


**REVIEW MEMORANDUM #1**

DATE: July 23, 2020
TO: Ocean City Zoning Board
FROM: Joseph H. Maffei, P.E., P.P., C.M.E. 
EDA #: OC-160Z
OCEAN CITY APP. #: ZBA 20-012
MEETING DATE: TBD
RE: Block 70.05, Lot 21
50-52 Central Road
APPLICATION TYPE: Variance Application
APPLICANT: William & Karen Perkins
ZONE: Gardens G-45-5000
PLANS PREPARED BY: James E. Schwab, III, PLS & James E. Chadwick, PE, RA

Sheet	Description	Prepared By	Date	Latest Rev. Date
---	Survey of Existing Improvements	James E. Schwab, III, PLS	4/23/20	5/9/20
1 of 3	Plot Plan, Schedules, Maps	James E. Chadwick, PE, RA	6/22/20	---
2 of 3	Floor Plans	James E. Chadwick, PE, RA	6/22/20	---
3 of 3	Building Elevations	James E. Chadwick, PE, RA	6/22/20	---

The following additional documents were reviewed:

- Zoning Board Application dated 7/7/20;
- Memorandum from Lt. Brian Hopely dated 7/20/20;
- Correspondence from Mark H. Stein, Esq. dated 7/15/20;
- Report from the Ocean City Zoning Office dated 7/10/20;
- Report from the Ocean City Municipal Engineer's Office dated 7/16/20;
- Report from the Ocean City Construction Office dated 7/9/20; and
- Report from the Ocean City Shade Tree Office dated 7/22/20.

Zoning Requirements – Gardens G-45-5000

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<u>Principal Structure</u>				
Use	1 Family	2 Family	2 Family	YES
Minimum Lot Area	5,000 SF	5,500 SF	5,500 SF	NO
Minimum Lot Width	45'	50'	50'	NO
Minimum Lot Frontage	45'	50'	50'	NO
Minimum Setbacks:				
Front Yard	15'	11.3 ⁽¹⁾	11.3'	YES
Side Yard (N)	6'	3.6 ⁽¹⁾	3.6'	YES
Side Yard (S)	6'	10.5'	10.05'	NO
Side Yard (Total)	13'	13.65'	13.65'	NO
Side Yard to HVAC	4.8'	N/A	7.18'	NO
Min. Rear Yard to Bldg.	27.5'	56.7'	54.42'	NO
Min. Rear Yard to Stairs	27.5'	54.5'	41.9'	NO
Minimum Lot Depth	100'	110'	110'	NO
Maximum Building Height				
(Pitch Roof)	30'	15.3'	30'	NO
Total Stories	2.4	2	2	NO
Maximum FAR	75%	41.6%	44.9%	NO
Maximum Building Coverage	35%	21.3%	26.1%	NO
Maximum Impervious Coverage	60%	42.6%	49.3%	NO
Minimum Parking Spaces	4	0 ⁽¹⁾	4	NO
Gutters	Required	No ⁽¹⁾	Provided	NO

(1) Existing non-conforming condition

Project Description

The Applicant is seeking Variance Approval to renovate the existing two-family dwelling. The proposed structure will remain a two-family dwelling. The proposed renovations consist of the following:

- Convert the existing ground level living space into a garage;
- Construction of a second floor above the existing top living space;
- Removal of the existing ground level sunroom;
- Construction of a sunroom above the existing top sunroom;
- Expansion of the existing top living space at the rear of the structure. The proposed second floor shall also match the expansion footprint; and
- Construction of rear decks for existing top living space and the proposed second floor.

Review Comments:

Based on our review of the project documents, we offer the following comments:

1. A “D2” Variance from Section 25-204.15.2 for the expansion of a Non-Conforming Use is required.

2. “C” Variances are required for the following, as the construction of the second floor is a vertical expansion of the existing non-conforming conditions:
 - Minimum Front Yard Setback – Section 25-204.15.5; and
 - Minimum Side Yard Setback – Section 25-204.15.5, Schedule C.
3. The Zoning Chart shall be expanded to include the requirements, existing and proposed conditions for the Rear Yard Setback to both the building and the stairs.
4. The Zoning Chart shall be expanded to include the requirements, existing and proposed conditions for the Side Yard Setback to the HVAC equipment.
5. Construction details for the following shall be provided:
 - Concrete Curb
 - Concrete Depressed Curb
 - Concrete Apron
 - Concrete Sidewalk
 - Tree Planting
6. The plans indicate the proposed curb to be raised about 4" on the south end and about 2½" on the north end. The curb should match the existing elevations at each end.
7. The proposed sidewalk to be removed and replaced along Central Road shall be indicated to match the existing elevations at each end.
8. Any plan revisions as required from any approval shall be completed.
9. Provide an Engineer’s Estimate for all public site improvements.
10. Provide a Performance Guaranty for all public improvements and the street trees.
11. An Inspection Escrow shall be posted with the City of Ocean City.
12. Copies of any outside agency approvals shall be provided.

JHM/km
Enclosures

cc: Jaime M. Felker, Board Secretary
Ken Jones, Zoning Officer
Mark H. Stein, Esquire
James Chadwick, PE, RA
James E. Schwabb, III, PLS
William & Karen Perkins, Applicant
All above via email

ENGINEERING DESIGN ASSOCIATES, P.A.



Picture 1
View of front of dwelling on 7/20/20

ENGINEERING DESIGN ASSOCIATES, P.A.



Picture 2
View of southerly property line looking west from street on 7/20/20

ENGINEERING DESIGN ASSOCIATES, P.A.



Picture 3
View of existing sidewalk along Central Road looking north on 7/20/20

ENGINEERING DESIGN ASSOCIATES, P.A.



Picture 4
View of rear of dwelling on 7/20/20

ENGINEERING DESIGN ASSOCIATES, P.A.



Picture 5
View of southerly property line looking east from backyard on 7/20/20



Picture 6
View of northerly property line looking east from backyard on 7/20/20



CITY OF OCEAN CITY
DIVISION OF PLANNING
115 12th Street
OCEAN CITY, NJ 08226
609-399-6111 * FAX 609-525-2496

PART II
DEVELOPMENT APPLICATION

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION

CHECK ONE: ZONING BOARD APPLICATION X PLANNING BOARD APPLICATION _____

A. Applicant's Name WILLIAM & KAREN PERKINS

Applicant's Mailing Address 125 ALAMEDA AVE. ABSECON, NJ 08201

***Applicant's E mail Address** KDHANSON13@COMCAST.NET

Phone Number (Home) _____ **(Work)** _____

Owner's Name SAME AS ABOVE

Owner's Mailing Address SAME AS ABOVE

Relationship of applicant to owner (i.e. same person, tenant, agent, purchase under contract or other)
(Circle one)

Location of Premises 50-52 CENTRAL RD. OCEAN CITY, NJ 08226
(Street address)

Block(s) 70.05 **Lot(s)** 21 **Zone** G-45-5000
(Tax Map reference)

B. Description the application: ALTERATION TO EXISTING DUPLEX. CONVERTING EXISTING FIRST FLOOR DWELLING UNIT INTO A TWO CAR GARAGE. RENOVATION/ ADDITION TO EXISTING FIRST FLOOR PLAN, AND CONSTRUCTION OF A NEW SECOND FLOOR PLAN TO MATCH THE FIRST FLOOR. CONSTRUCTION OF A FIRST & SECOND FLOOR REAR DECK. RECONSTRUCTING EXISTING FIRST FLOOR SUNROOM WITHIN THE SAME FOOTPRINT, AND CONSTRUCTING A NEW SECOND FLOOR SUNROOM. CONSTRUCTION OF NEW STAIRS UP TO THE FIRST FLOOR AND SECOND FLOOR LEVELS.

C. Please check the type(s) of approvals requested:

- ☐ Minor Subdivision ☐ Major Subdivision ☒ "C" Variance ☐ "D" Variance
☐ Preliminary Site Plan ☐ Final Site Plan ☐ Conditional Use ☐ Appeal
☐ Interpretation ☒ Use Variance ☐ Minor Site Plan ☐ Amendment



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D. Request is hereby made for permission to (erect, alter, convert, use) a DUPLEX

1) Said property is: 50.00' x 110.00' (5,500 SQ. FT.)
(Give dimensions and area)
and has the following structures: TWO STORY DWELLING

2) Size and setbacks of existing building:

Width of building: <u>36.19'</u>	Length of building: <u>41.5'</u>
Height: <u>15.3' ABOVE Z.F.E.</u>	Stories: <u>TWO</u>
Front: <u>11.3'</u>	Rear: <u>56.8'</u>
Side: <u>10.05'</u>	Side: <u>3.59'</u>
% Building Coverage: <u>1,170 SQ. FT. (21.3%)</u>	% Impervious Surface Coverage: <u>42.6%</u>

3) Size and setbacks of proposed building and/or addition:

Width of building: <u>36.19'</u>	Length of building: <u>43.94'</u>
Height: <u>30' ABOVE Z.F.E.</u>	Stories: <u>2</u>
Front: <u>11.3'</u>	Rear: <u>41.9' TO STAIRS</u>
Side: <u>10.05'</u>	Side: <u>3.59'</u>
% Building Coverage: <u>1,434 SQ. FT. (26.1%)</u>	% Impervious Surface Coverage: <u>49.3%</u>

4) Date property acquired and prevailing zoning at time of acquisition: 2018

5) Has there been any previous appeal, requests or applications to this or any other City Boards, Construction Official, or other City Official involving these premises? YES x NO

"If yes, state the nature, date and the disposition of said matter include a copy of the Resolution, a copy of the building permit or any other pertinent information previously submitted"

Applicant applied for zoning and construction permits to restore duplex to pre-flood conditions. Permits were denied as cost of renovation of duplex would exceed 50% of the value of the existing structure and the owners are thus required to raise the structure to set the first habitable floor at the minimum required floor elevation. This is impracticable as the first floor of the structure is concrete block.



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- 6) When variance approvals are requested:
- Describe the exceptional conditions of property preventing application from complying with Zoning Ordinance.
 - Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

- 7) All applicants must complete the following, as applicable:

Type of construction: (frame, stone, brick, cement) MASONRY & FRAME STRUCTURE

Present use of existing building(s) and premises: RESIDENTIAL DUPLEX

Describe any deed restrictions affecting this property: N/A

Existing and proposed number of dwelling units: 2 / 2

Existing and proposed square footage of professional office: N/A

Existing and proposed gross floor area: 2,338 SQ. FT./2,466 SQ. FT.

Existing and proposed parking spaces: 0 EXISTING /4 PROPOSED

Existing and proposed number of lots: 1/1

Portion of lot being subdivided: N/A

Purpose for which lots will be utilized: RESIDENTIAL DUPLEX

Facilities for solid waste and recyclables.

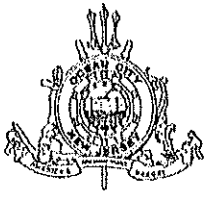
A photograph(s) of the land and building(s) involved in the application.

Names, addresses and E-mail of all expert witness proposed to be used: _____

Jamesechadwick@aol.com

- 8) If the applicant is a corporation or partnership, the names and addresses of all stockholders or partners owning 10% or greater interest in said corporation or partnership shall be set forth in accordance with P.L. 1977 Ch. 336.

(If applicable, attach list)



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ESCROW FEES SUBMITTED

FINANCIAL RESPONSIBILITY STATEMENT

Section 25-1300.15.2 Amounts Specified Are Estimates, of the Ocean City Zoning Ordinance, 88-27, Volume II, reads as follows:

The amounts specified for escrow deposits are estimates, and it is recognized additional escrow fees may be necessary in particular applications. In the event that more than the amount specified for escrow is required in order to pay the reasonable costs incurred, the applicant, shall prior to being permitted to move forward in the approval procedure, or prior to being permitted to move forward in the approval procedure, or prior to obtaining Certificates of Occupancy for any portion of the application project, pay all additional required sums.

I have read Section 25-1300.15.2 and understand that additional escrow fees may be charged at a later date. I herewith agree to pay these additional charged fees. If I fail to pay these fees when requested, I understand that the City will also charge reasonable attorney's fees for the collection of these fees.

Please Print Clearly

WILLIAM & KAREN PERKINS
(Name)

(609) 457-2559
(Daytime Phone)

125 ALAMEDA AVE. ABSECON, NJ 08201
(Billing Address)

x *William Perkins & Karen Perkins*
(Signature)

6-18-2020
(Date)

Note: The application will be deemed incomplete if all information above is not fully completed.



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WILLIAM & KAREN PERKINS Being duly sworn
(Name of Applicant or Attorney Representing)

according to law hereby certifies that the information presented in this application is true and accurate.

X *William & Karen Perkins*
Signature of Applicant/Attorney

If applicant is not the owner of the property, have owner sign below or file with application a letter signed by the owner consenting to this application.

The foregoing application is hereby consented to this _____ day of _____, 20____.

(Signature of property owner)

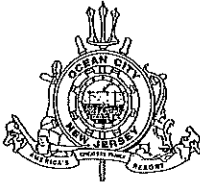
(Address)

(Telephone Number)

Sworn and subscribed before me:

This _____ day of _____ 20____

Signature of Person authorized to take oaths - Notary



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PART III

ADMINISTRATIVE COMPLETENESS

APPLICATION CHECKLIST

(Please submit with your application document)

NAME OF APPLICANT: WILLIAM & KAREN PERKINS

NAME OF OWNER: SAME AS ABOVE

NAME OF PROFESSIONAL(S): JAMES E. CHADWICK, P.E. & R.A.

Required Documents

- a) One original & 5 copies of the application WITH the completed Checklist X_____
- b) One original & 5 copies of the required plat meeting requirements set forth in Chapter 1500 of the City Ordinance X_____
- c) Required Application Fees as set forth in Chapter XXX of the City Code X_____
- d) Copy of CAFRA application or written explanation of why one isn't needed X_____
- e) Copy of NJDEP Wetlands application or written explanation of why one isn't needed X_____
- f) Current signed and sealed Survey of property (less than 1 year old) X_____
- g) Other submittals required by Board Professionals (if any) X_____
- h) Written description and justification for Waivers & Variances X_____
- i) Certified list of persons to whom notice must be sent, as compiled by the proper administrative officer of the appropriate municipality (Tax Assessor). X_____
- j) Proof from the Tax Collector that real estate taxes and local Assessments have been paid to date X_____
- k) (For Subdivisions only) A Certificate of Title N/A_____



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PLAT REQUIREMENTS

VARIANCE §25-1500.6.2

NAME OF APPLICANT: WILLIAM & KAREN PERKINS

NAME OF OWNER: SAME AS ABOVE

BLOCK: 70.05 LOT: 21 ADDRESS: 50-52 CENTRAL RD.

a. *General Requirements.* The plan for a variance shall be drawn at a scale of not less than twenty feet (20') to the inch, with North oriented to the top of the page, shall conform to the provisions of the New Jersey Map Filing Law, N.J.S.A. 46:23-9.9 et seq., and shall include or be accompanied by the information specified below:

1. The variance plan shall be based upon a current boundary survey prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys, certified to the owner and prepared or recertified not more than twelve (12) months prior to the date of application.

X _____

2. Spot elevations at all four (4) corners of the subject parcel (oceanfront parcels required two (2) additional spot elevations, one (1) at midpoint on each of the two (2) side lot lines).

X _____

b. *Title Block.* A title block shall appear on all sheets and include:

1. Title to read "Variance Plan."

X _____

2. Tax map sheet, block and lot designation.

X _____

3. Street address.

X _____

4. Name of the applicant and owner.

X _____

5. Date (of original and all revisions).

X _____

6. Name, signature, address and license number of the professional who prepared the plan.

X _____

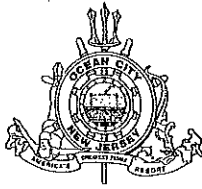
c. *Detailed Information.*

1. A key map (at a scale of not less than one inch (1") equals one thousand feet (1,000') with North oriented to top of the page, showing the location of the subject parcel with reference to surrounding areas, existing streets which intersect or border the parcel, the names of all such streets and any zone district boundaries and City boundary which is within five hundred feet (500') of the subject parcel.

X _____

2. The names and addresses of all owners, and property classifications of all parcels within two hundred feet (200') of the subject parcel as shown by the most recent records of the City.

X _____



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3. A portion of the current Ocean City Zoning Map showing the subject parcel and zone district boundaries, existing easements, watercourses, floodways and flood hazard areas within two hundred feet (200'), and the width of the right-of-way of each street within two hundred feet (200') of the subject parcel.

X_____

4. A zoning schedule showing all zoning requirements applicable to the parcel in question, existing conditions, proposed conditions and extent of applicant's compliance with the zoning requirements.

X_____

5. All existing structures, with an indication of those which are to be removed, and the front, rear and side yard dimensions of those to remain, referenced to existing lot lines.

X_____

6. All proposed private and public easements or rights-of-way and the purposes thereof.

X_____

7. North arrow.

X_____

8. Written and graphic scales.

X_____

9. All required endorsements or certifications and space for the appropriate signatures.

X_____

10. A copy of any existing or proposed covenants or deed restrictions applying to the land being subdivided or certification that none exists. Such certification may be in letter form signed by a member of the New Jersey Bar, by a title officer or authorized agent of a title insurance company licensed to do business in New Jersey.

n/a_____

11. Such other information as the Board Engineer and/or Planner may require or request during their review of the application.

X_____

Addendum to Zoning Variance Application

Perkins Duplex – 50-52 Central Rd, Ocean City, NJ

6.a: Describe the Exceptional Conditions of Property Preventing Application From Complying With Zoning Ordinance-

Response: The property contains an existing duplex located on a conforming non-alley lot. The duplex is a two-story, masonry and wood frame building with traditional first and second floor dwelling units. The property is located in a single-family zone so the duplex is an existing non-conforming use. The structure suffered significant water damage in Hurricane/Superstorm Sandy and in winter storm Jonas. The applicants/owners attempted to renovate the first-floor dwelling unit but were denied a building permit as the cost of the required work exceeds ½ of the value of the structure. Under these conditions the owner is required to raise the first habitable floor so that the floor is above the BFE+3' elevation. Typically, the entire physical structure would be raised/lifted. Such an operation is impractical in this instance, however, because the exterior first floor walls of the structure are constructed of 8" CMU. Given the above, and because the building has limited storage facilities and currently no on-site parking space, the applicants/owners proposes to eliminate the lower level dwelling unit and convert that space into garage and storage. The existing second floor dwelling unit will remain and the applicants/owner propose construction of a new dwelling unit above to replace the dwelling unit eliminated at the new garage level below. Even though the dwelling will remain a two-family structure a use variance is required due to construction of the new second floor dwelling unit. There is also a minor increase in floor area to aid the interior circulation. The applicants/owners also propose to eliminate the existing first floor sunroom to provide access to the new garage and will reconstruct the sunroom at the second floor above on the same footprint. The proposed work described above will also require bulk variances for the existing non-conforming side yard setback. These non-conforming setbacks are previously existing and are merely being relocated upwards as a result of the relocation of habitable space eliminated at the ground floor level of the structure.

6.b: Supply a Statement of Facts Showing Why Relief Can Be Granted Without Substantial Detriment to the Public Good and Will Not Substantially impair The Intent and Purpose and of the Zone Plan and Zoning Ordinance-

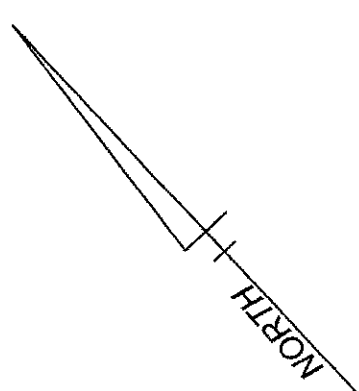
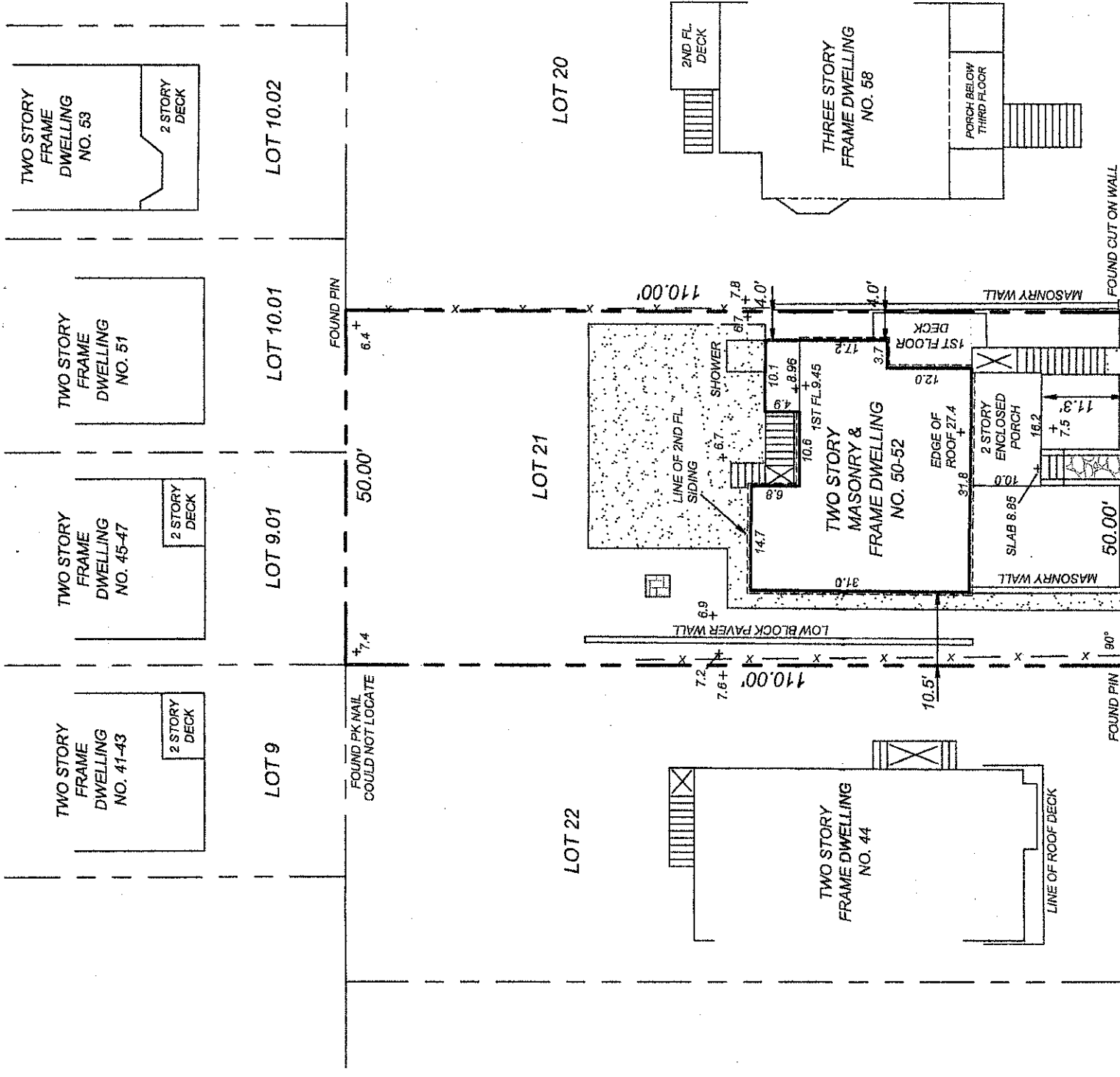
Response: The applicants do not desire to spend many thousands of dollars to raise the habitable floor level of their structure however the FEMA guidelines as enforced by the city construction office are quite clear that the lowest habitable floor level must be elevated to safeguard their home and valuables above flooding levels.

The applicants propose to make their structure building code compliant and FEMA compliant by reconstructing the eliminated dwelling unit above the existing structure and converting the former lower level dwelling unit into garage and storage. As a result, a site that currently has no on-site parking will now be provided with four (4) conforming on-site parking spaces. Despite adding a new floor level, the building will still be in compliance with the allowable building height. In the course of the work a first-floor deck that substantially encroaches into the side yard setback will be removed and the applicant will incorporate additional changes to the façade of the building so as to significantly improve the aesthetics of the structure.

In conjunction with altering the structure to re-create the dwelling unit eliminated at the ground floor level the applicant has proposed a small increase in floor area at the rear of the building to accommodate a new small bathroom and closet at each habitable floor level. Despite this small addition, the structure has a calculated building coverage of 26.1% as compared to the 35%

allowable. Additionally, the calculated impervious coverage of 49.3% is significantly below the allowable 60%.

Based upon the above, it is the opinion of the writer that there are significant benefits to be derived by approval of this project and that the benefits to be obtained outweigh any detriment related to that approval. The writer believes that the variances can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance. The elimination of the grade level dwelling unit is not a voluntary action but is one of necessity and code compliance due to the repetitive losses incurred at the property and the implementation of the FEMA 50% rule. Denial of the ability to reconstruct the dwelling unit would be considered an extreme undue hardship upon the applicant. The significant aesthetic improvements are a valid special reason for granting the required use variance



**BLOCK
70.05**

5-9-20, REVISIONS AT FRONT PORCH & DECK

**SURVEY OF
EXISTING IMPROVEMENTS**

NOT FOR CONVEYANCE

**LOT 21 BLOCK 70.05
CITY OF OCEAN CITY
CAPE MAY COUNTY, NJ**

DATE : APRIL 23, 2020 SCALE : 1" = 20' DWN.BY : JAS

**SCHWAB LAND SURVEYING
AND PLANNING, LLC**

8 EAST 10TH STREET
OCEAN CITY, NJ 08226

TELE 609-398-0565

CERTIFICATE OF AUTHORIZATION NO. 24GA28101500

FILE : 20-040 FIELD BOOK :

ISSUED TO:
JAMES E. CHADWICK, PE, RA.

+ X.X = EXISTING NAVD 1988 ELEVATION

THIS SURVEY IS FOR USE IN APPLYING FOR MUNICIPAL
APPROVAL OF NEW CONSTRUCTION. THE SURVEYOR WILL
ACCEPT NO RESPONSIBILITY FOR ITS USE FOR ANY OTHER
PURPOSE.

Job 5/9/20

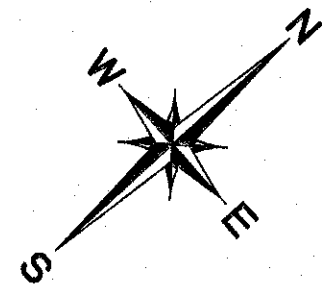
JAMES E. SCHWAB III
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. 24GS03353600
PROFESSIONAL PLANNER
NEW JERSEY LIC. 31LI00408600

230.0'
FROM LOT 21 TO BATTERSEA ROAD

+BC 5.19
TC 5.49

+BC 5.43
TC 5.60

CENTRAL ROAD (70' WIDE)



TWO STORY
FRAME DWELLING
NO. 41-43

TWO STORY
FRAME DWELLING
NO. 45-47

TWO STORY
FRAME DWELLING
NO. 51

TWO STORY
FRAME DWELLING
NO. 53

LOT 9

LOT 9.01

LOT 10.01

LOT 10.02

FOUND PK NAIL
COULD NOT LOCATE

50.00'

FOUND PIN

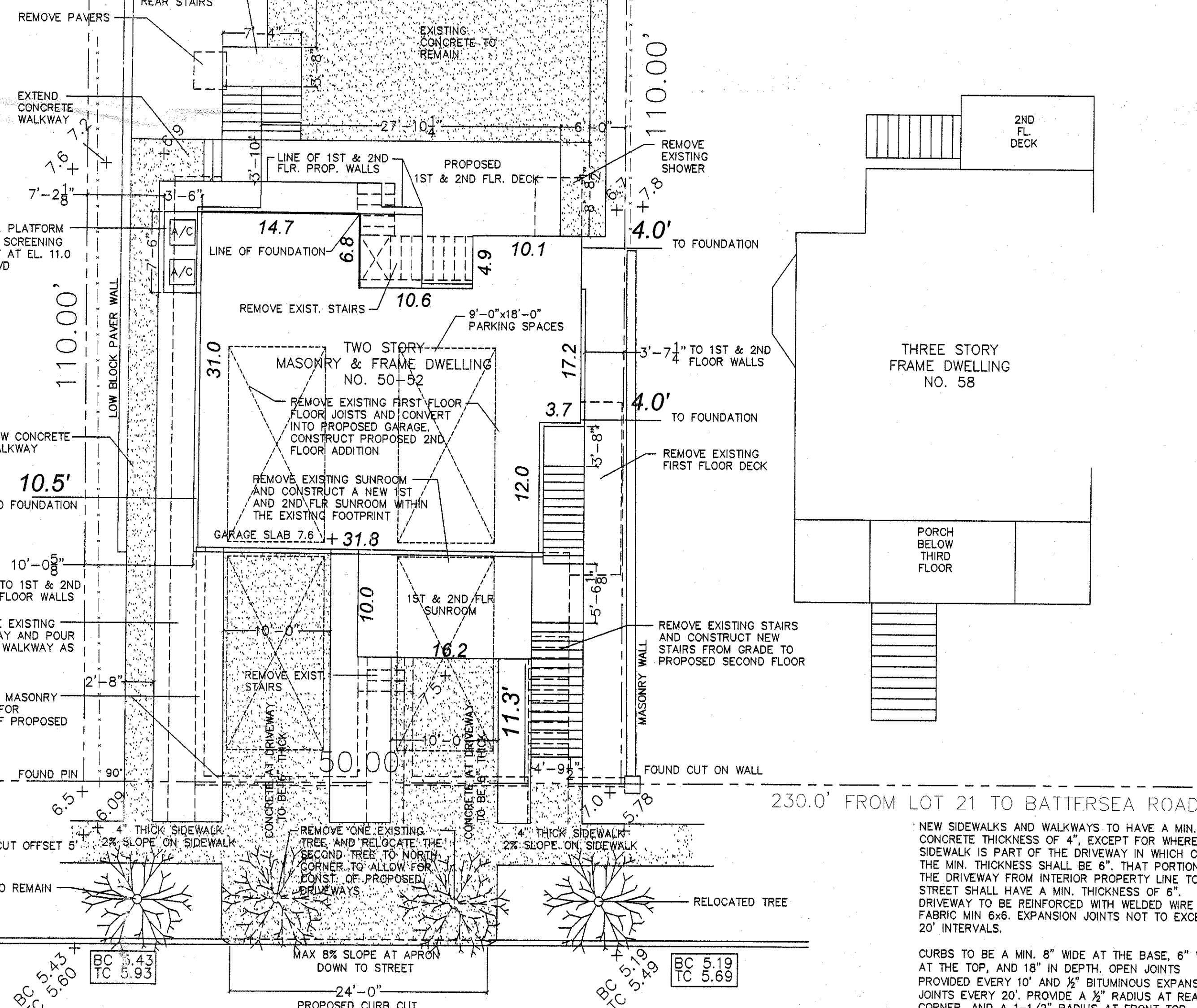
PROJECT SITE IS IN FEMA FIRM
FLOOD ZONE AE9 WITH B.F.E. 9.0 NAVD

GUTTERS AND DOWNSPOUTS WILL BE INSTALLED

BLOCK
70.05
LOT 21

LOT 20

LOT 22



NOTE:
LOT DIMENSIONS, BUILDING SETBACKS, AND LOT
ELEVATIONS ARE SHOWN AS TAKEN FROM SURVEY
OF EXISTING IMPROVEMENTS OF THE SUBJECT PREMISES
PREPARED BY SCHWAB LAND SURVEYING & PLANNING, LLC
UNDER FILE NO. 20-040 AND DATED 5/09/20

Elevation Datum
NAVD 1988

GRAPHIC SCALE
1/8" = 1'-0"

CENTRAL ROAD (70' WIDE)

ZONING CONFORMANCE SCHEDULE

ZONING DISTRICT: G-45-5000 (GARDENS-45-5000 ZONE)				
ITEM	EXISTING	PROPOSED	ALLOWABLE/ REQUIRED	CONFORM TO ZONING
USE	DUPLEX	DUPLEX	SINGLE FAMILY DWELLING	VARIANCE REQUIRED
LOT AREA	5,500 S.F.	5,500 S.F.	5,000 S.F.	YES
LOT WIDTH	50.0'	50.0'	45.0'	YES
LOT DEPTH	110.0'	110.0'	100.0'	YES
FRONT YARD SETBACK	11.3'	11.3' TO SUNROOM	15'	VARIANCE REQUIRED
MINIMUM SIDE YARD SETBACK (NORTHEAST SIDE)	3.59' TO BUILDING	3.59' TO BUILDING	6'	VARIANCE REQUIRED
MINIMUM SIDE YARD SETBACK (SOUTHWEST SIDE)	10.05' TO BUILDING	10.05' TO BUILDING	7'	YES
AGGREGATE SIDE YARD SETBACK	13.64'	13.64'	13'	YES
REAR YARD	56.7' TO BUILDING	41.9' TO STAIRS	27.5'	YES
BUILDING COVERAGE	1,170 S.F. (21.3%)	1,434 S.F. (26.1%)	35%	YES
IMPERVIOUS SURFACE COVERAGE	2,345 (42.6%)	2,708 (49.3%)	60%	YES
BUILDING HEIGHT	15.3' ABOVE Z.F.E.	30' ABOVE Z.F.E.	30' (PITCHED ABOVE Z.F.E.)	YES
TOTAL STORIES	2	2	2.4	YES
NUMBER OF PARKING SPACES	0	4	4	YES
FLOOR AREA RATIO	2,292.5 SQ FT. = 41.6%	2,470 SQ FT. = 44.9%	75%	YES

BOARD CHAIRMAN

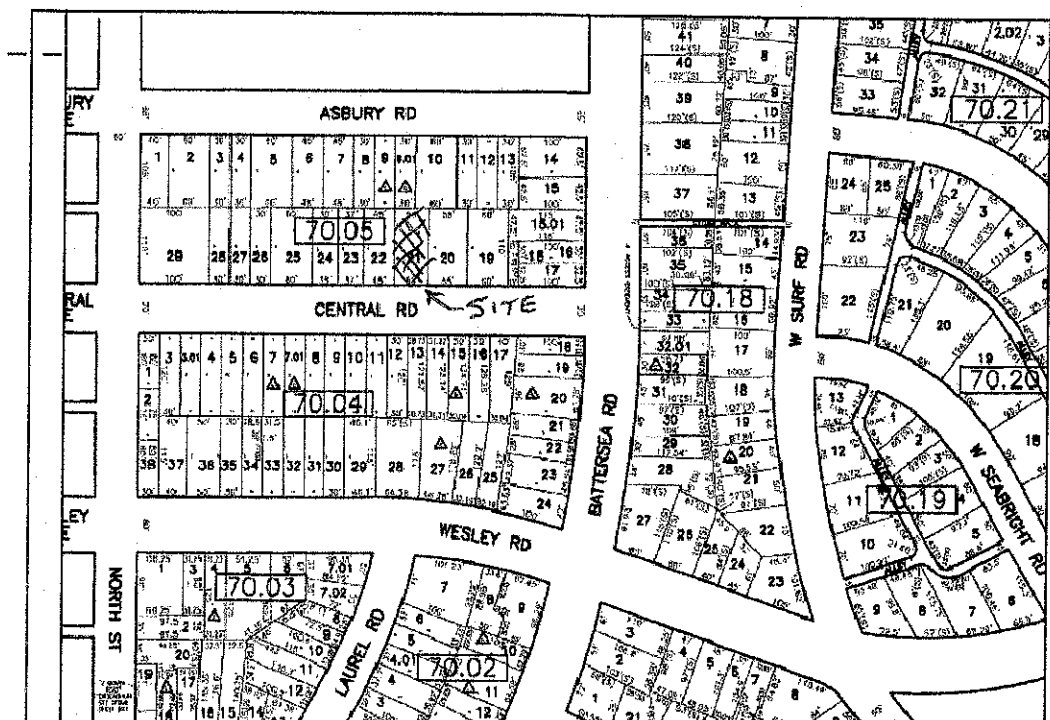
DATE

BOARD ENGINEER

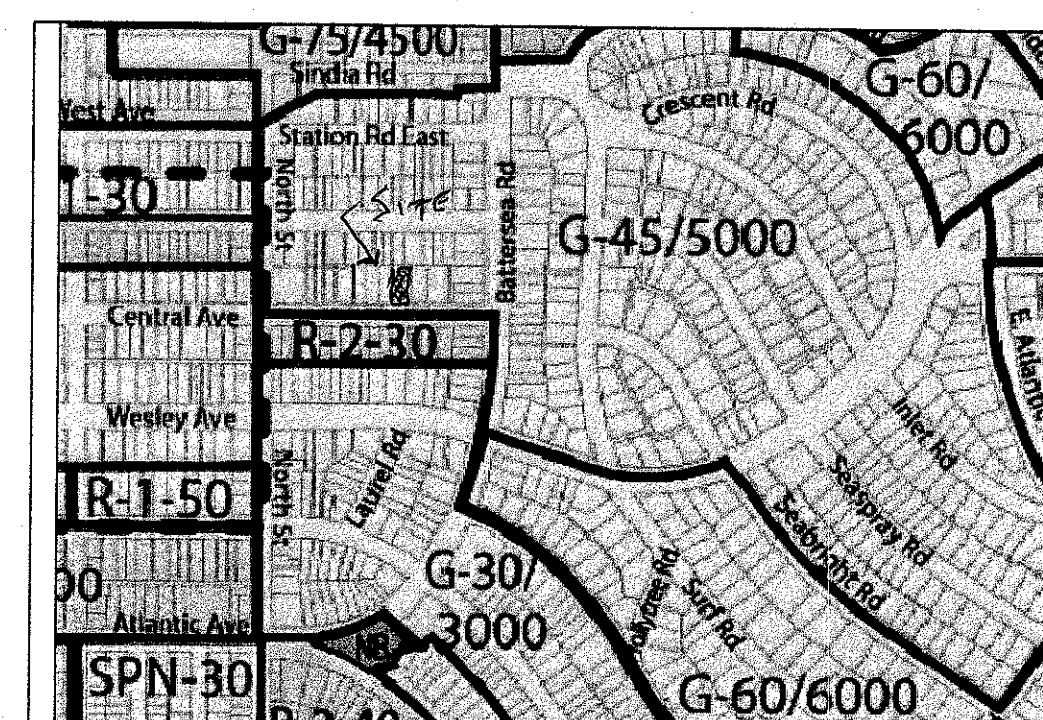
DATE

BOARD SECRETARY

DATE



AREA / TAX MAP
TAKEN FROM OCEAN CITY TAX MAP

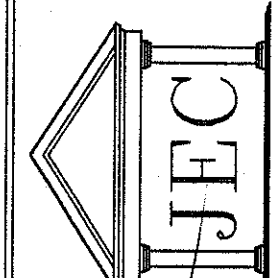


KEY / ZONING MAP
TAKEN FROM OCEAN CITY ZONING MAP

LIST OF OWNERS WITHIN 200'

UTILITIES 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 RD FL 2 BERLIN, NJ 08009			
CAPE MAY CO. MUNICIPAL UTILITIES AUTHORITY ATTN: CORPORATE SECRETARY 1825 ROUTE 9 NORTH CAPE MAY COURT HOUSE, NJ 08210			
NEW JERSEY AMERICAN WATER CO. JAMES RUNNER, MANAGER 3215 FIRE RD EGG HARBOR TWP, NJ 08224-5857			
COMCAST CABLE ATTN: GREGORY SMITH, PROJECT MANAGER 801 WEST LEEDES AVE ATLANTA, GA 30321			
ATLANTIC CITY ELECTRIC COMPANY 8100 HARDING HIGHWAY SUITE 909 MAYLANDING, NJ 08050			
TO ALL APPLICANTS: PLEASE BE ADVISED THAT IT IS THE APPLICANT'S BURDEN TO DETERMINE WHETHER THE CAPE MAY COUNTY PLANNING BOARD AND/OR THE COMMISSIONER OF THE NJ DEPARTMENT OF TRANSPORTATION MUST BE PROVIDED NOTICE IN ACCORDANCE WITH N.J.S.A. 15:28D-12			
Rev: 2/10/2017			
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS
70.00	10-51 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.01	10-52 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.02	10-53 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.03	10-54 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.04	10-55 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.05	10-56 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.06	10-57 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.07	10-58 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.08	10-59 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.09	10-60 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.10	10-61 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.11	10-62 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.12	10-63 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.13	10-64 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.14	10-65 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.15	10-66 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.16	10-67 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.17	10-68 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.18	10-69 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.19	10-70 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.20	10-71 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.21	10-72 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.22	10-73 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.23	10-74 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.24	10-75 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.25	10-76 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.26	10-77 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.27	10-78 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.28	10-79 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.29	10-80 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.30	10-81 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.31	10-82 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.32	10-83 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.33	10-84 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.34	10-85 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.35	10-86 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.36	10-87 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.37	10-88 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.38	10-89 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.39	10-90 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.40	10-91 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.41	10-92 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.42	10-93 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.43	10-94 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.44	10-95 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.45	10-96 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.46	10-97 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.47	10-98 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.48	10-99 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226
70.49	10-100 CENTRAL RD OCEAN CITY, NJ	2	CLIFF, JONAS & ALICIA N 10 CENTRAL RD OCEAN CITY, NJ 08226

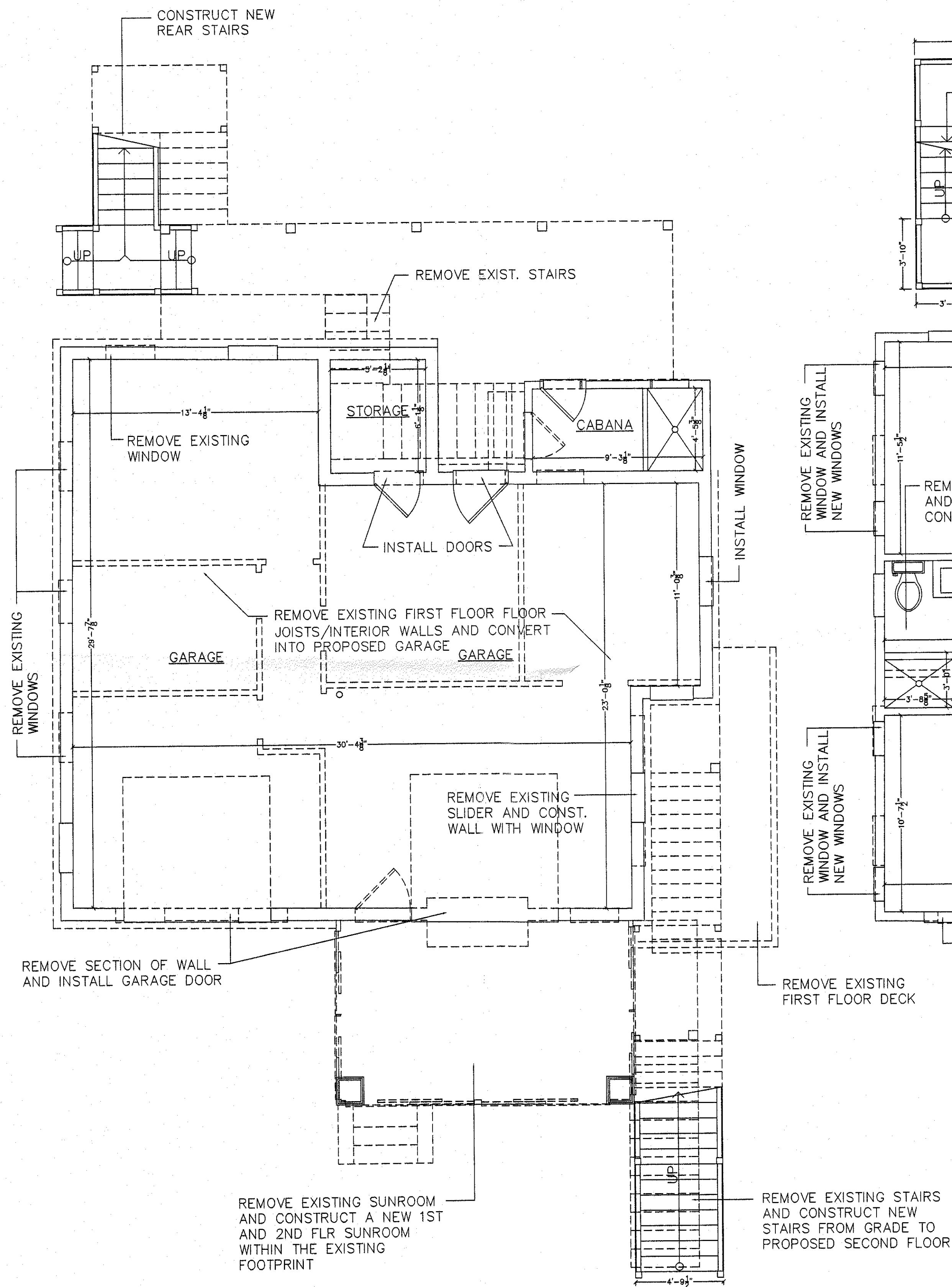
JAMES E. CHADWICK, P.E. & R.A., L.L.C.
ENGINEER - ARCHITECT - DESIGN CONSULTANT
1348 ASBURY AVE., GROUND FLOOR, OCEAN CITY, NEW JERSEY 08226
PHONE: (609) 391-6460 FAX: (609) 391-6463



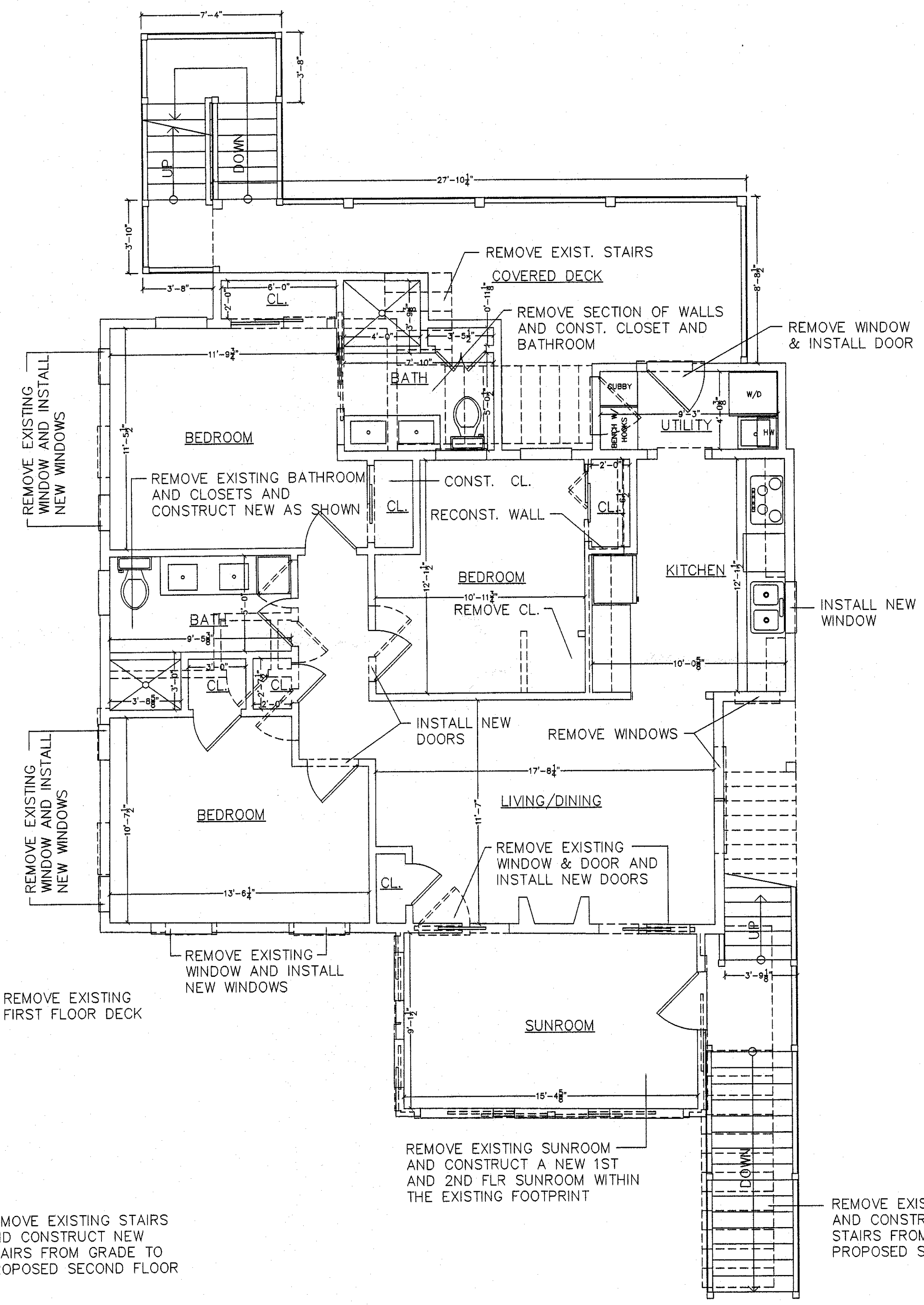
JAMES E. CHADWICK
N.J.P.E. No. 06 40653
N.J.R.A. No. A 13013

VARIANCE PLAN FOR PROPOSED ADDITION/
RENOVATION TO EXISTING DUPLEX
OWNER/APPLICANT: WILLIAM & KAREN PERKINS
50 CENTRAL RD., LOT 21, BLOCK 70.05
OCEAN CITY, CAPE MAY CO., NEW JERSEY

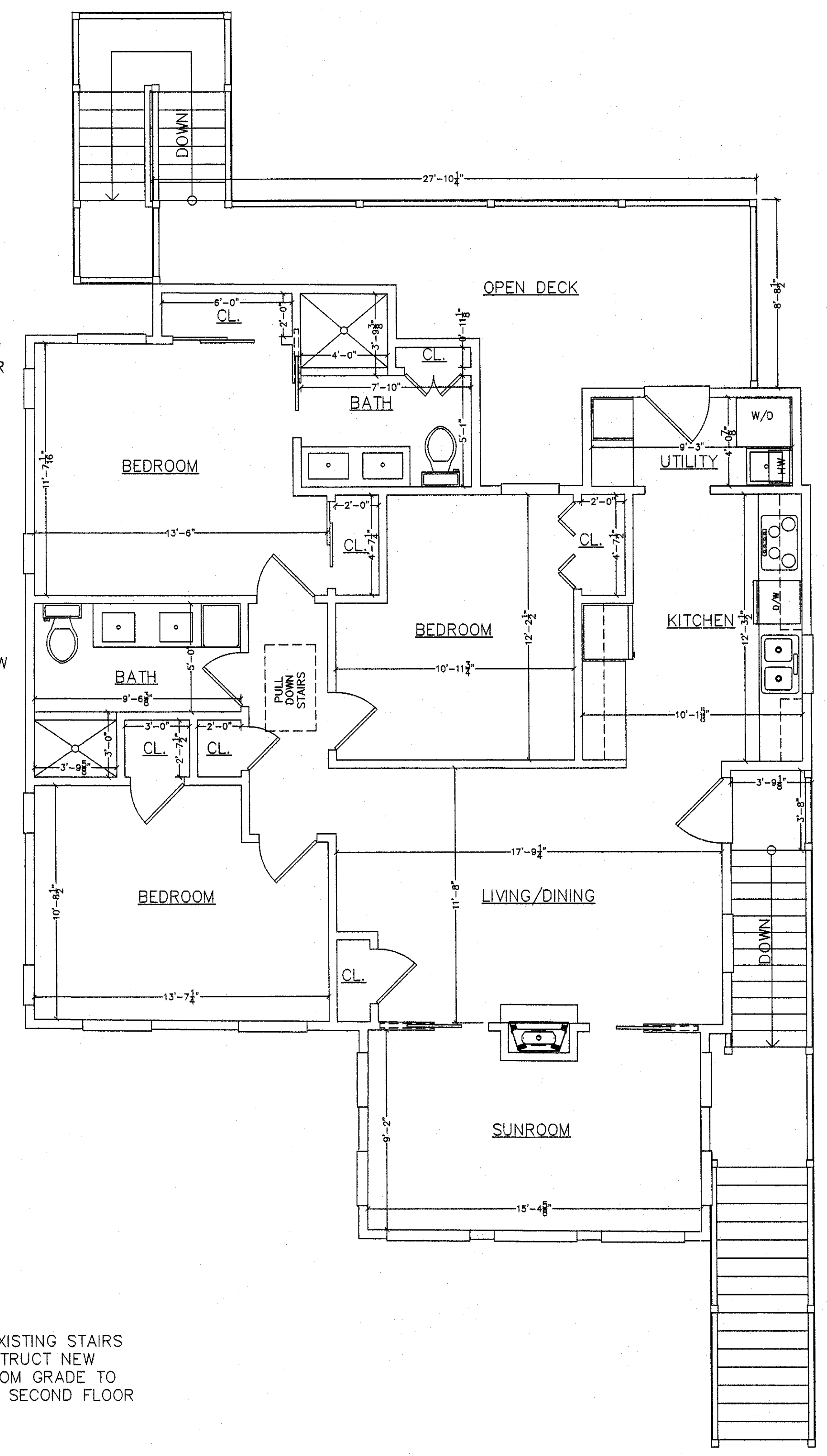
REVISIONS
DATE
PROJECT NO. 2067
DRAWN BY MJS/JEC
CHECKED BY JEC
DATE 6/22/20
DRAWING NO. C-1547
SHEET NO. 1 OF 1



GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

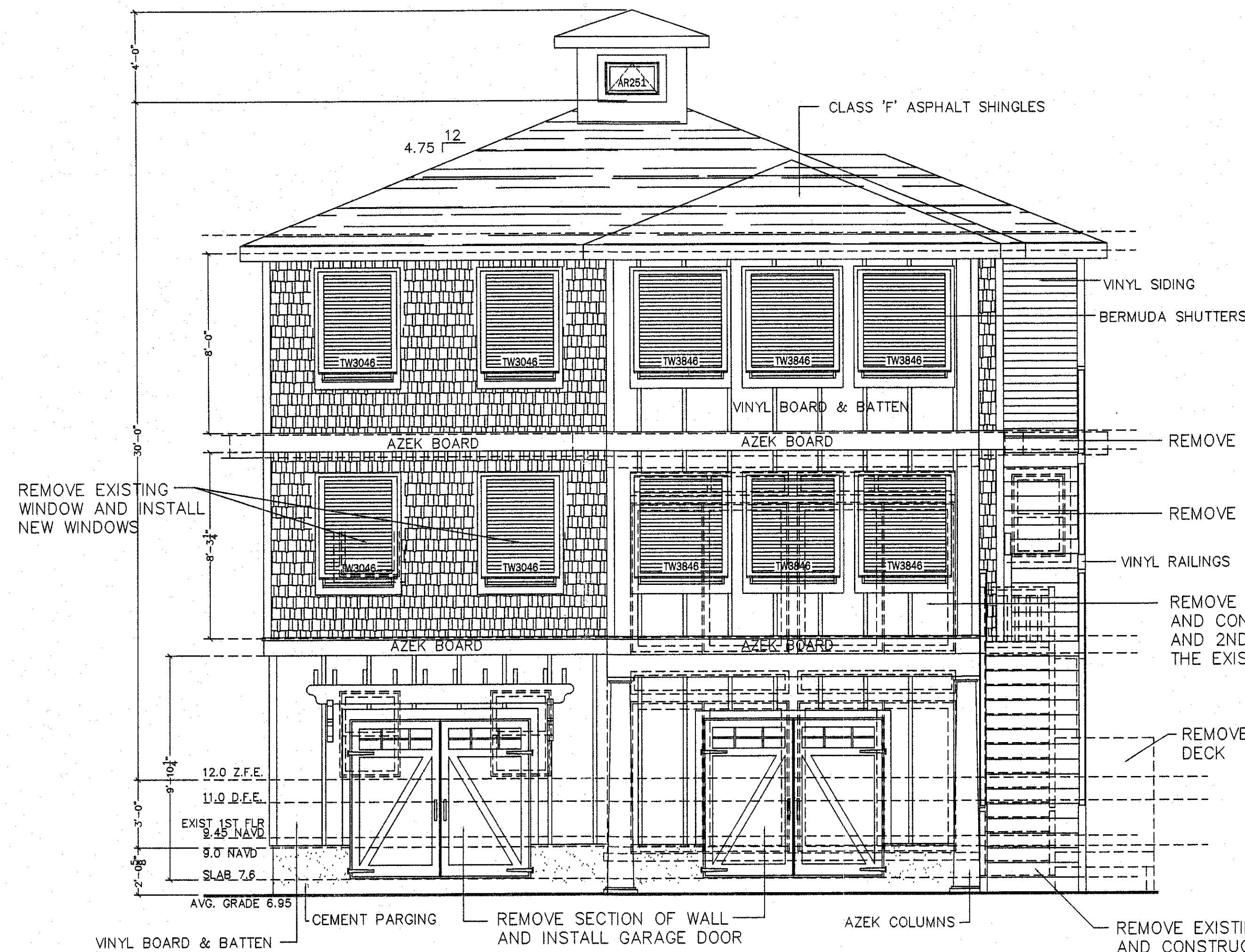


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



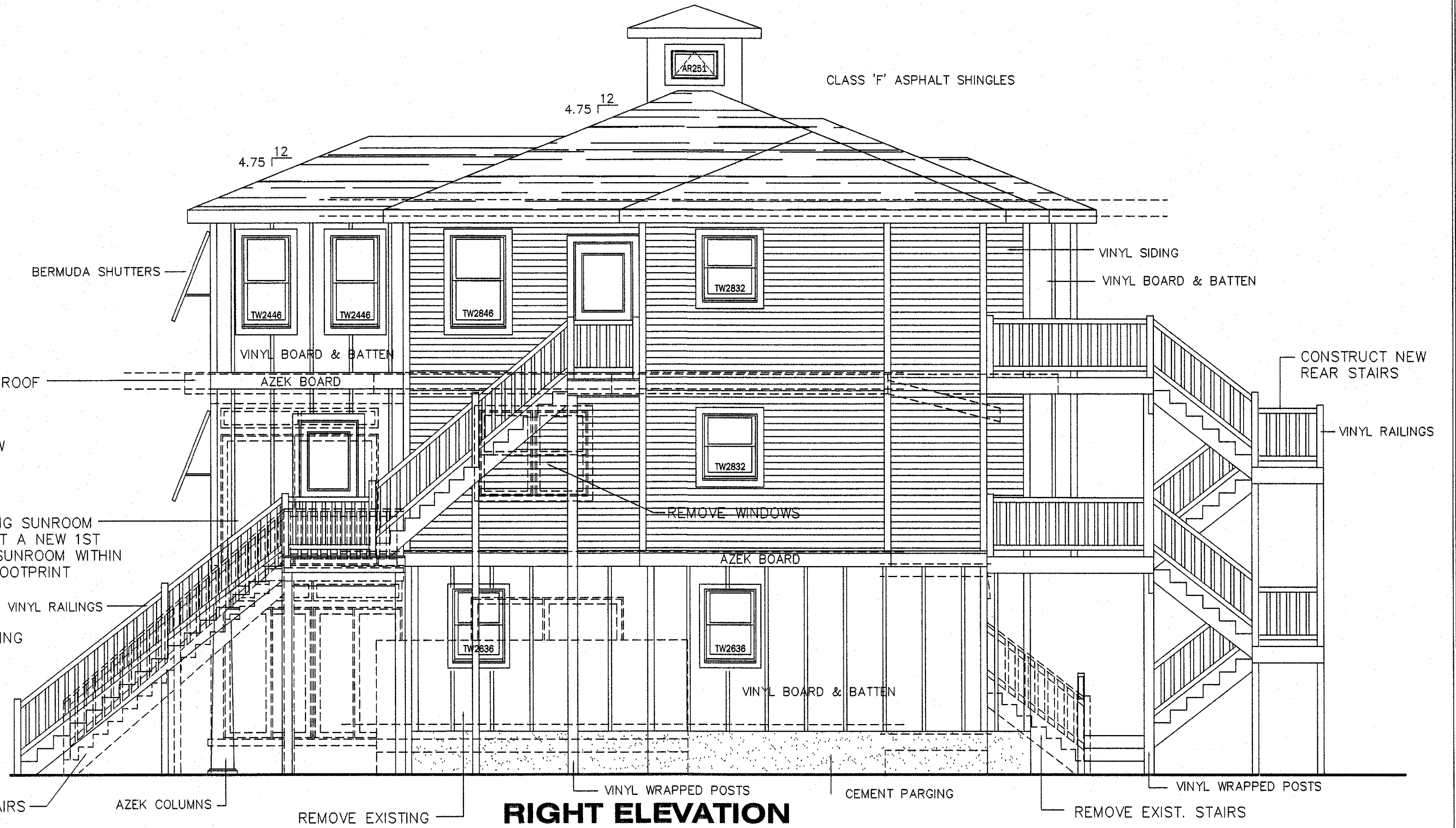
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

JAMES E. CHADWICK, P.E. & R.A., L.L.C. ENGINEER - ARCHITECT - DESIGN CONSULTANT 1348 ASBURY AVE. GROUND FLOOR, OCEAN CITY, NEW JERSEY 08226 PHONE: (609) 391-6460 FAX: (609) 391-6463	
VARIANCE PLAN FOR PROPOSED ADDITION/ RENOVATION TO EXISTING DUPLEX OWNER/APPLICANT: WILLIAM & KAREN PERKINS 50 CENTRAL RD., LOT 21, BLOCK 70.05 OCEAN CITY, CAPE MAY CO., NEW JERSEY	
PROJECT NO. 2567 DRAWN BY MJS/JEC CHECKED BY JEC DATE 6/22/20	REVISIONS DATE
DRAWING NO. C-1547 SHEET NO. 2 OF 3	



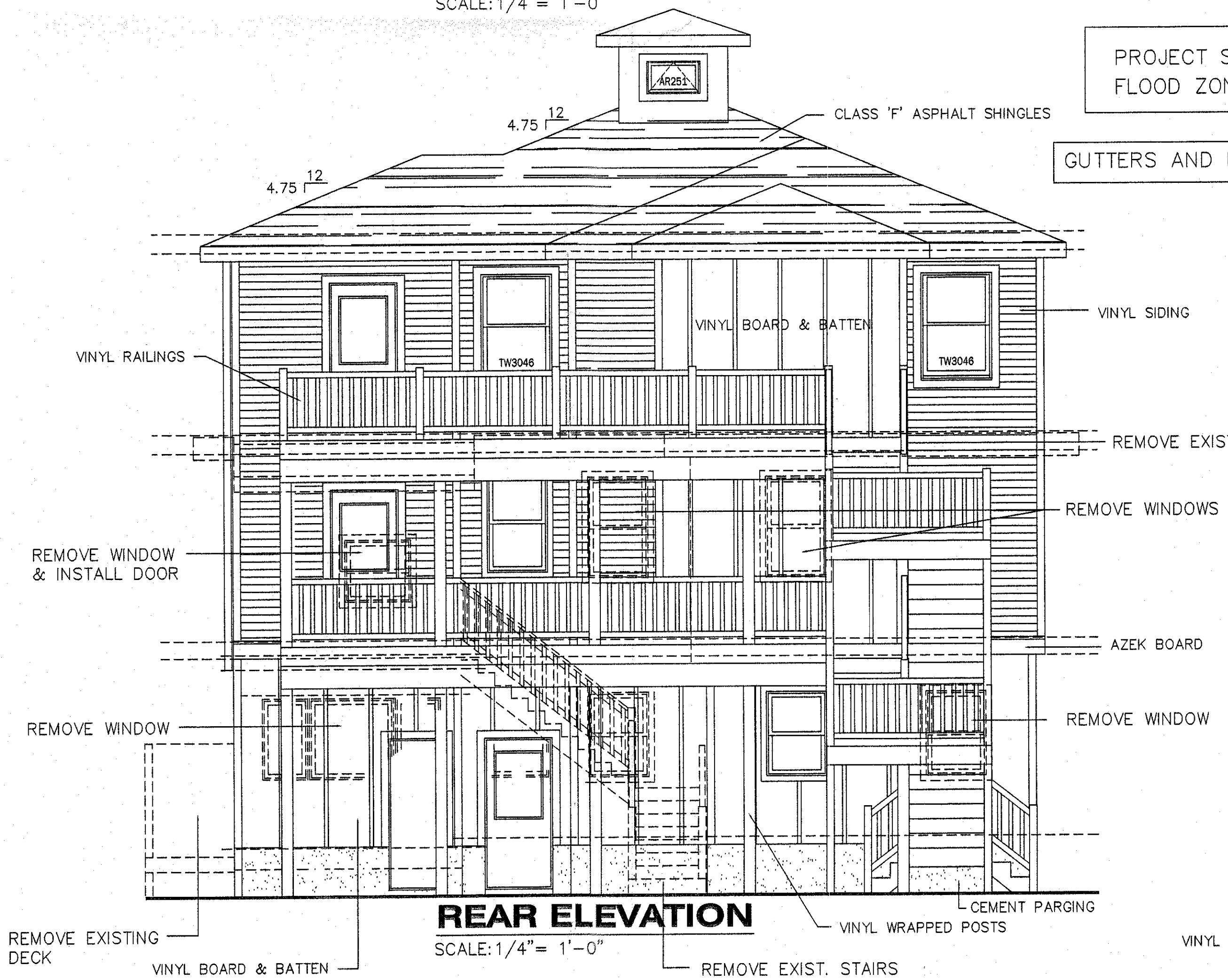
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

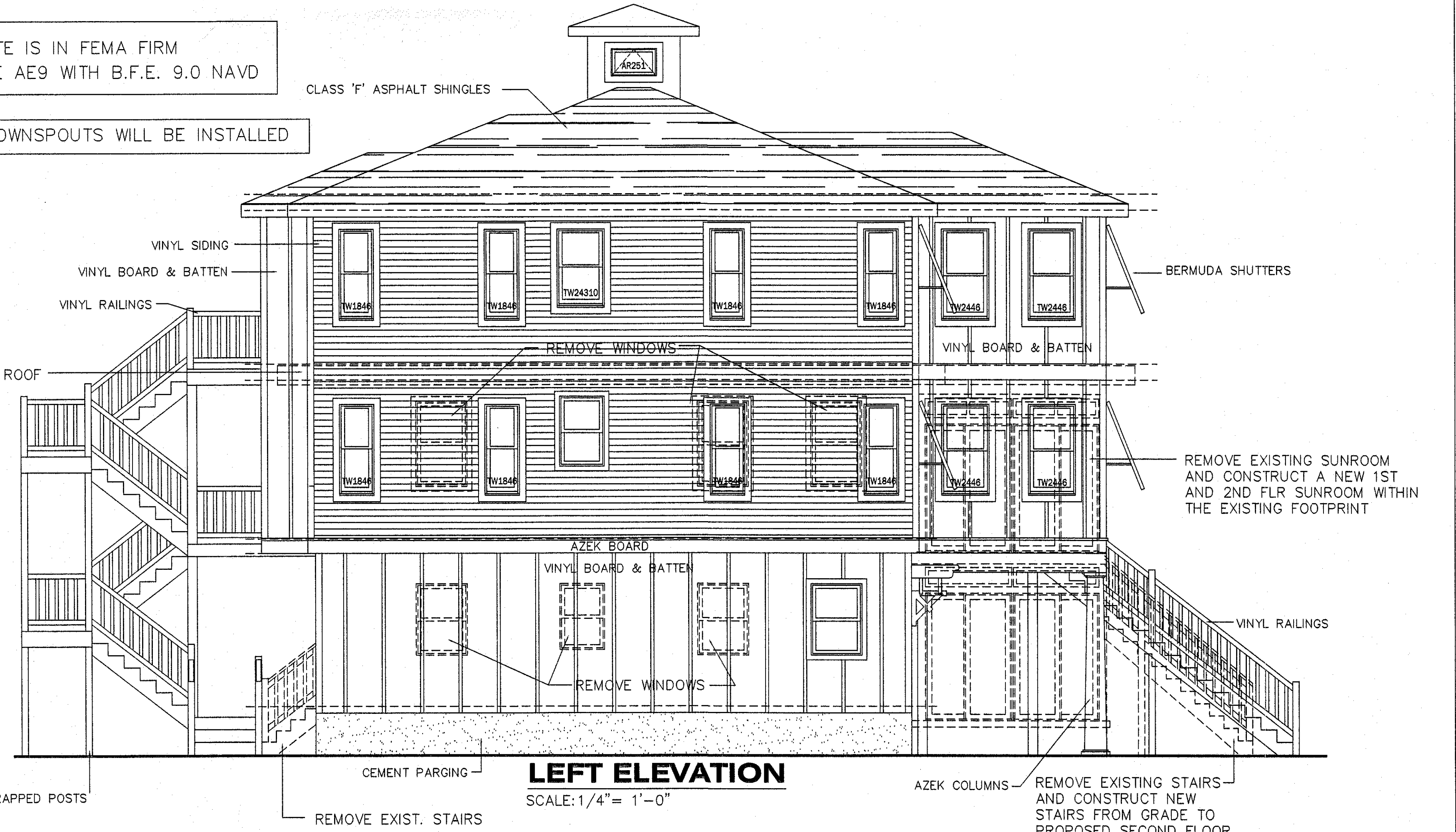


REAR ELEVATION

SCALE: 1/4" = 1'-0"

PROJECT SITE IS IN FEMA FIRM
FLOOD ZONE AE9 WITH B.F.E. 9.0 NAVD

GUTTERS AND DOWNSPOUTS WILL BE INSTALLED



LEFT ELEVATION

SCALE: 1/4" = 1'-0"