

Memorandum

To: Sea Isle City Zoning Board

From: Chris Eaton, P.E., CME

Date: August 31, 2026

Subject: Anthony & Joan Braca – Variance Application
24 89th Street
Block: 90.01 Lot: 22 & 23
R-2 Two Family Residential Zoning District
City of Sea Isle City, Cape May County, New Jersey

Project No.: SIZ0290

I. Background

The applicants have submitted an application for variance relief to modify an existing single family dwelling on an undersized lot. The property in question is known as Block 90.01, Lots 22 & 23 and is located on 89th Street. The property is located within the R-2 Two Family Residential District.

The Parcel has 40 feet of frontage on 89th Street and a lot depth of 74 feet. Lot area is shown as 2,960 square feet. These attributes therefore designate the lot as unbuildable, non-conforming lot within the R-2 District as per Code Section 26-20.3.

The applicant's documents indicate that the existing structure is a three story, single family dwelling. The property has a garage with one exterior parking space. The applicant is proposing renovations to the existing structure which include various façade modifications and the reorientation of the existing porch and stairway leading to the primary entrance.

The application has been accompanied by the following documents which have been submitted for review:

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
CZ101	Variance Plan	John E. Halbruner, RA, PE	6/18/2026	7/8/2026
P1	Schematic Design	James McAfee, RA	7/21/2026	---
P2	Schematic Design	James McAfee, RA	7/21/2026	---
P3	Schematic Design	James McAfee, RA	7/21/2026	---
P4	Existing Floor Plans	James McAfee, RA	7/21/2026	---

<u>Drwg.</u>	<u>Title</u>	<u>Prepared By</u>	<u>Date</u>	<u>Revision</u>
P5	Existing Floor Plans	James McAfee, RA	7/21/2026	---
P6	Existing Elevations	James McAfee, RA	7/21/2026	---
-	Survey of lock 90.01 Lots 22 & 23	Mathew Doran, PE, PP, PLS	2/26/2025	---

The application will require Variance Relief as noted in the Variance Chart below:

<u>VARIANCE CHART</u>				
<u>Parameter</u>	<u>Required or Permitted</u>	<u>Proposed</u>	<u>Variance</u>	<u>Code Section</u>
1. Front Yard (Steps)	15 ft.	2.42 ft.,	12.58 ft.	26-46.4
2. Rear Yard (Projection)	20 ft.	16.29 ft.	3.61 ft.	26-46.6
3. Front Yard (Porch)	15 ft. ENC	14.08 ft.	5.92 ft.	26-46.4
4. Side Yard (1 side)	5 ft. ENC	4.77 ft.	0.23 ft.	26-46.5
5. Side Yard (Total)	15 ft. ENC	10.56 ft.	4.44 ft.	26-46.5
6. Rear Yard (Building)	20 ft. ENC	17.79 ft.	2.21 ft.	26-46.6
7. Lot Area	5,000 sq. ft. ENC	2,960 sq.ft.	2,140 ft.	26-46.7.a
8. Lot Width	50 ft. ENC	40 ft.	10 ft.	26-46.7.b
9. Lot Frontage	50 ft. ENC	40 ft.	10 ft.	26-46.7.b
10. Lot Depth	100 ft. ENC	74 ft.	26 ft.	26-46.7.b
11. Floor Area Ratio	0.8 ENC	0.88** Possible D4 Variance		26-46.10
12. Parking Spaces	4 (Based on FAR of 0.88)	3	1	26-46.10.b

ENC= Existing Non-Conforming Condition

II. Determination for Completeness

The application is technically complete and could be reviewed.

III. Comments

1. The tax map as shown on the Variance Plan is incorrect, this should be revised to show the correct location.
2. The signature block on the Variance Plan should be revised to indicate, 'CITY OF SEA ISLE ZONING BOARD', as well as Zoning Board Chairman, Zoning Board Secretary and Zoning Board Engineer.
3. Application materials indicate base flood elevation as 9.0 while the plans indicate elevation 11, the applicant should revise as necessary. The following note should be added to both the engineering and architectural plans "STORAGE BELOW LOCAL DESIGN ELEVATION (ELEVATION 14.0) IS NOT PERMITTED".
4. Applicant should provide testimony relating to the existing garage and possible renovations, provided elevation drawings seem to indicate existing garage door will be removed, this should be clarified.
5. Applicant should be prepared to provide testimony regarding floor area ratio calculation. Zoning Chart indicates a reduction in the computed value (0.89 existing vs 0.88 proposed).
6. Landscaping plan in accordance with section 26-25 has not been provided.
7. No stormwater management has been provided and is not required as per section 26-38a3(a)(1) – the proposed improvements do not increase impervious coverage by more than 250 square feet.
8. Zoning Table indicates four (4) required parking spaces with three proposed and indicates an existing non conformity with the parcel only having two existing spaces. Zoning schedule indicates a floor area ratio of 0.89 existing and 0.88 proposed. While reduced, the proposed floor area ratio exceeds the value provided within Section 26-46.10, 0.85 which is allowed if four spaces are provided. The number of parking spaces requires a C variance. The floor area ratio exceeding the standard, even though reduced from its existing value, may necessitate a D4 variance. The Board Solicitor should provide the Board with direction on this item.
9. Due to the location of the property, the applicant shall provide testimony that Code Section 21-4 (Protection of Dunes) is complied with as applicable
10. The list of Utility companies as provided on the VARIANCE PLAN incorrectly shows the address for Sea Isle City, this should be revised.

11. Any action taken by the Board should be conditioned on the improvements being constructed in accordance with the requirements of Chapter 14 – Flood Damage Prevention Ordinance and all FEMA regulations required by the City.
12. **If this application is approved and following Memorialization of the Board's action in a Resolution the professionals should revise the plan set and provide me with an electronic copy for review. If the plans have been revised to satisfy the comments contained in the Memorandum as well as any conditions imposed by the Board then six (6) signed and sealed sets should be sent to my office for signature.**

Recommendations

1. The applicant and their professionals should provide testimony as to why the Board should grant the requested variances.
2. The plans should be revised to reflect the comments contained in this report as well as additional comments that the Board may have.
3. The Board has the discretion to grant variances as requested or as required by testimony and could decide to grant some of the variance while denying others. The Board Solicitor will advise you relative this and to the type of variance required for deviation from the requirements of Code Section 26-20.3.



A. Christopher Eaton, P.E., C.M.E.
Engineer

AAP/dpm

cc: Genell Ferrilli, Board Secretary (via email)
Chris Gillin-Schwartz, Planning Board Solicitor (via email)
Cornelius Byrne, Construction Official (via email)
Mariah Rodia, Construction Clerk (via email)
Andrew D. Catanese, Esquire (via email)
Rachael Vargas, Legal Secretary (via email)
John R. Halbruner, RA, PE (via email)
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