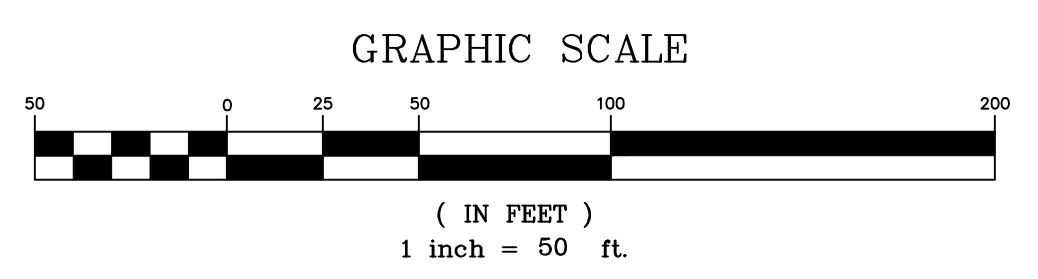


1. Applicant
Ron Walters
5 Dennis Creek Drive
Cape May Court House, NJ 08210

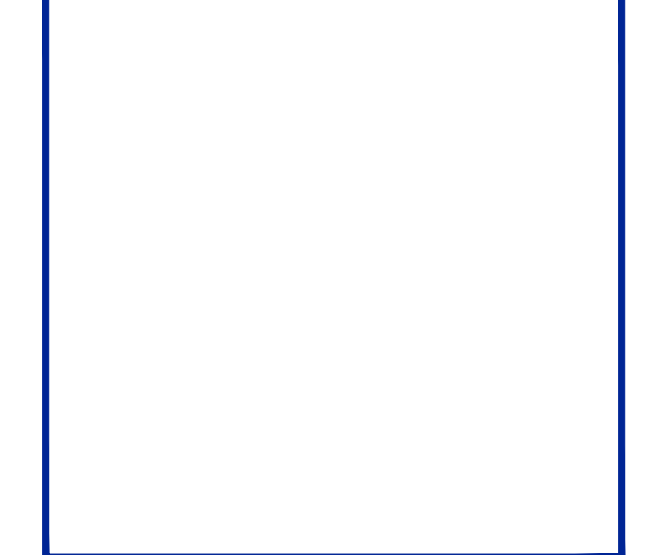
Property Address
311 Kings Highway
Cape May Court House, NJ 08210
2. The project site is known as Block 257, Lot 4, as shown on the Dennis Township Tax Map, Plate #28.
3. The property is located within the R3 Rural Single Family Residential Zoning District.
4. It is the intent of the applicant to construct a single family dwelling and 40' x 80' pole barn with 1 bedroom apartment on the property.
5. No Wetlands or Wetlands Buffers exist on the subject parcel.
6. Outbound information taken from plan entitled "Plan of Survey" Block 257 Lot 4, Township of Dennis, Cape May County, NJ prepared by William P. Sweeney, NJPLS #15881 & dated 9/6/2022.
7. A copy of the 200' property owners list will be submitted under separate cover.

R3- RURAL SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

Requirement	Required	Proposed	Variance
Principal Building			
Lot Area (min.)	3 AC	16.04 AC	No
Lot Frontage (min.)	150'	582.28'	No
Lot Width (min.)	150'	736.3'	No
Lot Depth (min.)	300'	995.9'	No
Front Yard Setback (min.)	100'	200'; 313.6'	No
Side Yard Setback (min.)	35'	240.5'	No
Rear Yard Setback (min.)	100'	560.10'	No
Building Coverage (max.)	10%	0.91%	No
Impervious Coverage (max.)	15%	4.26%	No
Building Height (max.)	30'	<30'	No
Parking	4	4	No



VARIANCE PLAN



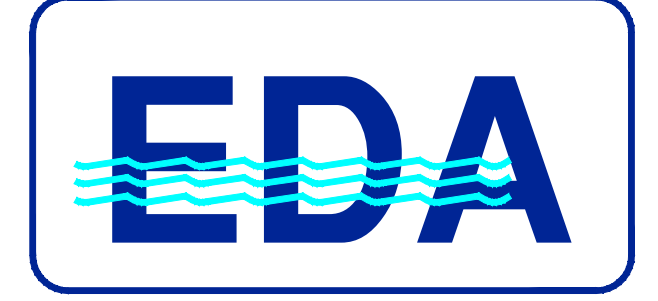
EDA Engineering Design Associates, P.A.
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 CAMBRIDGE PROFESSIONAL OFFICES
 609-390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION# 240A0370000

VARIANCE PLAN
 BLOCK 257 LOT 4
 TOWNSHIP OF DENNIS
 CAPE MAY COUNTY, NEW JERSEY

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

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REVISION	DATE	BY



DATE: 10/31/2022	DRAWN BY: MAJ
SCALE: AS NOTED	CHECKED BY: JHM
PROJECT #: 9746	SHEET: 1 OF 1