

CITY OF CAPE MAY
ZONING BOARD OF ADJUSTMENT DECISIONS 2024

DATE HEARD	APPLICANT	ADDRESS	BLOCK/LOT	ZONE	APPROVALS/VARIANCES REQUESTED	DECISION
1/25/2024	Lisa Caselton	217 Perry Street	1038/5.01	R-S Residential Seasonal	Appeal from Decision of Administrative Officer – Zoning Officer	Decision Affirmed
1/25/2024	Bassett Family LLC	701 Kearney Avenue	1063/9	R-S Residential Seasonal	525-60J(6) Minimum Roof Slope Two-year Extension of Time of Prior Variance/Waiver Approval	Approved
1/25/2024	Cape Home Investments II LLC	401 Pittsburgh Avenue	1165/4.02	R-3 Medium Density Residential	525-16B(1) Table 1 Building Setback	Approved
2/22/2024	Valerie Allen	604 Reading Avenue	1121/15	R-2 Low Medium Density Residential	525-15B(1) Table 1 Lot Size 525-15B(1) Table 1 Building Setback	Approved
2/22/2024	Thomas and Gigi Lord	1239 New York Avenue	1132/27	R-2 Low Medium Density Residential	525-52 Floor Area Ratio (FAR) – “d” 525-15B(1) Table 1 Lot Size 525-15B(1) Table 1 Building Setback – New York Avenue 525-15B(1) Table 1 Building Setback – Trenton Avenue 525-15B(1) Table 1 Side Yard Setback 525-15B(2) Lot Coverage 525-55A(3)(f) Accessory Detached Garage – Front Yard Setback 525-55A(3)(g) Accessory Detached Garage – Rear Yard Setback 525-55A(3)(h) Accessory Detached Garage – Front Yard Setback 525-56A Clear Sight Triangle	Approved
4/25/2024	Dev Jagadesan	918 Columbia Avenue	1089/8	R-3A Medium Density Residential	525-16.1A & 525-9 Use	Approved
4/25/2024	JTG Group LLC	1382 Lafayette Street	1145/6	R-2 Low Medium Density Residential	525-15A Use (Expansion of Non-conforming Use) 525-15B(1) Table 1 Building Setback 525-15B(2) Lot Coverage 525-49C(1) & (2) Parking 525-49B(1) Buffer 525-60D Stone Lot	Approved
4/25/2024	Fern and Kevin Watters	1218 New York Avenue	1131/11 & 12	R-2 Low Medium Density Residential	525-52 Floor Area Ratio 525-49C(1) Parking	Approved
5/23/2024	Steven and Catherine Clemens	504 Jefferson Street	1074/8	R-S Residential Seasonal	525-62A(1)(a) Swimming Pool & Patio – Setback 525-62A(2) Swimming Pool Setback from Structure	Approved

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5/23/2024	WCA Preservation Holdings LLC	1408 & 1410 Texas Avenue	1160/59-62	N-C Neighborhood Commercial (Lot 59)	Minor Subdivision 525-25A Use (Non-conforming use) New Lot 59.01 525-25B(1) Table 1 Lot Size - New Lot 59.01 525-25B(1) Table 1 Building Setback - New Lot 59.01 525-25B(1) Table 1 Lot Width & Lot Frontage - New Lot 59.01 525-25B(1) Table 1 Side Yard Setback - New Lot 59.01 525-16B(1) Table 1 Building Setback - New Lot 59.02 525-16B(1) Table 1 Lot Width & Lot Frontage - New Lot 59.02 525-16B(1) Table 1 Rear Yard Setback - New Lot 59.02 525-14B(1) Table 1 Side Yard Setback - New Lot 59.02 525-49C(1) Parking - New Lot 59.02 N.J.S. 40:55D-35 Planning Variance – Lot(s) not Abutting a Street	Approved
6/27/2024	Marc Jacoby & Roxanne Went	434 West Perry Street	1031/10	R-2 Low Medium Density Residential	525-15A & §525-9 Use (Expansion of Non-conforming Use & 2 Uses) 525-15B(1) Table 1 Lot Width & Lot Frontage 525-15B(1) Table 1 Rear Yard Setback 525-49C(1) Parking Waiver of Site Plan	Approved
6/27/2024	1134 Lafayette LLC	1134 Lafayette Street	1113/8	R-2 Low Medium Density Residential	525-15B(1) Table 1 Building Setback	Approved
6/27/2024	Rauna Fuller and Bernadette McGlade	1326 New York Avenue	1147/20 & 21	R-2 Low Medium Density Residential	525-73(E) Further Expansion of a Structure Approved by Variance Relief	Approved
7/25/2024	Frank and Joyce Doherty	1832 Maryland Avenue	1223/8	R-3 Medium Density Residential	525-52 Floor Area Ratio (FAR)	Approved
8/22/2024	Donna and John Doherty	211 Grant Street	1022/23	R-2 Low Medium Density Residential	525-52 Floor Area Ratio (FAR) 525-15B(1) Table 1 Lot Size 525-15B(1) Table 1 Lot Width & Lot Frontage 525-15B(1) Table 1 Rear Yard Setback 525-15B(1) Table 1 Side Yard Setback 525-15B(2) Lot Coverage 525-72D Nonconforming Structure on Nonconforming Lot	Approved
8/22/2024	James and Carol Raimo	266 Grant Street	1019/7	R-2 Low Medium Density Residential	525-15B(1) Table 1 Lot Size 525-15B(1) Table 1 Lot Width & Lot Frontage 525-15B(1) Table 1 Building Setback 525-15B(2) Lot Coverage 525-52 Floor Area Ratio (FAR)	Denied

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9/26/2024	Timothy Little	925 Benton Avenue	1085/12 & 13	R-3A Medium Density Residential	525-16.1B(1) Table 1 Lot Size 525-16.1B(1) Table 1 Building Setback – Benton Avenue 525-16.1B(1) Table 1 Building Setback – Queen Street	Approved
9/26/2024	Michael Wood	413 Broadway	1032/1	R-2 Low Medium Density Residential	Site Plan, Preliminary & Final – Amended 525-15A Use (Expansion of Non-conforming use) 525-15B(1) Table 1 Building Setback Line – Broadway	Approved
9/26/2024	Oceanfront Properties LLC	1045 Beach Avenue	1101/7, 8 & 9	C-3 Hotel-Motel	Site Plan, Preliminary & Final 525-24A(2)(g) Use/Accessory Use >25% 525-24B(1) Table 1 Building Setback-Accessory Outdoor Lounge 525-24B(2) Lot Coverage 525-60E(6) Parking Setbacks 525-49C Parking Number 525-49B(1) Parking Buffer	Denied
10/24/2024	Franklin Perth LLC	22 Stockton Place	1062/2	R-S Residential Seasonal	525-19B(1) Table 2 Lot Size & Lot Size Per Unit 525-19B(1) Table 2 Lot Width & Lot Frontage 525-19B(1) Table 2 Building Setback – Stockton Place 525-19B(1) Table 2 Side Yard Setback 525-49C(1) Parking 525-72D Nonconforming Structure on Nonconforming Lot	Approved
10/24/2024	William and Elizabeth Grace	1405 Harbor Lane	1160/76, 76.01 & 77	R-3 Medium Density Residential	525-16B(1) Table 1 Lot Size 525-16B(1) Table 1 Lot Width & Lot Frontage 525-16B(1) Table 1 Building Setback 525-16B(1) Table 1 Side Yard Setback (Both Sides) 525-73D Nonconforming Structure on Nonconforming Lot	Approved
10/24/2024	Cape Home Investments II LLC	401 Pittsburgh Avenue	1165/4.02	R-3 Medium Density Residential	525-73D Zoning Review Pool that Conforms with Ordinance	Approved
11/14/2024	Jack and Eileen Oakes	1145 Washington Street	1113/22	R-2 Low Medium Density Residential	525-15B(1) Table 1 Lot Size 525-55A(3)(e) Setback to Adjacent Building 525-55A(3)(g) Garage Setback to Rear Lot Line 525-55A(3)(h) Garage Setback to Side Lot Line	Approved

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11/14/2024	Michael Kennedy	722 Columbia Avenue	1071/6	R-S Residential Seasonal	525-19B(1) Table 1 Lot Size 525-19B(1) Table 1 Building Setbacks 525-19B(1) Table 1 Rear Yard Setback 525-19B(2) Table 1 Lot Coverage	Approved
11/14/2024	Edward and Linda Farrington	1012 Pittsburgh Avenue	1156/13.01	R-4 Modified Medium Density Residential	525-73E Zoning Review of Further Expansion of a Nonconformity of Previous Approval 525-17B(1) Table 1 Lot Size 525-17B(1) Table 1 Front Yard Setback 525-17B(2) Lot Usage Ratio	Denied
12/12/2024	Christopher Rohner	1514 Velvento Avenue	1176.02/1.08	R-1 PW Low Density Residential	525-57E(3) Fence Height – 6’ Height in Front Yard	Denied
12/12/2024	Ana Diez Roux and Jose Tapia Granados	502 West Perry Street	1032/2 C-502	R-2 Low Medium Density Residential	525-15A & 525-9 Use (Expansion of Non-conforming Use[s]) 525-15B(1) Table 1 Lot Width & Lot Frontage 525-15B(2) Lot Coverage 525-55A(3)(h) Side Yard - Accessory Garage 525-55A(3)(e) Side Yard – Distance from Adjacent Structure	Approved
Total Applications Heard: 27				Total Applications From C-1: 0 Total Applications From C-2: 0 Total Applications From C-3: 1 Total Applications From NC: 1 Total Applications From C-5: 0 Total Applications From C-6: 0 Total Applications From R-1 PW: 1 Total Applications From R-2: 12 Total Applications From R-3: 4 Total Applications From R-3A: 2 Total Applications From R-4: 1 Total Applications From R-5: 0 Total Applications From R-S: 5 Total Applications From S-1: 0	Total Approved: 22 Total Denied*: 4 ZO Decision Affirmed: 1	

All approvals are subject to the conditions of approval listed in the Resolution. *If any part of an application is denied, it is recorded here as denied.