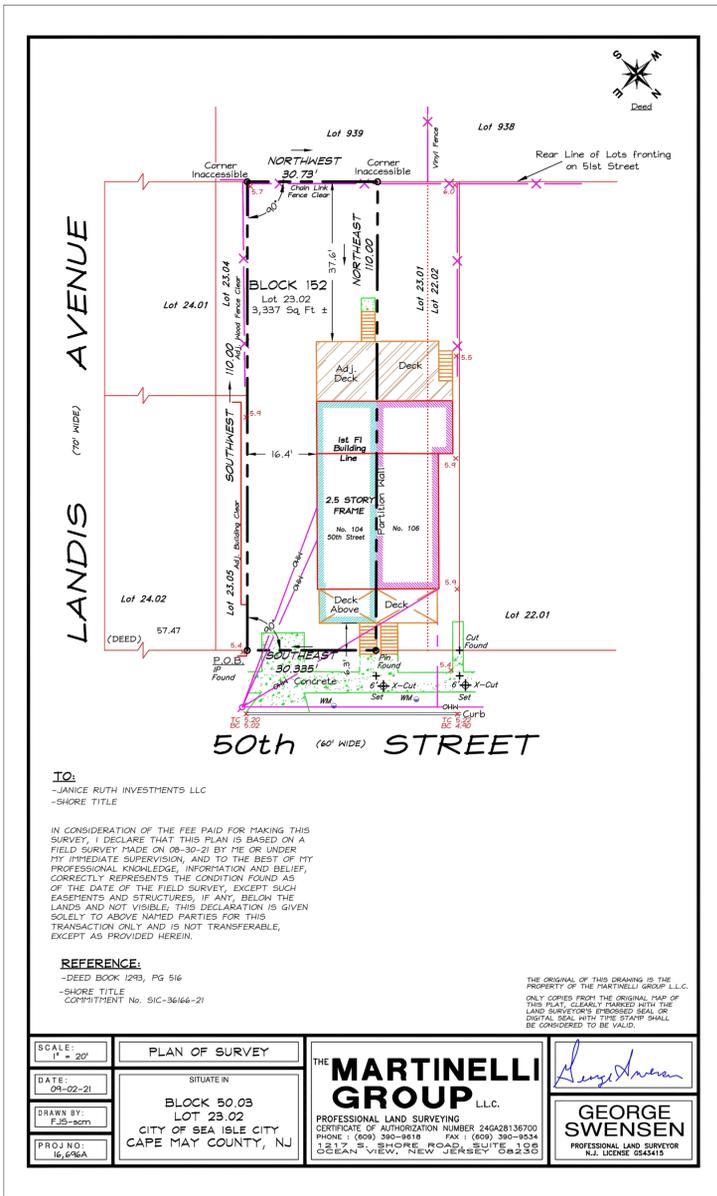


### ZONING CONFORMANCE SCHEDULE

ITEM	R2, RESIDENTIAL				C2, COMMERCIAL	
	REQUIRED	PROPOSED	CONFORMS	EXISTING	REQUIRED	CONFORMS
MAX. BUILDING HGT.	32'-0" ABV. BFE + 24"	32'-0" ABV. BFE + 24"	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%	69.2%	YES		N.A.	YES
FLOOR AREA RATIO	85%	0.820	YES			
PARKING	3 per UNIT	4	YES	4	N.A.	YES

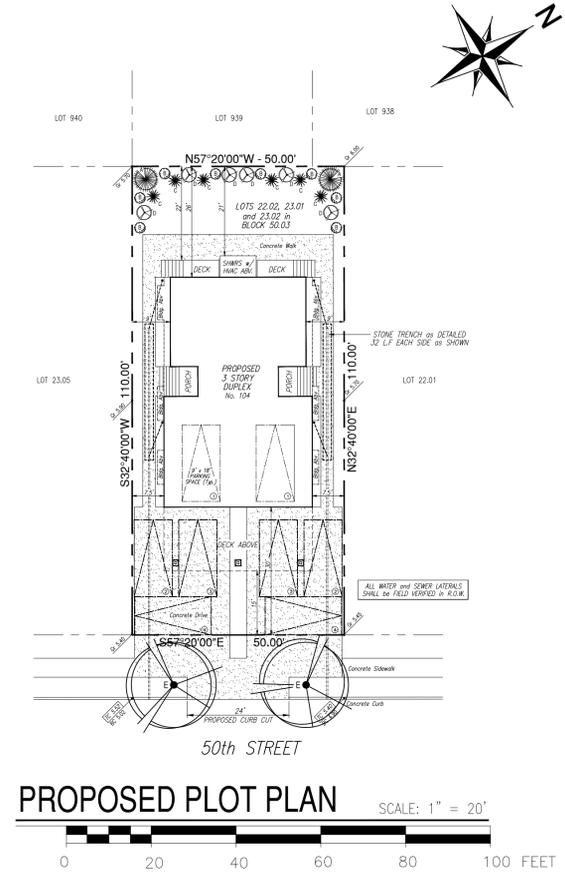
VARIANCES REQUIRED:  
 a. USE from C.1 COMMERCIAL  
 b. PARKING for C.1 COMMERCIAL  
 c. FRONT YARD SETBACK (R2)

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



### PROJECT NOTES

- USE GROUP = R5, RESIDENTIAL
- CONST. TYPE = SA, 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
- TOTAL BUILDING COVERAGE = 34.8%
- LOT BUILDING F.A.R. = .820
- BUILDING VOLUME = 57,633 C.F
- SITE IMPERVIOUS COVERAGE = 69.2%
- FLOOD ZONE = AE8 Elev. 8.0 (Elev. 10.0 SEA ISLE CITY)
- 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: JF BUILDERS, Inc.
- SITE LOCATION: 104 - 50th STREET



**ANDREW C. SHAWL, P.E., L.L.C.**  
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 License No. 24GE04012700

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**104 - 50th STREET**  
**BLOCK 50.03 - LOTS 22.02, 23.01 and 23.02**  
 SEA ISLE CITY, CAPE MAY COUNTY, NJ

**SITE PLAN VARIANCE PLAN**

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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

DATE:	11-15-23	WE/ACS
REVISION:	11-15-23	WE/ACS
DATE:	11-15-23	WE/ACS
REVISION:	11-15-23	WE/ACS

DWG. NO. 2445-12-2023

DRAWN BY: WE/JS	CHECKED BY: ACS	SCALE: AS NOTED
DATE: 10-11-2023	SHEET No.: 1 of 3	