

200' PROPERTY OWNERS LIST

BLOCK	LOT	QUAL	PROPERTY OWNER & MAILING ADDRESS	PROPERTY LOCATION
96	6		KOCH, JOHN DAVID & KOCH, JOHN JAMES 133 W. 24TH AVE WILMINGTON, NJ 809 DENNISVILLE RD	08260.2525
96	7		ACKLEY, BRIAN F 811 DENNISVILLE RD CAPE MAY COURT HOUSE, NJ 08210	811 DENNISVILLE RD
96	9		BOMBER, KIRK J 11 SIEGTON RD CAPE MAY COURT HOUSE, NJ 08210	803 DENNISVILLE RD
96	11		OWEN, BRIAN & LISA 30 S COHAGEN RD CLARKSBORO, NJ 795 DENNISVILLE RD	08020
96	12		MCC NELL, HEATHER 791 DENNISVILLE RD CAPE MAY C.H., NJ 791 DENNISVILLE RD	08210.1265
96	43		BERRY, THOMAS L & SALLY M PO BOX 132 80 DENNIS, NJ 1589 RT 63	08245
120	55.01		HINSTEADT, CLAYTON 50 GULF HILL ROAD BORDERS POINT, NJ 792 DENNISVILLE RD	08244
120	57.01		STOLTERBERG, LISA 795 DENNISVILLE RD CAPE MAY COURT HOUSE, NJ 08210.1266	795 DENNISVILLE RD
120	57.02		FLUFFY REALTY LLC 812 DENNISVILLE RD CAPE MAY COURT HOUSE, NJ 08210	808 DENNISVILLE RD

- GENERAL NOTES**
- Applicant
Ron Walters
5 Dennis Creek Road
Cape May Court House, NJ 08210

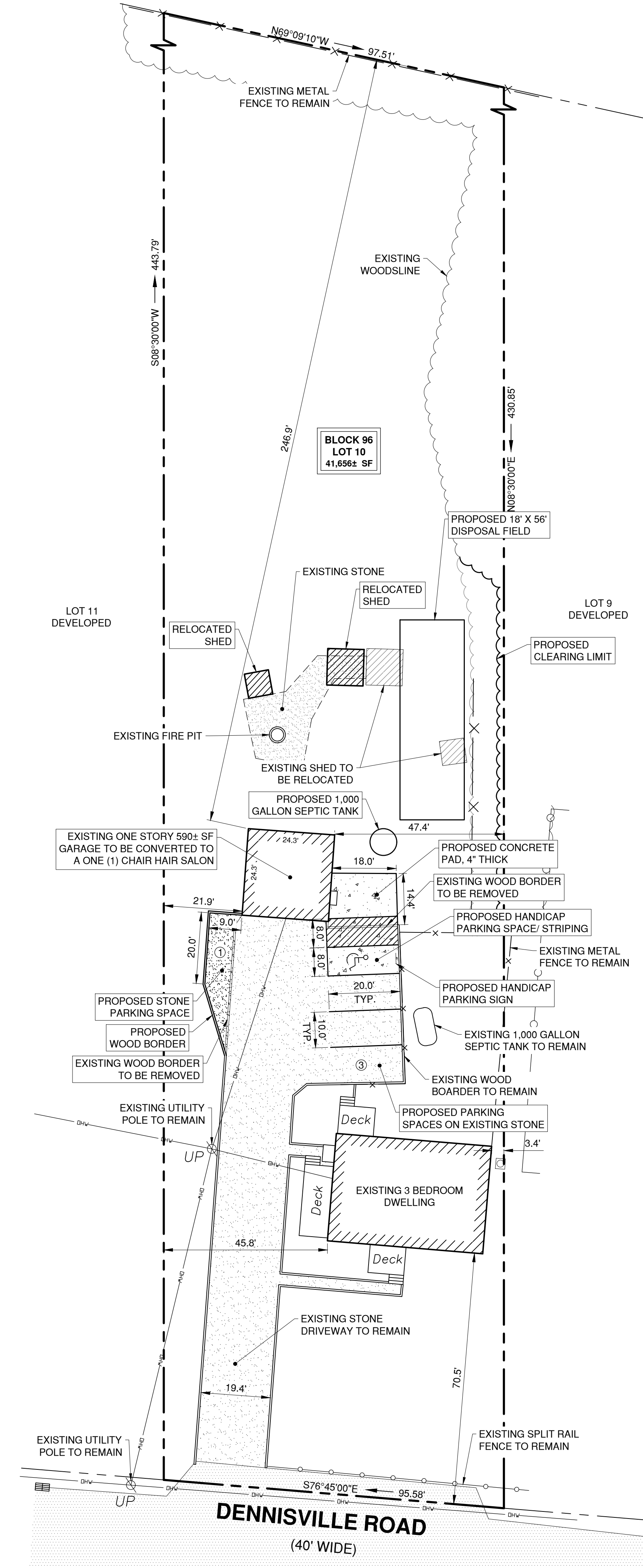
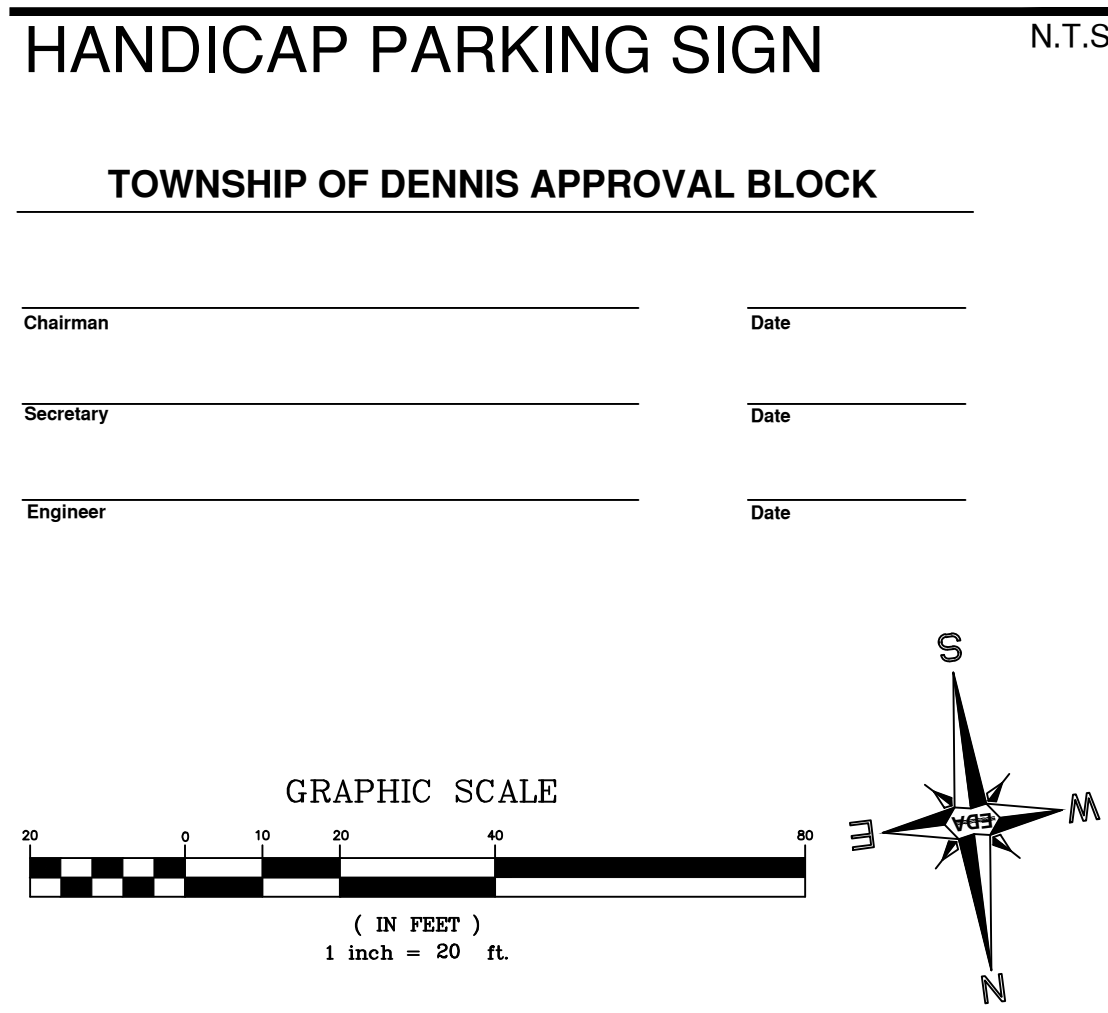
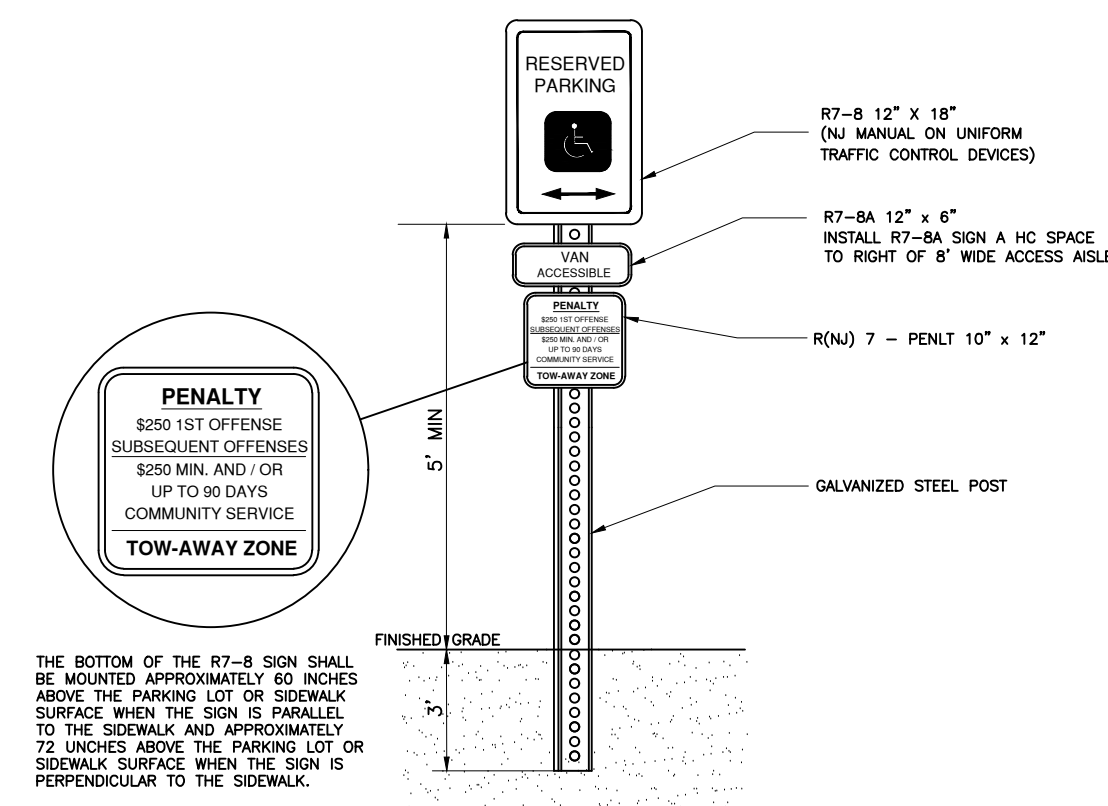
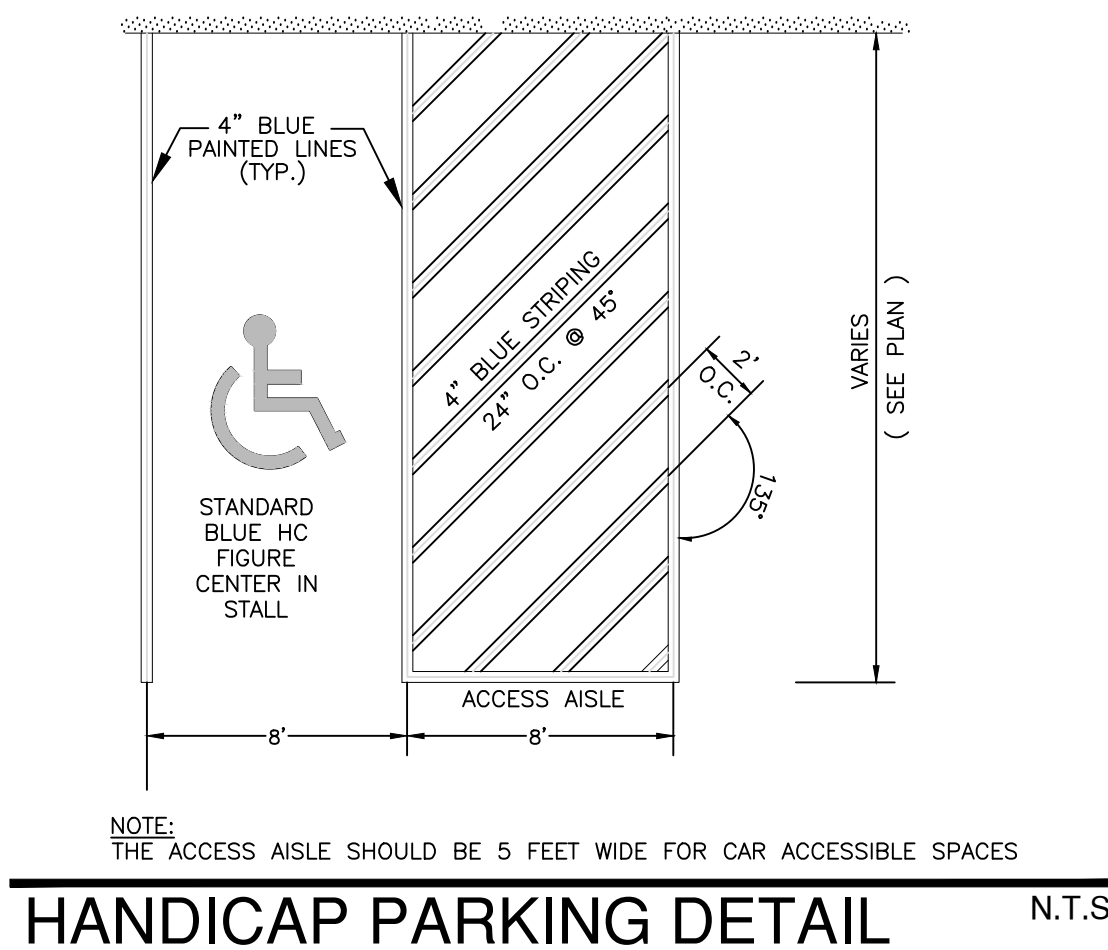
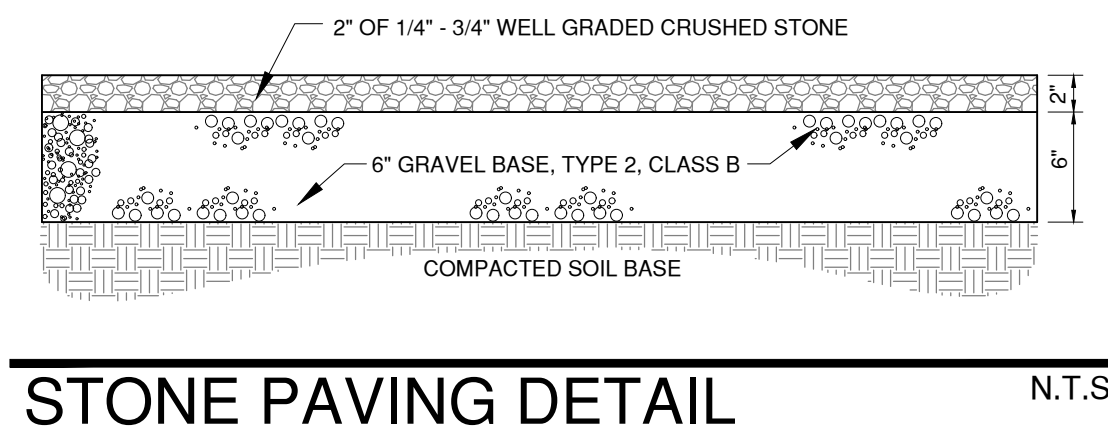
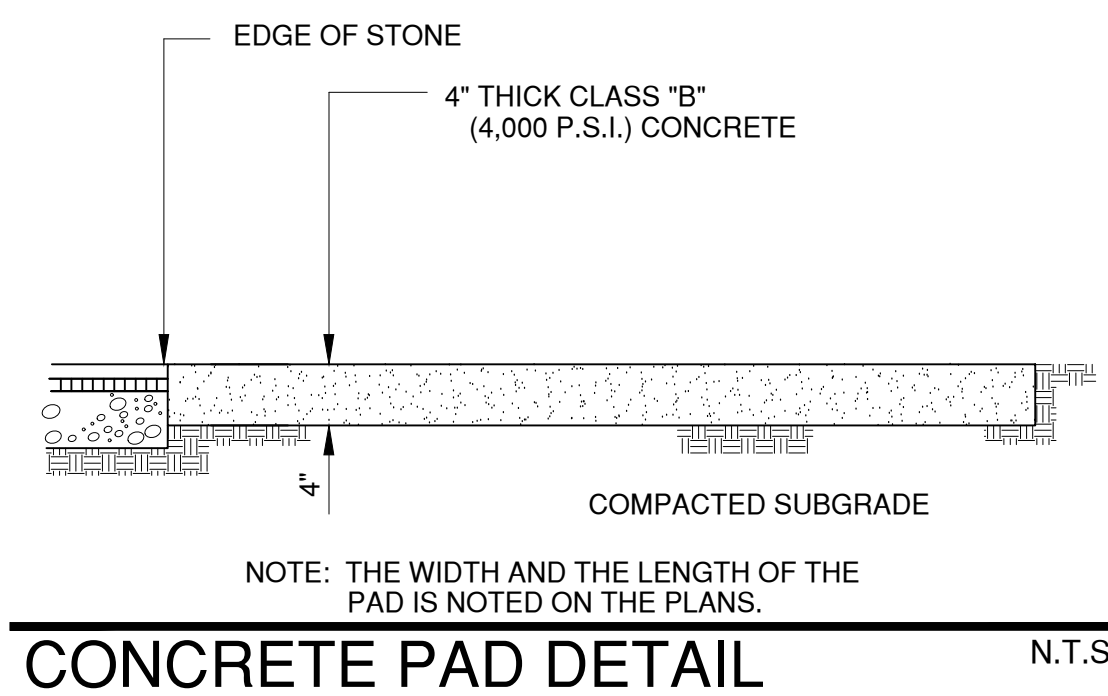
Property Address
799 Dennisville Road
Cape May Court House, NJ 08210
 - The project site is known as Block 96, Lot 10, as shown on the Dennis Township Tax Map, Plate #19. The site is 0.96 ± Acres (41,656 ± SF).
 - The property is located within the VR- Village Residential Zoning District.
 - It is the intent of the applicant to convert the existing single story framed garage to a one (1) chair hair salon.
 - Outbound and topography information taken from plan entitled "Survey with Elevations", Block 96, Lot 10, Township of Dennis, Cape May County, New Jersey, prepared by Martinelli Group L.L.C., George Swensen NJPLS #43415, dated 11/18/2020.

ZONING INFORMATION
VR- VILLAGE RESIDENTIAL ZONING DISTRICT

Requirement	Required	Proposed	Variance
Principal Building			
Lot Area (Min.)	35,000 SF	41,656 SF	No
Lot Width (Min.)	100'	95.3'	YES*
Lot Depth (Min.)	200'	437.3'	No
Side Yard (Min.)	30'	45.8', 3.4'	YES*
Front Yard Setback (Min.)	65'	70.5'	No
Rear Yard Setback (Min.)	70'	328.4'	No
Impervious Coverage (Max.)	60%	20.25%	No
Building Coverage (Max.)	10%	3.16%	No
Building Height (Max.)	30'	<30'	No
Parking	5 spaces	5 spaces	No
Accessory Building			
Side Yard (Min.)	5'	21.9', 47.4'	No
Rear Yard Setback (Min.)	5'	246.9'	No
Building Coverage (Max.)	3.5%	1.79%	No
Building Height (Max.)	25'	<25'	No

* Denotes pre-existing nonconforming condition

A Use Variance is requested from section 185-16 (C) to allow for a hair salon in the village residential zoning district.



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VARIANCE PLAN
BLOCK 96, LOT 10
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

JOSEPH H. MAFFEI
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #37894

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REVISION	DATE	BY

EDA

DATE: 12/3/2020	DRAWN BY: MAJ
SCALE: AS NOTED	CHECKED BY: JHM
PROJECT #: 8944	SHEET: 1 OF 1