

CITY OF CAPE MAY
ZONING BOARD OF ADJUSTMENT DECISIONS 2021

DATE HEARD	APPLICANT	ADDRESS	BLOCK/LOT	ZONE	APPROVALS/VARIANCES REQUESTED	APPROVED/DENIED
1/28/2021	Irvin and Lucinda Hess	1249 Lafayette Street	1061/95, 96	R-2 Low/Medium Density Residential	Appeal of Administrative Officer's Decision 525-15B(1) Table 1 Building Setback 525-15B(1) Table 1 Lot Width & Lot Frontage 525-15B(1) Table 1 Side Yard Setback (Each & Total) 525-54A(3)(f) Garage Front Yard Setback - Public Alley 525-61A(1) Pool Front Yard Setback - Public Alley 525-72.D Nonconforming Structure on Nonconforming Lot	No Determination on Appeal of Administrative Officer's Decision Record of the Application & Exhibits was Established Variances - Approved
2/25/2021	Dillon Mullock	825 Corgie Street	1091/14	R-3 Medium Density Residential	525-16B(1) Table 2 Lot Size 525-16B(1) Table 2 Lot Width & Lot Frontage 525-16B(1) Table 2 Building Setback 525-16B(1) Table 2 Side Setbacks (Both Sides & Total) 525-49C(3) Parking	Approved
2/25/2021	Theodore and Patricia Anderko	815 Columbia Avenue	1075/8	R-S Residential Seasonal	525-19A & 525-9 Use (Expansion of Nonconforming 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
3/25/2021	James and Judith Caruso	315 Congress Street	1031/58	R-2 Low Density Residential	525-15B(1) Table 1 Building Setback 525-15B(1) Table 1 Side Setbacks (Both Sides & Total)	Approved
4/22/2021	Walter and Anna DeForest	1620 New York Avenue	1186/1.06	R-1 Low Density Residential	525-14B(2) Lot Coverage 525-61A(2) Pool Setback from Principal Structure	Approved
4/22/2021	Joseph and Maureen McDade	1263 Pennsylvania Avenue	1139/21 & 22.01	R-4 Modified Medium Density	525-17B(1) Table 1 Building Setback - Pennsylvania Avenue	Approved
5/27/2021	Cape CJ LLC	1301 Beach Avenue	1146/26.02, 27 & 28	C-3 Hotel Motel Business	Site Plan, Amended Preliminary & Final 525-524A & 525-9 Use "D" Variance (Expansion of Non-Conforming Use) 525-14B(1) Table 1 Building Setback 525-49C(2), (4) & (11) Parking	Approved
5/27/2021	Daniel and Mabeth Hudson	1527-1529 Yacht Avenue	1160/20, 20.01 & 21	R-4 Modified Medium Density	525-18B(1) Table 1 Building Setback	Approved
6/24/2021	Mary Fletcher-Walchak	834 Lafayette Street	1092/10	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 Yards 525-52 Floor Area Ratio (FAR)	Approved
6/24/2021	Jack Lord	9 Harbor Cove	1172/3.04	R-1 Low Density Residential	525-14B(1) Table 1 Lot Width 525-14B(1) Table 1 Side Yard Setback 525-14B(2) Table 2 Lot Coverage 525-54A(3)(f) Detached Garage Setback	Approved
6/24/2021	Elaine's Property Management, LLC	513 Lafayette Street	1053/13	C-1 Primary Commercial	Site Plan, Amended Preliminary & Final 525-9, 525-22A, 525-71 & 525-72 Use Variances (Expansion of Non-Conforming Use) 525-22A(1)(h) Outdoor Table Facilities in Excess of 10' from Principle Building 525-22A Employee Bunkroom 525-49C(1) Parking	Approved
7/22/2021	David and Eugenia Gray	306 Congress Street	1026/19	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 Rear Yard Setback 525-19B(1) Table 1 Side Yard Setback 525-19B(2) Table 2 Lot Coverage 525-72.D. Nonconforming Structure on Nonconforming Lot	Approved

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8/26/2021	Kevin Black	912 Corgie Street	1090/21	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 525-49C(1) Parking 525-72.D. Nonconforming Structure on Nonconforming Lot	Approved
8/26/2021	Cape May Sea Glass Properties LLC	933 Beach Avenue	1081/16	R-S Residential Seasonal	Preliminary & Final Site Plan 525-19A & 525-9 Use (Expansion of Non-Conforming Use) 525-19B(1) Table 2 Lot Size & Minimum per Dwelling Unit 525-19B(1) Table 2 Lot Width & Lot Frontage 525-19B(1) Table 2 Rear Yard Setback 525-19B(1) Table 2 Side Yard Setback (Each & Total) 525-49C(1) Parking 525-72D Nonconforming Structure on NonConforming Lot 525-60E Parking in Setbacks 525-57D Retaining Wall Height to 30"	Approved
10/28/2021	Daniel and Karen Gounaris	515 Bank Street	1054/19	R-3A Medium Density Residential	525-16.1B(1) Table 1 Lot Size 525-16.1B(1) Table 1 Building Setback 525-16.1(1) Table 1 Side Yard Setback 525-55A(6)(c) Outdoor Shower Attached to Garage	Approved
11/8/2021	The Bassett Family LLC	701 Kearney Avenue	1063/9	R-S Residential Seasonal	525-52 Floor Area Ratio (FAR) "d" (4) Variance 525-19B(1) Table 1 Lot Size 525-19B(1) Table 1 Lot Width 525-19B(1) Table 1 Building Setback - Gurney Street & Kearney Avenue 525-19B(1) Table 1 Rear Yard Setback 525-19B(1) Table 1 Side Yard Setback 525-54A(6)(c)[5] Outdoor Shower Enclosure Setback 525-72D NonConforming Structure on Non-Conforming Lot	Approved
11/18/2021	Richard and Roxana Sasse	106 Philadelphia Avenue	1102/34, 35 & 36	R-2 Low Medium Density Residential	525-15B(1) Table 1 Lot Size 525-15B(1) Table 1 Building Setback 525-55A(3)(g) Detached Garage - Rear Setback 525-55A(3)(h) Detached Garage - Side Setback	Approved
12/16/2021	Chris Franzini, Agent for Joseph and Judith Franzini	529 Bank Street	1054/23	R-3A Medium Density Residential	525-16.1A & 525-9 Use (Expansion of Non-Conforming Use) 525-16.1B(1) Table 1 Lot Size per Family 525-16.1B(1) Table 1 Building Setback 525-72D Expansion of Nonconforming Structure on Nonconforming Lot	Approved
12/16/2021	John and Judith Ritz	1603 New Jersey Avenue	1186/18.02 & 19	R-1 Low Density Residential	525-14B(1) Table 1 Lot Size 525-14B(1) Table 1 Lot Width 525-14B(1) Table 1 Building Setback - Brooklyn Avenue 525-14B(1) Table 1 Rear Yard Setback 525-72D Expansion of Nonconforming Structure on Nonconforming Lot	Approved
Total Applications Heard: 19				Total applications from C-1: 1 Total applications from C-3: 1 Total applications from R-1: 3 Total applications from R-2: 3 Total applications from R-3: 3 Total applications from R-3A: 2 Total applications from R-4: 2 Total applications from R-S: 4		Total Approved: 19 Total Denied: 0 Total No Determination: 1

All approvals are subject to the conditions of approval listed in the Board Engineer's Review Memorandum for Each Application.