

**SEA ISLE CITY ZONING BOARD OF ADJUSTMENT
APPLICATION / APPEAL FORM**

Date of Application / Appeal: 2-20-2026

1. **Location of premises that are the subject of this matter:**

Street address: 315 40th
Tax Block: 39.05 Lot(s): 11.02
Zoning District in which premises are located: _____

2. **Name, address, phone nos. for Applicant(s):** [see Notes page]

Daniel J. McCann L.L.C.

Designate a contact person:

Name: Daniel J. McCann Esq.
Best method(s) to reach the contact person:
Telephone Cell Fax (e-mail) regular mail
Dan & Dan McCann Law, LLC

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: Daniel J. McCann L.L.C.
Address: 4204 Landis Ave C-3, A
SIL NJ 08243
Telephone: 609-957-0846 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) NA.

The most recent structural changes were made (date) _____ and consisted of _____.

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: 4
- How many are stacked parking? _____
- Number and location of driveways: 1

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 NA.

Before that time, the property was used as _____

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:

Develop new two family dwelling.

9. **Variance Relief Requested.** The changes Applicant wishes to make will require variances from the following Sections of the Sea Isle City Zoning Ordinance:

See attached.

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.

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".

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
Zoning District: _____				
<u>LOT AREA/DIMENSIONS:</u>	<i>see attached form and plans.</i>			
Lot Frontage	_____	_____	_____	_____
Lot Depth	_____	_____	_____	_____
Lot Area (s.f.)	_____	_____	_____	_____

<u>PRINCIPAL STRUCTURE</u>	<i>For the principal structure on the property, indicate the following: setback</i>			Note: "SB" =
Front Yard SB	_____	_____	_____	_____
Side yard SB #1	_____	_____	_____	_____
Side yard SB #2	_____	_____	_____	_____
Total SYSB	_____	_____	_____	_____
Rear Yard SB	_____	_____	_____	_____
Building Height	_____	_____	_____	_____

<u>ACCESSORY STRUCTURES</u>	<i>For all accessory structures on the property, indicate the following:</i>			
Front Yard SB	_____	_____	_____	_____
Side Yard SB #1	_____	_____	_____	_____
Side Yard SB #2	_____	_____	_____	_____
Rear Yard SB	_____	_____	_____	_____
Distance to other buildings	_____	_____	_____	_____
Building Height	_____	_____	_____	_____

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
--	--------------------------------	----------------------------------	-----------------	-----------------------------------------

LOT COVERAGE

see attached plans and cover letter.

Principal building (%) _____

Accessory building (%) _____

FLOOR AREA RATIO

Principal bldg _____

Accessory bldg _____

PARKING

Location _____

No. spaces on-site _____

Driveway _____

SIGNS

Dimensions _____

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.

NA

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.

- 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
Daniel J. McLann	L.L.C.		
Engineering Design Associates	PA		
Gibson Associates,	PA		
Arthur J. Sanfilippo	NSAJ		

VERIFICATION OF APPLICATION

I, Robert Shrader, 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.

9-25-25

(date)



(Signature of Applicant; print name beneath)

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.

Applicant:

Robert J. Shrader/ SIC-BOFA, LLC

Subject Property:

315 40th Street, Sea Isle City, New Jersey 08243

Block 39.05

Lot 11.02

Before the Sea Isle City Zoning Board

Application to Build a Two-Family Dwelling

Attorney for Applicant: Daniel J. McCann, Esq.

Law Office of Daniel J. McCann, L.L.C.

4204 Landis Avenue, Unit C-3, Suite A

Sea Isle City, New Jersey 08243

Engineer for the Applicant: Engineering Design Associates, P.A.

Vince Orlando, L.L.A., P.E., P.P, C.M.E.

5 Cambridge Drive

Ocean View, New Jersey 08230

609-390-0332

Justification for Variances Sought

The Applicant, SIC-BOFA, LLC, is the owner of the property located at 315 40th Street, Sea Isle City, New Jersey. The Applicant seeks approval to knock down the existing two-family dwelling structure and build a new two family dwelling structure. To move forward with the new construction, the Applicant respectfully seeks variance relief, waiver(s), and all relief deemed necessary from the Sea Isle City Zoning Board of Adjustment.

The Applicant seeks the following relief. From City Code **Section 26-46.5**, Side Yard Setback, to permit 13 feet of total side yard setbacks from a principal structure, when a minimum of 15 feet total side yard setback is required. From City Code **Section 26-46.13**, Encroachment of Side and Front Yard Setbacks, to permit 3 feet individual side yard setbacks and a 6-foot total of side yard setbacks for status, when a 5 foot minimum individual side yard setbacks and a total of 15 foot side yard setbacks are required. From City Code **Section 26-46.7.b**, Minimal Lot Area, Dimensions, to permit a lot area of 4,4840 square feet, where a minimum lot area of 5,000 square feet is required.

From City Code **Section 26-46.7.b**, Minimum Lot Area, Dimensions, to permit a lot width of 44 feet, where a minimum

lot width of 50 feet is required. From City Code **Section 26-46.9**, Lot Coverage, to permit a building coverage of 38.7 percent where a maximum building coverage of 35.0 percent is required. From City Code **Section 26-46.10.a**, Floor Area Ratio, to permit a floor area ratio of 1.16 where a maximum floor area ratio of 0.8 is required. And from City Code **Section 26-23.8.a**, Parking Requirements, to permit 2 parking spaces for each dwelling unit with less than 1,500 square feet of gross floor area to a minimum of 3 spaces per dwelling unit of 1,500 square feet or more of gross floor area is required.

Additionally, a waiver, from City Code **Section 26-38.1.a5**, to permit the construction of a stormwater detention structure with less than 2 feet separation to the season high water table; separation to ground water is 2 inches. Finally, additional relief sought to include **all other relief the Board deems necessary**. With the exception of the relief requested herein, the project fully complies with all other zoning requirements applicable to the property.

Under the Municipal Land Use Law, **N.J.S.A. 40:55D-70(c)(1)**, a zoning board of adjustment may grant variance relief where, due to the exceptional narrowness, shallowness, or shape of the property, strict application of the zoning ordinance would result in peculiar and exceptional practical difficulties or

undue hardship to the property owner. Alternatively, under **N.J.S.A. 40:55D-70(c)(2)**, a so-called "flexible c" variance may be granted when the applicant demonstrates that the purposes of zoning, as set forth in **N.J.S.A. 40:55D-2**, would be advanced by the requested relief and that the benefits of granting such relief substantially outweigh any detriment to the public good, the zoning ordinance, or the municipal master plan.

The Applicant's proposal satisfies these statutory standards. The requested setback variance advances several of the legislatively stated purposes of zoning. First, it promotes **Purpose A**, which encourages municipal action to guide the appropriate use or development of all lands in a manner that promotes public health, safety, morals, and general welfare. Here, the Applicant is seeking to maintain and improve a permitted residential use in a manner consistent with the surrounding neighborhood, thereby furthering the orderly development of land within the City.

Second, the application advances **Purpose B**, which seeks to secure safety from fire, flood, panic, and other natural and man-made disasters. The proposed new construction will bring the property up to current safety code standards which will make the property safer for not only the occupants but the surrounding neighboring properties as well.

Third, the requested relief advances **Purpose E**, which promotes the establishment of appropriate population densities and concentrations contributing to the well-being of persons, neighborhoods, and the region. The proposed development is fully consistent with the City's most recent Master Plan and will help sustain the residential character and vitality of the neighborhood.

Fourth, the project satisfies **Purpose G**, which is to provide sufficient space in appropriate locations for residential uses in order to meet the needs of New Jersey citizens. The Master Plan specifically recognizes the importance of maintaining and improving multifamily housing stock. The Applicant's proposal contributes to this goal with new construction of a two-family dwelling, thereby continuing to meet community housing needs.

Finally, the application advances **Purpose I**, which is to promote a desirable visual environment through creative development techniques and good civic design. The proposed new development design will improve the aesthetic quality of the property and streetscape, aligning it with surrounding development and contributing positively to neighborhood character.

Beyond satisfying the positive criteria, the requested relief also meets the **negative criteria** under the statute. Granting this application will not result in substantial detriment to the public good, as the proposed development will not generate adverse impacts such as excessive noise, traffic congestion, drainage problems, or safety hazards. Instead, they improve safety and functionality for residents and enhance the visual quality of the property. Moreover, the application will not substantially impair the intent and purpose of the zoning ordinance or municipal master plan. The requested variance is modest, and consistent with the established development pattern of the surrounding area.

On balance, the benefits associated with granting the requested relief substantially outweigh any potential detriment. The proposed construction aligns with the zone's permitted uses, advances the purposes of zoning, and improves both safety and aesthetics, all while remaining in harmony with neighboring properties. The project has no negative impact on the community and is not out of character with the existing neighborhood fabric.

In support of this application, the Applicant has attached a survey prepared by Gibson Associates, P.A., dated December 15, 2025, and signed by William F. Seaman, Licensed Professional

Land Surveyor (License No. GS-041380); and architectural information was taken from the plan, dated November 11, 2025, last revised February 9, 2026, and prepared by Arthur J. Sanfilippo, N.J.A.I. The Applicant reserves the right to amend or supplement this justification in advance of the Board hearing.

Robert J. Shrader owns 100% of SIC-BOFA, LLC.

Address is 1920 Waters Edge, Pompano Beach, County of Broward,
State of Florida.

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

State of New Jersey :
County of Cape May : ss.
Name of Appellant/Applicant: Daniel J. McLann LLC
Address of Subject Property: 315 40th Street
Tax Block: 39.05 Lot(s): 11.02

Robert Shrader, 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 TBD and dated TBD 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]
Signature of Owner/Appellant/Applicant

Sworn and subscribed to before me
this 25 day of Sept., 2025

Daniel J. McLann
Notary Public Attorney at Law

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

NAME of Appellant/Applicant: Robert J. Strader / SIC BOFA LLC

Address of Subject Property: 315 40th St.

Tax Block: 39.05

Lot(s): 11.02

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. 1598 (2016) 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	+	\$ 1,000.00	
2. Interpretations (40:55D-70b)		\$ 350.00	+	\$ 1,000.00	
3. Hardship or Bulk (40:55D-70c)		\$ 500.00	+	\$ 1,500.00	2,000.00
4. Use Variance (40:55D-70d) (Incl. floor area ratio)		\$ 200.00	+	\$ 1,500.00	
5. Permits (40:55D-34 & 35)		\$ 200.00	+	\$ 1,000.00	
6. Appeals (City Ordinances)		\$ 250.00	+	\$ 1,000.00	
PLANNING BOARD					
Each informal review		\$ 100.00	+	\$ 1,500.00	
SUBDIVISION					
1. Preliminary plat (major subdivision)		\$ 500.00	+	\$ 600.00 per lot	
2. Final plat (major subdivision)		\$ 450.00	+	\$ 1,500.00	
3. Minor subdivision (no more than 3 lots)		\$ 350.00	+	\$ 2,000.00	
4. Tax Map Maintenance Fee (per line)		\$ 100.00		n/a	
SITE PLANS					
1. Preliminary		\$ 500.00	+	\$ 3,000.00	
2. Final Plan		\$ 750.00	+	\$ 1,500.00	
3. Minor Site Plan		\$ 250.00	+	\$ 1,200.00	
OTHER					
Any special meeting at the request of appellant/applicant		\$ 400.00	+	\$ 1,200.00	
TOTALS		\$ 500.00	+	\$ 1500.00	= \$ 2,000.00

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

[[SICPB/ZB Fees Form effective 2/21/17 as per Ordinance No. 1598 (2016) Page 1 of 1]]

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.)

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT
CERTIFICATION OF PAYMENT OF TAXES AND MUNICIPAL LIENS

Name of Appellant/Applicant: Robert Shrader / SIC-BOFA LLC
Address of Subject Property: 315 40th
Tax Block: 39.05 Lot(s): 11.02

The above-named appellant or applicant hereby certifies as follows:

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 all real estate taxes for the property are current as of the date of this appeal or application, and that they will be current as of the date of the Zoning Board hearing.
3. I verify that all municipal charges against the property, such as water and sewer charges are current as of the date of this appeal or application, and that they will be current as of the date of the Zoning Board hearing.
4. I have obtained a certification from the Sea Isle City Tax Collector, attached hereto, attesting to the status of real estate taxes and municipal charges against the property.
5. I understand that I have a continuing obligation to satisfy any municipal lien against this property.
6. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing is willfully false, I am subject to punishment.



Signature of Owner/Appellant/Applicant

***Attach the certification of paid taxes provided by the
Sea Isle City Tax Collector to this form.***

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT
NOTICE OF APPLICATION FOR DEVELOPMENT

Applicant's Name & Address: Daniel J. McCann L.L.C.

Owner's Name & Address: SIC-BOFA LLC

Subject Property, Street Address: 315 40th Street
Subject Property, Block & Lot No.: _____
Zoning District _____

TAKE NOTICE that a hearing will be held before the Sea Isle City Zoning Board of Adjustment on Monday, TBD, 20____ at 7:00 p.m., in the City of Sea Isle City Municipal Building at 233 John F. Kennedy Blvd., Sea Isle City, NJ to consider an Application for Development regarding the above described property. The property is/will be developed with two family dwelling. Applicant seeks variance relief to do the following _____

List attached.

In order to do this, the Applicant is seeking the following variances from the Sea Isle City Zoning Ordinance: _____
Sections attached.

Maps and documents relating to this matter will be available for public inspection ten (10) days prior to the hearing date, during normal business hours, through the Clerk of the Zoning Board of Adjustment, within the Construction Office of Sea Isle City's Municipal Services -2nd Floor, 233 John F. Kennedy Blvd., Sea Isle City, NJ.

If you wish to make a statement or offer evidence concerning this application, you must appear in person at the hearing or through an attorney or agent. The Zoning Board cannot accept petitions or letters, and must rely on live testimony.

This notice is given pursuant to N.J.S.A. 40:55D-11, et seq.

Name of Applicant or Attorney
Address, Telephone Number

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT
CERTIFICATION OF SERVICE

Applicant's Name: Daniel J. McClann L.L.C.
Applicant's Address: 315 40th Street

Subject Property: 315 40th Street
Tax Block 39.05 Tax Lot(s): 11.02

I/We Daniel J. McClann, of full age, being duly sworn according to law, on his/her oath, certifies as follows:

- (1) that I / we reside or conduct business at 4204 Lardis Ave C-3, A
SIL, NJ
- (2) that I / we am / are the appellant, applicant or applicant's attorney in this matter [circle the title that pertains to you];
- (3) that on TBD, being at least ten (10) days prior to the hearing date on the application, I/we gave notice to all property owners within 200 feet of the subject property and all other persons whose names appeared on the certified list obtained from the Sea Isle City Tax Assessor and as listed on the Sea Isle City Zoning Board of Adjustment Application Instructions (where applicable);
- (4) that notice was given either by personal service of a notice on the property owner or by sending the notice by Certified Mail, Return Receipt Requested, as noted on the attached list of persons to be served. Certified mail receipts showing the mailing of notice to the interested persons are attached; all return receipts received from served persons are attached hereto and/or shall be forwarded to the Zoning Board Administrator prior to the hearing;
- (5) that a copy of the notice served is attached hereto and made a part hereof;
- (6) that the notice was also published in TBD, the official newspaper of the municipality, on TBD. Attached hereto and made part hereof is a Proof of Publication received from the official newspaper.
- (7) that also attached hereto and made a part hereof is the certified list of all property owners and other parties to whom notice was required to be sent, showing the names and addresses of the persons served and the lot and block numbers of each person's property as same appear on the Sea Isle City Tax Assessment List.
- (8) I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me is willfully false, I am subject to punishment.

Date: 2-20-2026

Daniel J. McClann
Appellant/Applicant/Attorney for Applicants

Proposed Letter to 200 foot List

Name and Address of Applicant
Date

First and LastName
Address
City, State, Postal Code

Reference: Sea Isle City Zoning Board of Adjustments
Notice of Hearing on Application of (name) SIC-BOFA LLC
Property (address) 315 40th
Sea Isle City, New Jersey. Block 39.05, Lot(s) 11.12

Dear _____

PLEASE TAKE NOTICE

We are the owners of the above property. We have filed an application with the Sea Isle City Zoning Board for variances from certain provisions of the Sea Isle City Zoning Ordinance. Our property is currently developed with two family dwelling. We are seeking to construct two family dwelling.

In order to accomplish this, we need to obtain variances from the following sections of the Sea Isle City Zoning Ordinance: Section _____, regarding _____; Section _____, regarding _____; Section _____, regarding _____; and Section _____, regarding _____. We will also seek such other variances and further relief as may be necessary to implement the plans on file with the Zoning Board.

This notice is sent to you as an owner of property within 200 feet of this property. A public hearing has been scheduled before the Sea Isle City Zoning Board for 7:00 p.m. on Monday, TBD (date), 20____, in the City of Sea Isle City Municipal Building at 233 John F. Kennedy Boulevard, Sea Isle City, NJ. If you wish to make any comment on the application, when the case is called you may appear either in person or by agent or attorney, and present any comments or objections which you may have regarding the relief requested in the application. The Board cannot accept letters or petitions commenting on the application, unless you are present in person to give testify about such documents.

The following maps and documents submitted with this application are on file in the with the Zoning Board Clerk, within the Construction Office of Sea Isle City's Municipal Services -2nd Floor, 233 John F. Kennedy Blvd., Sea Isle City, NJ, and are available for your inspection during normal business hours:

- * _____ [for example, Application for Variances]
- * _____

This notice is sent to you by the applicant, as required by the Sea Isle City Zoning Ordinance and the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-12.

Respectfully,



City of Sea Isle City

MUNICIPAL SERVICES - 2ND FLOOR

233 JOHN F. KENNEDY BLVD.

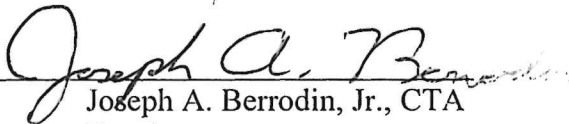
SEA ISLE CITY, NJ 08243

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 39.05 - Lot 11.02, 12^e, 13^o, 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 01-30-26


Joseph A. Berrodin, Jr., CTA
Tax Assessor

UTILITY COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:

SOUTH JERSEY GAS COMPANY
CORPORATE HEADQUARTERS
1 SOUTH JERSEY PLAZA
FOLSOM, NJ 08037

VERIZON ENGINEERING DEPT.
10 TANSBORO ROAD FLR 2
BERLIN, NJ 08009

CAPE MAY CO. MUNICIPAL UTILITIES AUTHORITY
ATTN: CORPORATE SECRETARY
P.O. BOX 610
CAPE MAY COURT-HOUSE, NJ 08210

COMCAST CABLE
ATTN: GREGORY SMITH, PROJECT MANAGER
901 WEST LEEDS AVE
ABSECON, NJ 08201

ATLANTIC CITY ELECTRIC COMPANY
5100 HARDING HIGHWAY SUITE 399
MAYS LANDING, NJ 08330

SEA ISLE CITY MUNICIPAL WATER AND SEWER
ATTN: CITY CLERK
4501 PARK ROAD
SEA ISLE CITY, NJ 08243

TO ALL APPLICANTS:

PLEASE BE ADVISED THAT IT IS THE APPLICANT'S BURDEN TO DETERMINE WHETHER THE CAPE MAY COUNTY PLANNING AND/OR THE COMMISSIONER OF THE NJ DEPARTMENT OF TRANSPORTATION MUST BE PROVIDED NOTICE IN ACCORDANCE WITH NJSA 40:55D-12.

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
38.05 5 C-A	339 39TH ST 1ST FLR 6	2	CURRENT OWNER 527 SOUTH 27TH ST PHILADELPHIA, PA	19146
38.05 5 C-B	339 39TH ST 2ND FLR 6	2	CURRENT OWNER 527 S 27TH ST PHILADELPHIA, PA	19146
38.05 7 C-E	333 39TH ST EAST 8	2	CURRENT OWNER 205 SOUTH MANOR DRIVE MEDIA, PA	19063
38.05 7 C-W	333 39TH ST WEST 8	2	CURRENT OWNER 333 LANDRILLO RD BALA CYNWYD, PA	19004
38.05 9 C-E	329 39TH ST EAST 10	2	CURRENT OWNER 231 MALLARD DR NORTH WALES, PA	19454
38.05 9 C-W	329 39TH ST WEST 10	2	CURRENT OWNER 329 39TH ST WEST SEA ISLE CITY, NJ	08243
38.05 11 C-A	325 39TH ST 1ST FLR 12	2	CURRENT OWNER 8 KATHMERE RD HAVERTOWN, PA	19083
38.05 11 C-B	325 39TH ST 2ND FLR 12	2	CURRENT OWNER 333 SUMMIT RD MEDIA, PA	19063
38.05 13 C-A	321 39TH ST WEST 14	2	CURRENT OWNER 231 E CHEISEA CIRCLE NEWTOWN SQUARE, PA	19073
38.05 13 C-B	321 39TH ST EAST 14	2	CURRENT OWNER 21 COVINGTON TERR LUMBERTON, NJ	08048
38.05 15 C-E	319 39TH ST EAST 16	2	CURRENT OWNER 1474 LUNA DRIVE DOWNTOWN, PA	19335
38.05 15 C-W	319 39TH ST WEST 16	2	CURRENT OWNER 211 MONMOUTH AVE SEWELL, NJ	08080
38.05 17 C-A	315 39TH ST WEST 18	2	CURRENT OWNER 315 39TH ST WEST SEA ISLE CITY, NJ	08243

Block Lot	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
38.05 17 C-B	315 39TH ST EAST 18	2	CURRENT OWNER 217 NICHOLS ST POB 49 LEESPORT, PA	19533
39.05 3 C-N	343 40TH ST NORTH 4	2	CURRENT OWNER 343 40TH ST NORTH SEA ISLE CITY, NJ	08243
39.05 3 C-S	343 40TH ST SOUTH 4	2	CURRENT OWNER 130 MAIN ST OLEY, PA	19547
39.05 5	337 40TH ST 6	2	CURRENT OWNER 312 NORTH QUAIL DR MARMORA, NJ	08223
39.05 7 C-E	333 40TH ST EAST 8,9	2	CURRENT OWNER 850 SYMPHONY LN BLUE BELL, PA	19422
39.05 7 C-W	333 40TH ST WEST 8,9	2	CURRENT OWNER 3633 GENESEE PL PHILADELPHIA, PA	19154
39.05 10	317 40TH ST 11.01	2	CURRENT OWNER 1740 S STATE RD UPPER DARBY, PA	19082
39.05 11.02	315 40TH ST 12,13.01	2	CURRENT OWNER 315 40TH ST SEA ISLE CITY, NJ	08243
39.05 13.02 C-A	313 40TH ST 1STFLR 14	2	CURRENT OWNER 313A 40TH ST SEA ISLE CITY, NJ	08243
39.05 13.02 C-B	313 40TH ST 2ND FLR 14	2	CURRENT OWNER 421 RITTENHOUSE CIR HAVERTOWN, PA	19083
39.05 15 C-E	311 40TH ST EAST 16	2	CURRENT OWNER 25 LONGWOOD DR STRATFORD, NJ	08084
39.05 15 C-W	311 40TH ST WEST 16	2	CURRENT OWNER 128 BELL AVE MT ROYAL, NJ	08061
39.05 17 C-E	309 40TH ST EAST 18	2	CURRENT OWNER 412 SCHOLLAR LN SPRINGFIELD, PA	19064

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
39.05 17 C-W	309 40TH ST WEST 18	2	CURRENT OWNER 129 LORI LN BROOMALL, PA	19008
39.05 19	307 40TH ST 20	1	CURRENT OWNER POB 531 SEA ISLE CITY, NJ	08243
39.05 21 C-E	305 40TH ST EAST 22	2	CURRENT OWNER 115 WOODCREEK DR S SAFETY HARBOR, FL	34695
39.05 21 C-W	305 40TH ST WEST 22	2	CURRENT OWNER 27 GELDER DR HOLLAND, PA	18966
39.05 27 C-E	342 39TH ST EAST 28	2	CURRENT OWNER ONE BELMOT AVE BALA CYNWYD, PA	19004
39.05 27 C-W	342 39TH ST WEST 28	2	CURRENT OWNER 1074 HEARTSEASE DR WEST CHESTER, PA	19382
39.05 29 C-A	338 39TH ST FRONT 30	2	CURRENT OWNER 2500 MEADOWVIEW CIR WINDERMERE, FL	34786
39.05 29 C-B	338 39TH ST REAR 30	2	CURRENT OWNER PO BOX 362 GWYNEDD VALLEY, PA	19437
39.05 31 C-A	334 39TH ST EAST 32	2	CURRENT OWNER 7 BRISTOL LANE PALM COAST, FL	32137
39.05 31 C-B	334 39TH ST WEST 32	2	CURRENT OWNER 4066 FIRST AVE LAYFAYETTE HILL, PA	19444
39.05 33 C-A	330 39TH ST EAST 34	2	CURRENT OWNER 2806 BRECKENRIDGE BLVD NORRISTOWN, PA	19403
39.05 33 C-B	330 39TH ST WEST 34	2	CURRENT OWNER 1220 WOLF ST PHILADELPHIA, PA	19148
39.05 35 C-A	326 39TH ST EAST 36	2	CURRENT OWNER 1338 CHESTNUT ST APT 1511 PHILADELPHIA, PA	19107

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
39.05	326 39TH ST WEST	2	CURRENT OWNER 1338 CHESTNUT ST APT 1511 PHILADELPHIA, PA	19107
C-B				
39.05	322 39TH ST EAST	2	CURRENT OWNER 206 E 8TH AVE CONSHOHOCKEN, PA	19428
37				
C-A				
39.05	322 39TH ST WEST	2	CURRENT OWNER 307 LONEY ST ROCKLEDGE, PA	19146
37				
C-B				
39.05	318 39TH ST	2	CURRENT OWNER 3593 TETON RD PHILADELPHIA, PA	19154
39				
39.05	314 39TH ST	1	CURRENT OWNER 3768 POWDER HORN DR FURLONG, PA	18925
41				
C-E				
39.05	310 39TH ST EAST	2	CURRENT OWNER 95 GULDIN RD DOUGLASVILLE, PA	19518
43				
C-W				
39.05	310 39TH ST WEST	2	CURRENT OWNER 600 VALLEY BROOK DR KING OF PRUSSIA, PA	19406
43				
C-W				
39.05	306 39TH ST EAST	2	CURRENT OWNER 8420 RIDGE AVE PHILADELPHIA, PA	19128
45				
C-E				
39.05	306 39TH ST WEST	2	CURRENT OWNER 4227 TELLY LN BENSALEM, PA	19020
45				
C-W				
40.05	345-347 JFK BLVD	15C	CURRENT OWNER 233 JFK BLVD SEA ISLE CITY, NJ	08243
1				
C-W				
40.05	325 JFK BLVD	4A	CURRENT OWNER P O BOX 147 SEA ISLE CITY, NJ	08243
9				
C-W				
40.05	323 JFK BLVD	2	CURRENT OWNER 323 B JFK BLVD SEA ISLE CITY, NJ	08243
12				
C-W				
40.05	309 JFK BLVD	15F	CURRENT OWNER 309 JFK BLVD BOX 444 SEA ISLE CITY, NJ	08243
14				
C-W				

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
40.05 27	344 40TH ST 28	2	CURRENT OWNER 35 KNOCK KNOLL CIR WILLOW GROVE, PA	19090
40.05 29	340 40TH ST	2	CURRENT OWNER 18 50TH ST SEA ISLE CITY, NJ	08243
40.05 30	336 40TH ST	2	CURRENT OWNER 18 50TH ST SEA ISLE CITY, NJ	08243
40.05 32 C-E	332 40TH ST EAST 33	2	CURRENT OWNER 145 N 17TH ST CAMP HILL, PA	17011
40.05 32 C-W	332 40TH ST WEST 33	2	CURRENT OWNER 332 40TH ST WEST SEA ISLE CITY, NJ	08243
40.05 34	330 40TH ST 35	2	CURRENT OWNER 1437 ROOSEVELT AVE PELHAM MANOR, NY	10803
40.05 36 C-E	324 40TH ST EAST 37	2	CURRENT OWNER 3262 REGAL RD BETHLEHEM, PA	18020
40.05 36 C-W	324 40TH ST WEST 37	2	CURRENT OWNER 324 40TH ST WEST SEA ISLE CITY, NJ	08243
40.05 38 C-E	318 40TH ST EAST 39	2	CURRENT OWNER 12634 LYNCHBURG CT ORLANDO, FL	32837
40.05 38 C-W	318 40TH ST WEST 39	2	CURRENT OWNER 42 AVIARY RD WEST DEPTFORD, NJ	08086
40.05 40 C-A	316 40TH ST EAST 41	2	CURRENT OWNER 28 DECHERT RD CONSHOHOCKEN, PA	19428
40.05 40 C-B	316 40TH ST WEST 41	2	CURRENT OWNER 316 40TH ST WEST SEA ISLE CITY, NJ	08243
40.05 42 C-A	310 40TH ST UNIT A 43	2	CURRENT OWNER 4 DORAL CT MARLTON, NJ	08053

Block Lot <u>Qual</u>	Property Location Additional Lot <u>Additional Lot</u>	Property Class	Owner Address <u>City, State</u>	<u>Zip Code</u>
40.05	310 40TH ST UNIT B	2	CURRENT OWNER 310 40TH ST REAR SEA ISLE CITY, NJ	08243
42				
C-B				
40.05	308 40TH ST EAST	2	CURRENT OWNER 308A 40TH ST SEA ISLE CITY, NJ	08243
44				
C-1				
40.05	308 40TH ST WEST	2	CURRENT OWNER 47 ANN RD BROOMALL, PA	19008
44				
C-2				

Sea Isle City Zoning Board of Adjustment

ALL APPLICANTS TO THE SEA ISLE CITY ZONING BOARD OF ADJUSTMENTS MUST SEND NOTICE OF THEIR APPLICATION OR APPEAL TO THE FOLLOWING PUBLIC UTILITY COMPANIES, IN ADDITION TO THE NOTICE PROVIDED TO ALL PROPERTY OWNERS WITHIN 200 FEET:

SOUTH JERSEY GAS COMPANY
CORPORATE HEADQUARTERS
#1 SOUTH JERSEY PLAZA,
FOLSOM, NJ 08037

VERIZON ENGINEERING DEPT.
10 TANSBORO ROAD, FLR 2
BERLIN, NJ 08009

CAPE MAY CO. MUNICIPAL UTILITIES AUTHORITY
1523 ROUTE 9 NORTH
CAPE MAY COURT HOUSE, NJ 08210

COMCAST CABLE SERVICES
ATTN: GREGORY SMITH, PROJECT MANAGER
901 WEST LEEDS AVE.
ABSECON, NJ 08201

ATLANTIC CITY ELECTRIC COMPANY
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330-9902

SEA ISLE CITY MUNICIPAL WATER & SEWER
ATTN: CITY CLERK
4501 PARK ROAD
SEA ISLE CITY, NJ 08243

TO ALL APPLICANTS:
PLEASE BE ADVISED THAT IT IS THE APPLICANT'S BURDEN TO DETERMINE WHETHER THE CAPE MAY COUNTY PLANNING AND/OR THE COMMISSIONER OF THE NJ DEPARTMENT OF TRANSPORTATION MUST BE PROVIDED NOTICE IN ACCORDANCE WITH NJSA 40:55D-12.

Sea Isle City Zoning Board of Adjustment

Applicant's Last Name: Daniel J. McLann LLC
Property Address: 315 40th Street
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-1 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
- ZB-7 Proposed letter to the "200 foot list"
- 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.

LAW OFFICES
DANIEL J. McCANN, L.L.C.

A LIMITED LIABILITY COMPANY

DANIEL J. McCANN, ESQUIRE
Email - Dan@DanMcCannLaw.com

4204 Landis Ave., C-3, A
Sea Isle City, NJ 08243
609-957-0846
File No.: 2026-2001

March 13, 2026

VIA HAND DELIVERY AND EMAIL (gferrilli@seaislecitynj.us)

Chairman and Members of the Zoning Board
City of Sea Isle City
233 JFK Blvd
Sea Isle City, New Jersey

**Re: Applicant: Robert J. Shrader/ SIC-BOFA, LLC. Property: 315 40th Street.
Block 39.05, Lot 11.02.**

Dear Chairman and Members of the Board:

Please accept this supplemental letter brief on behalf of the Applicant in connection with the above-referenced application. This submission is provided in response to the March 11, 2026 Board Engineer's review comment noting that the application requires D(4) variance relief for Floor Area Ratio ("FAR"), and further noting that the original application materials did not specifically check off the request for D(4) relief or separately address the statutory criteria applicable thereto.

As set forth on the plans, including EDA Sheet 1, the ordinance permits a maximum FAR of 0.80, whereas the Applicant proposes a FAR of 1.16. The Applicant acknowledges that because the proposed FAR exceeds the ordinance limitation, the application requires variance relief pursuant to N.J.S.A. 40:55D-70(d)(4).

Please also be advised that, in response to the Board Engineer's comment regarding fees associated with the additional variance relief, our office hand delivered two checks to the City Construction Office yesterday, March 12, 2026, as follows:

1. \$1,500.00 escrow fee for the D variance relief; and
2. \$200.00 application fee.

Accordingly, the Applicant has addressed the submission deficiency identified by the Board Engineer.

D(4) Variance Standard

A D(4) variance permits relief from an ordinance limitation concerning floor area ratio. In considering such relief, the Board must determine whether the site can reasonably accommodate the proposed floor area and whether the benefits of the deviation outweigh any detriment. The Applicant must satisfy both the positive criteria and the negative criteria under the Municipal Land Use Law.

In evaluating a request for FAR relief, the Board may consider whether the additional floor area advances an appropriate and beneficial use of the property, whether it serves the purposes of zoning, and whether it avoids substantial adverse consequences such as overcrowding, overdevelopment, or other negative impacts upon the site, surrounding properties, and the community.

The Applicant respectfully submits that the requested D(4) FAR variance satisfies these standards.

Positive Criteria

The proposed FAR variance should be granted because the additional floor area allows for a more practical, efficient, and functional use of the subject property while remaining appropriate for the site.

The requested relief is not being sought to overburden the property or to create an unreasonable intensity of development. Rather, the additional floor area permits a better designed and more useful improvement, allowing the property to be developed in a coordinated and reasonable manner. The proposal enhances the functionality of the site and supports an improved overall layout consistent with the intended use of the premises.

Moreover, the additional floor area benefits the community in that it allows the site to be improved in a productive and sensible way without creating the kind of harmful conditions that FAR limitations are intended to prevent. The project represents an appropriate development of the property and advances the purposes of land use regulation by promoting a proper use of land, improving the subject premises, and allowing a well-planned project to move forward.

The proposed additional floor area is modest in practical effect, can be accommodated on the property, and supports a beneficial project without any corresponding substantial adverse consequence. As such, the positive criteria for D(4) relief are satisfied.

Negative Criteria

The requested variance can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance.

Importantly, the proposed FAR does not result in overcrowding or any other substantial negative impact. The site remains capable of accommodating the proposed improvement, and the

additional floor area does not create an unsafe, overdeveloped, or otherwise inappropriate condition. The plans and testimony to be presented will demonstrate that the property can support the proposed development and that the site remains suitable notwithstanding the requested FAR deviation.

Likewise, the requested relief does not substantially impair the zone plan or zoning ordinance. Although the proposal requires deviation from the strict numerical FAR standard, the development remains appropriate when considered considering the particular characteristics of the property and the overall design of the project. Granting the requested variance in this case will not undermine the municipality's broader planning objectives, but instead will permit a reasonable and supportable improvement of this specific parcel.

Accordingly, the requested D(4) variance may be granted without substantial harm to neighboring properties, the surrounding area, or the integrity of the municipal zoning scheme. The requested FAR relief simply allows 315 40th Street to be improved in a manner more consistent with the prevailing residential development pattern in this part of Sea Isle City, without changing the residential use of the property or creating any substantial site-related detriment.

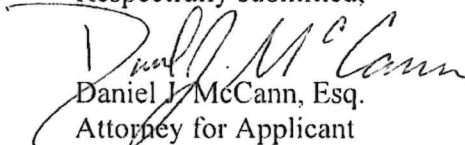
Conclusion

For all of the foregoing reasons, the Applicant respectfully requests that the Board grant the required D(4) variance relief for Floor Area Ratio, permitting the proposed FAR of 1.16 where 0.80 is permitted.

The Applicant further advises that the additional fees identified by the Board Engineer have been submitted, as our office hand delivered two checks to the City Construction Office yesterday in the amounts of \$1,500.00 for escrow and \$200.00 for the application fee.

We respectfully request that this supplemental letter brief be made part of the record of this application and that the Board grant the requested relief.

Respectfully submitted,


Daniel J. McCann, Esq.
Attorney for Applicant

cc:
Client
Client's Professionals
Board's Professionals