

**CITY OF CAPE MAY
ZONING BOARD OF ADJUSTMENT DECISIONS 2022**

DATE HEARD	APPLICANT	ADDRESS	BLOCK/LOT	ZONE	APPROVALS/VARIANCES REQUESTED	DECISION
2/24/2022	Gerald and Mary Anne Jones	20 Patterson Avenue	1018/1 & 2	R-2 Low Medium Density Residential	525-16B(1) Table 1 Lot Size 525-16B(1) Table 1 Lot Width & Lot Frontage 525-16B(1) Building Setback-Mt. Vernon 525-16B(1) Table 1 Rear Yard Setback 525-62A(2) Pool Min. Distance from Structure	Approved
2/24/2022	Connor and Alex McMahan	20 Second Avenue	1012/5	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 Rear Yard Setback 525-15B(1) Table 1 Side Yard Setback (Each & Total) 525-15B(1) Table 2 Lot Coverage 525-55A(3)(g) Detached Garage - Rear Yard Setback 525-55A(3)(h) Detached Garage - Side Yard Setback 525-55A(3)(e) Detached Garage Dist. from Adj. Structure	Approved
2/24/2022	Renee Quinn	38 Jackson Street	1034/2	R-S Residential Seasonal	Appeal of Decision of Administrative Officer - Historic Preservation Commission (HPC)	HPC 2nd Decision <u>Reversed</u> 1st HPC Decision Affirmed
3/24/2022	Washington & Madison LLC	722 Beach Avenue	1000/36 & 36.01	S-1 Beach Strand	525-30A(1) Use Variance (Non-conforming use) 525-48H(2)(b) Signage Area 525-49C(3) Parking - Number 525-50 Loading	Approved
4/28/2022	Cape May Sea Glass Properties LLC	933 Beach Avenue	1081/16	R-S Residential Seasonal	Appeal of Decision of Administrative Officer - Historic Preservation Commission (HPC)	HPC Decision <u>Reversed</u> Automatic Electronic Gate Plan Reinstated
4/28/2022	Michael and Sarah Noel	1303 New Jersey Avenue	1147/37	R-2 Low Medium Density Residential	<u>525-52 Floor Area Ratio (FAR) - "D" Variance</u> 525-15B(1) Table 1 Lot Size 525-15B(1) Table 1 Lot Width & Lot Frontage 525-15B(1) Table 1 Side Yard Setbacks (Each Side & Total) 525-15B(2) Lot Coverage	<u>FAR</u> <u>Variance</u> <u>Denied</u> Other Four Variances Approved

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4/28/2022	Walter and Anna DeForest	1500 Velvento Avenue	1176.02/1.01	R-1 Low Density Residential	525-62A(1) Swimming Pool in Front Yard 525-57E(3) Fence (6' high) in (2) Front Yards - New York Avenue and Baltimore Avenue	Approved
5/26/2022	John and Rebecca Adams	339 Congress Street	1031/80 & 81	R-2 Low Medium Density Residential	525-15B(1) Table 1 Lot Size 525-15B(1) Table 1 Rear Yard Setback (Each & Total) 525-73D Nonconforming Structure on Nonconforming Lot	Approved
6/23/2022	Paul and Nancy Valentine	1312 Maryland Avenue	1148/12, 13	R-2 Low Medium Density Residential	525-15B(2) Lot Coverage 525-62A(2) Swimming Pool Distance from Structure 525-55A(5) Patio Width 525-62A(1) Pool Equipment Ten Feet from Side Lot Line	Denied
7/28/2022	Paul and Barbara Gioioso	1502 Velvento Avenue	1176.02/1.02	R-1 Low Density Residential	525-14B(2)(a)[2] Lot Coverage 525-62A(1)(c) Swimming Pool in Front Yard 525-57E(3) Fence (6' high) in Front Yard - New York Avenue	Approved
8/25/2022	Cape May Sea Glass Properties LLC	933 Beach Avenue	1081/16	R-S Residential Seasonal	Amended preliminary and final site plan, a waiver of site plan requirements, and removal/satisfaction of condition regarding condos with the property to be treated as any other property where condos are permitted subject to all rules related to condos	Approved
8/25/2022	Cape CJ LLC	1301 Beach Avenue	1146/26.02, 27, 28	C-3 Hotel-Motel Business District	525-24A & 525-9 Use "d" Variance (Expansion of Non-conforming use) 525-14B(1) Table 1 Building Setback - Trenton Avenue (Patio & Fire Pit) 525-14B(1) Table 1 Building Setback - Beach Avenue (Patio) 525-17A(2)(a)[2][c] Accessory Shed - Width	Denied

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9/22/2022	Yacht Harbor Marine LLC	1505 Yacht Avenue	1160/6, 6.07, 7	R-5 Medium High Density Residential - HO Harbor Overlay	Preliminary and Final Site Plan 525-18A(1) Use Variance (Non-conforming use) 525-9 Use Variance (Multiple Uses & Principal Structures) 525-18B(1) Table A Building Setback - Unit 1 525-18A(1) Table A Building Setback - Single Family Dwelling 525-28D(1)(b) Building Setback - Marina Bath House 525-28 Side Yard Setback - Marina Bath House 525-18B(1) Table A Building Setback - Unit 7 525-60E(3) Connection to City's Stormwater Drainage System 525-60E(8) Parking - Extended Curb Cut 525-60E(7) Parking Setback - Yacht Avenue 525-60E(7) Parking Setback - Side Yard	Approved
10/27/2022	Lokal Stockton LLC	5 Stockton Place	1064/17	C-2 Beach Business District	Appeal of Decision of Administrative Officer - Historic Preservation Commission (HPC)	HPC Decision <u>Affirmed</u> Supplement to Record with Applicants' Expert Testimony Denied
11/17/2022	Connor and Alex McMahan	20 Second Avenue	1012/5	R-2 Low Medium Density Residential	Appeal of Decision of Administrative Officer - Historic Preservation Commission (HPC)	HPC Decision Reversed As it Relates to an Onsite Parking Space
11/17/2022	Thomas Sean O'Donnell & Justin Wehmeyer	1624 New Jersey Avenue	1185/10.02	R-S Residential Seasonal	525-62A(1)(c) Swimming Pool in Front Yard	Denied

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11/17/2022	Troy and Nicole Schultz	215 Jefferson Street	1083/1	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) Building Setback-Jefferson Avenue 525-16.1B(1) Table 1 Rear Yard Setback 525-16.1B(1) Table 1 Side Yard Setback	Approved with Deed Restriction Required for any Storage Space
12/15/2022	Paul and Nancy Valentine	1312 Maryland Avenue	1148/12, 13	R-2 Low Medium Density Residential	525-15B(2) Lot Coverage 525-62A(2) Swimming Pool Distance from Structure	Denied
12/15/2022	John Kilgannon	620 1/2 Hughes Street	1057/8	R-S Residential Seasonal	525-19B(1) Table 1 Lot Size 525-19B(1) Table 1 Building Setback 525-19B(1) Table 1 Lot Frontage 525-19B(1) Table 1 Rear Yard Setback 525-19B(2) Lot Coverage 525-49C(1) Parking 525-72.D Nonconforming Structure on Nonconforming Lot	Approved
12/15/2022	William and Karen Wenzel	105 Queen Street	1096/1	R-S Residential Seasonal	525-19B(1) Table 1 Building Setback-Kearney Ave. 525-19B(1) Table 1 Building Setback - Queen Street	Approved
Total Applications Heard: 20				Total Applications From C-1: 0 Total Applications From C-2: 1 Total Applications From C-3: 1 Total Applications From R-1: 2 Total Applications From R-2: 7 Total Applications From R-3A: 1 Total Applications From R-5 HO: 1 Total Applications From R-S: 6 Total Applications From S-1: 1		Total Approved: 11 Total Denied*: 5 HPC Decisions Affirmed: 1 HPC Decisions Reversed: 3

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.