

CITY OF CAPE MAY
ZONING BOARD OF ADJUSTMENT DECISIONS 2025

DATE HEARD	APPLICANT	ADDRESS	BLOCK/LOT	ZONE	APPROVALS/VARIANCES REQUESTED	DECISION
1/23/2025	Steve Kawalek	1206 Maryland Avenue	1132/7 & 8	R-2 Low Medium Density Residential	Appeal from Decision of Administrative Officer – Zoning Officer	Decision Affirmed
2/27/2025	Katherine and Robert Barbaro	106 Second Avenue	1013/10	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 525-14B(1) Table 1 Side Yard Setback 525-73E Zoning Review	Approved
2/27/2025	Tom Harrison	1000 New York Avenue	1102/1, 2, 61 & 62	R-2 Low Medium Density Residential	Appeal from Decision of Administrative Officer – Zoning Officer	Decision Affirmed
2/27/2025	Alan and Sherry Blumenthal	109B First Avenue	1017/14 C-2	R-2 Low Medium Density Residential	525-15A Use (Expansion of Non-conforming use) 525-15B(1) Table 1 Lot Size 525-15B(1) Table 1 Lot Width & Lot Frontage 525-15B(2) Lot Coverage	Approved
3/27/2025	William and Emily Young	122 Decatur Street	1041/6	R-S Residential Seasonal	525-19B(1) Table 1 Lot Size 525-19B(1) Table 1 Lot Width & Lot Frontage 525-19B(1) Table 1 Side Yard Setback 525-19B(2) Lot Coverage 525-49C(1) Parking 525-73D Nonconforming Structure on Nonconforming Lot	Approved
3/27/2025	519 Franklin Street LLC	519 Franklin Street	1076/1	R-S Residential Seasonal	525-19B(1) Table 1 Lot Size 525-19B(1) Table 1 Building Setbacks (Franklin & Corgie) 525-19B(1) Table 1 Rear Yard Setback 525-19B(2) Lot Coverage	Approved
4/24/2025	Jason and Cynda Kliewe	501 Hughes Street	1049/10.01	R-S Residential Seasonal	Appeal from Decision of Administrative Officer – Historic Preservation Commission	Decision Affirmed
4/24/2025	Joseph and Gail Stevenson	233 Capehart Lane	1031/39 & 38.02	R-2 Low Medium Density Residential	525-15A Use (Expansion of Non-conforming Use) 525-15B(2) Table 1 Building Setback Line (Capehart Lane) – Unit #1 525-15B(1) Table 1 Lot Frontage 525-15B(1) Table 1 Minimum Habitable Ground Floor Area – Unit #2 525-15B(1) Table 1 Rear Yard Setback – Unit #2 525-15B(1) Table 1 Side Yard Setback – Unit #1 525-73D Nonconforming Structure on Nonconforming Lot	Approved

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4/24/2025	Matthew and Kara Crane	1026 New York Avenue	1102/13 & 14	R-2 Low Medium Density Residential	525-15A Use (Expansion of Non-conforming Use) 525-15B(1) Table 1 Lot Size 525-15B(1) Table 1 Lot Width & Lot Frontage 525-15B(2) Lot Coverage 525-49C(1) Parking 525-73D Nonconforming Structure on Nonconforming Lot	Approved
5/22/2025	John and Joan Dempsey	665 Hughes Street	1058/15	R-S Residential Seasonal	525-19B(1) Table 1 Lot Size 525-19B(1) Table 1 Lot Coverage 525-49C(1) Parking – Number of Spaces 525-55A(6)(c)[1] Shower Enclosures – Not Attached to Principal Structure 525-55A(6)(c)[2] Shower Enclosures – Roof Not Permitted 525-73D Nonconforming Structure on Nonconforming Lot	Approved
5/22/2025	Martin and Valerie Carlin	1102 Lafayette Street	1113/1	R-2 Low Medium Density Residential	Amendment to Resolution 11-09-2023: 2 in accordance with 525-73B Zoning Review	Approved
5/22/2025	Matthew and Ann Lowe	1443 Delaware Avenue	1171/18	R-3 Medium Density Residential	525-14A Use (Expansion of Non-conforming Use) 525-14B(1) Table 1 Lot Size 525-14B(1) Table 1 Lot Width & Lot Frontage 525-14B(1) Table 1 Building Setback-Front Yard 525-14B(1) Table 1 Side Yard Setback (Each & Total) 525-14B(2) Lot Coverage	Approved
6/26/2025	Gary and Miriam Waxman	931 Corgie Street	1093/11	R-3 Medium Density Residential	525-16B(1) Table 1 Lot Size 525-16B(2) Lot Coverage 525-55A(4) Shed-Rear Yard Setback 525-73D Nonconforming Structure on Nonconforming Lot 525-49C(1) Parking – Number of Spaces	Approved
6/26/2025	Brian and Victoria O'Connor	1226 Lafayette Street	1229/10	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(1) Table 1 Side Yard Setback (Each & Total) 525-73D Nonconforming Structure on Nonconforming Lot	Approved

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8/28/2025	Theodore and Patricia Anderko	815 Columbia Avenue	1075/8	R-S Residential Seasonal	525-19A & 525-9 Use (Expansion of Non-conforming Use) 525-19B(1) Table 1 Lot Size per Family 525-19B(1) Table 1 Lot Width & Lot Frontage 525-19B(1) Table 1 Building Setback 525-19B(1) Table 1 Side Yard Setback	Approved
9/25/2025	SP Cape May Marina LLC	124 Rosemans Lane	1061/101.05	C-6 Marina District	Appeal from Decision of Administrative Officer – Zoning Officer	Decision Affirmed
9/25/2025	Cape May Paddle Club	124 Rosemans Lane	1061/101.05	C-6 Marina District	Appeal from Decision of Administrative Officer – Zoning Officer	Decision Affirmed
9/25/2025	Gregg and Shannon Reich	1249 Washington Street	1129/25 & 26	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 Building Setback 525-15B(1) Table 1 Side Yard Setback (Each & Total) 525-15B(2) Lot Coverage 525-73D Non-Conforming Structure on Non-Conforming Lot	Approved
10/23/2025	Kenneth Cornew	1350 Texas Avenue	1172/1	R-1 PW Low Density Residential	525-14B(1) Table 1 Rear Yard Setback variance 525-73E Zoning Review for Further Expansion of Structure when Prior Variance Relief of Nonconformity was Granted	Approved
10/23/2025	MacFarland Associates LLC	112 Madison Avenue	1096/8, 9 & 10	R-S Residential Seasonal	525-19A Use (Expansion of Non-conforming Use) 525-19B(1) Table 1 Lot Size 525-19B(1) Table 1 Lot Width & Lot Frontage 525-19B(1) Table 1 Side Yard Setback 525-19B(2) Lot Coverage 525-73D Nonconforming Structure on Nonconforming Lot	Approved
10/23/2025	Paul Grena	314 Claghorn Place	1031/63 & 64	R-2 Low Medium Density Residential	525-57E(3) Fence Height	Approved
11/20/2025	Alan and Amanda Fisher	1013 Stockton Avenue	1096/13	R-S Residential Seasonal	525-19B(1) Table 1 Lot Size 525-19B(1) Table 1 Side Yard Setback 525-19B(2) Lot Coverage	Approved

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11/20/2025	Mark Aitken	1604 Maryland Avenue	1187/2	R-1 PW Low Density Residential	525-14B(2) Lot Coverage 525-55A(6)(c)[1] Shower Attached to Detached Garage 525-55A(6)(c)[2] Shower Height 525-73 A(6)(c)[2] Shower Width 525-73 Zoning Review	Approved
11/20/2025	Timothy and Elizabeth Fahl	1003 Lafayette Street, Unit B	1061/59 C-2	R-2 Low Medium Density Residential	525-15A Use (Expansion of Non-conforming Use)	Approved
12/18/2025	Patti and Jason Topczij	1003 Lafayette Street, Unit A	1061/59 C-1	R-2 Low Medium Density Residential	525-15A Use (Expansion of Non-conforming Use)	Approved
Total Applications Heard: 25				Total Applications From C-1: 0 Total Applications From C-2: 0 Total Applications From C-3: 0 Total Applications From NC: 0 Total Applications From C-5: 0 Total Applications From C-6: 2 Total Applications From R-1 PW: 2 Total Applications From R-2: 12 Total Applications From R-3: 2 Total Applications From R-3A: 0 Total Applications From R-4: 0 Total Applications From R-5: 0 Total Applications From R-S: 7 Total Applications From S-1: 0		Total Approved: 20 Total Denied*: 0 ZO Decision Affirmed: 4 HPC 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.