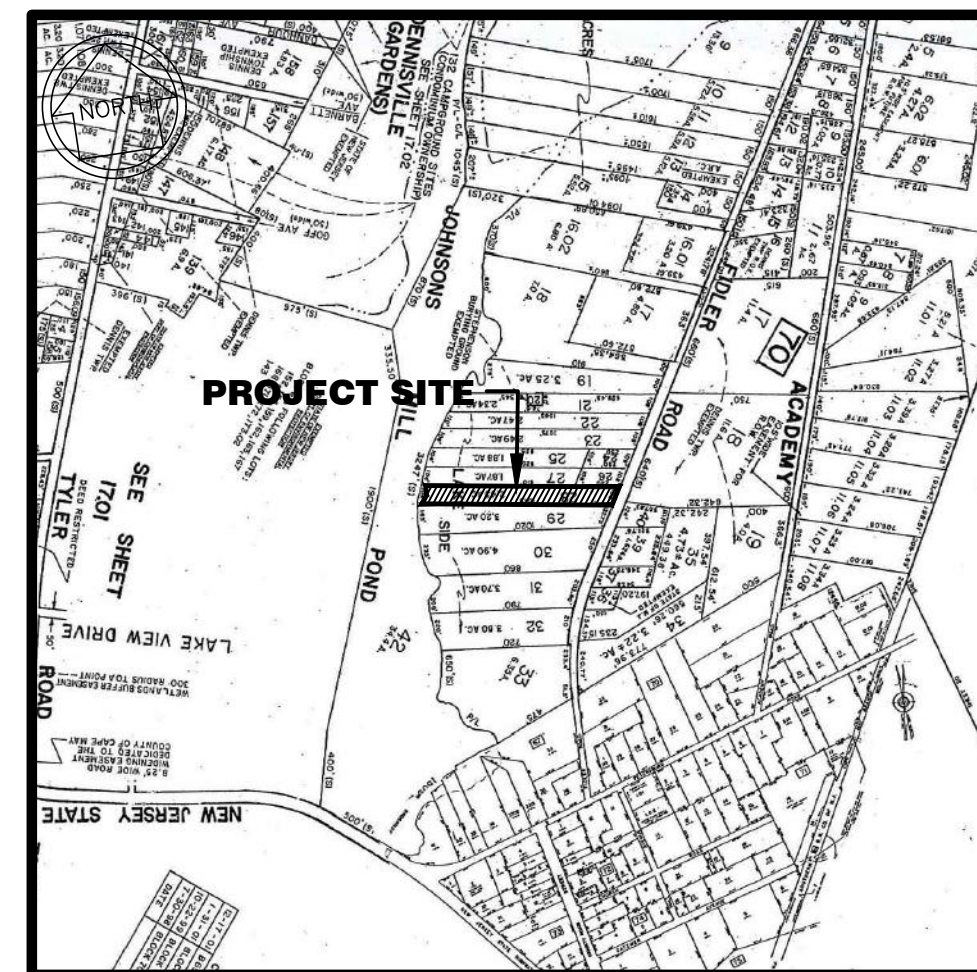


ZONING VARIANCE PLAN FOR HENRY & CHERYL WEIGEL LOT 28, BLOCK 67 DENNIS TOWNSHIP CAPE MAY COUNTY, NEW JERSEY

GENERAL NOTES:

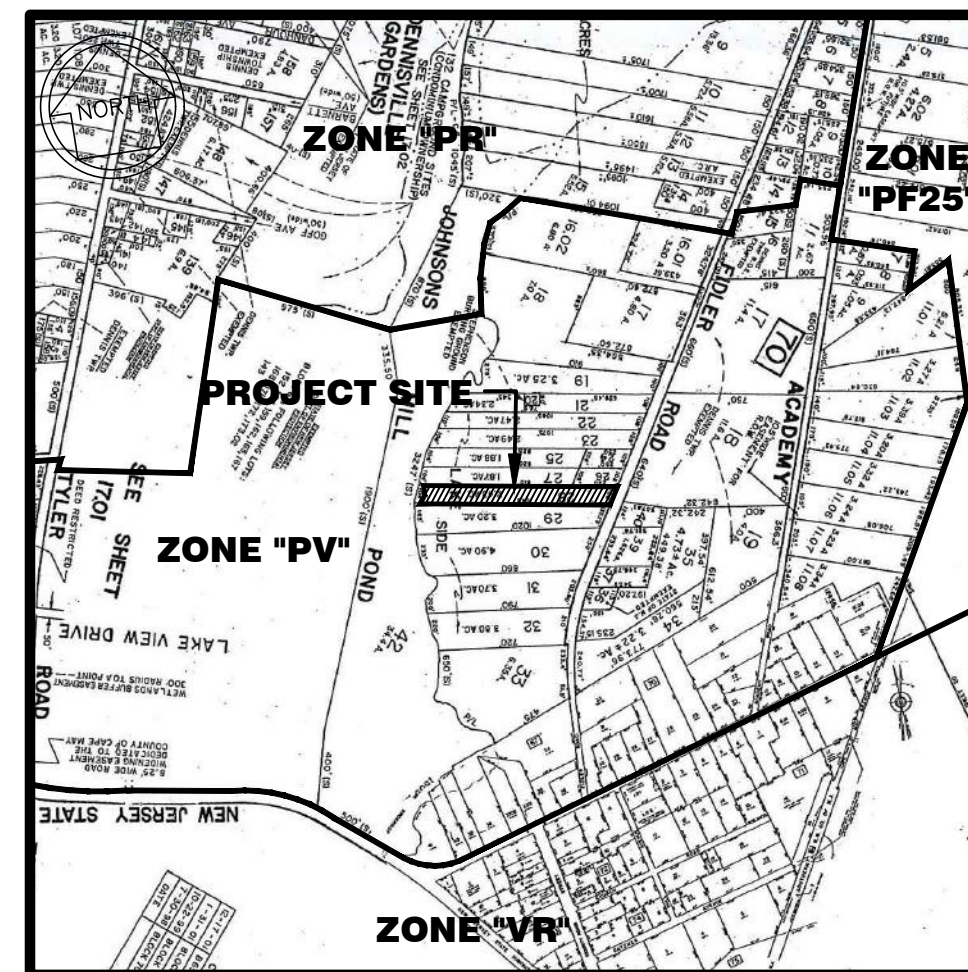
1. OWNER OF RECORD: HENRY WEIGEL AND CHERYL WEIGEL
167 FIDLER ROAD
WOODBINE, NEW JERSEY 08270
PHONE: (609) 703-2833
2. APPLICANT: HENRY WEIGEL
167 FIDLER ROAD
WOODBINE, NEW JERSEY 08270
PHONE: (609) 703-2833
3. THE APPLICANT IS SEEKING VARIANCE(S) FROM THE DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD TO LEGALIZE ALL PRE-EXISTING NON-CONFORMITIES, INCLUDING, BUT NOT LIMITED TO THE PRE-EXISTING NON-CONFORMING GARAGE APARTMENT ON THE PROJECT SITE.
4. THE PROJECT SITE IS LOCATED WITHIN THE "PV" (PINELANDS VILLAGE) DISTRICT.
5. LIST OF REQUESTED VARIANCES AND/OR DESIGN WAIVERS:
 - A. VARIANCE FOR ALL PRE-EXISTING NON-CONFORMITIES, INCLUDING BUT NOT LIMITED TO:
 1. VARIANCE FOR EXISTING LOT AREA PER SECTION 185-26(E).
 2. VARIANCE FOR MIN. SIDE YARD SETBACK OF PRINCIPAL A FRAME RESIDENCE PER SECTION 185-26(E).
 3. VARIANCE FOR MIN. REAR YARD SETBACK OF PRINCIPAL A FRAME RESIDENCE PER SECTION 185-26(E).
 4. VARIANCE FOR MIN. SIDE YARD SETBACK OF ACCESSORY BUILDING PER SECTION 185-26(E).
 5. VARIANCE FOR 1000 SQ. FT. MIN. GROSS FLOOR AREA FOR A SINGLE FAMILY DWELLING PER SECTION 185-26(F).
 VARIANCE TO PERMIT MORE THAN ONE (1) PRINCIPAL STRUCTURE ON A LOT IN THE PV DISTRICT PER SECTION 185-42.
 - B. ANY AND ALL ADDITIONAL VARIANCES AND/OR DESIGN WAIVERS THAT MAY BE DEEMED NECESSARY.



TAX MAP

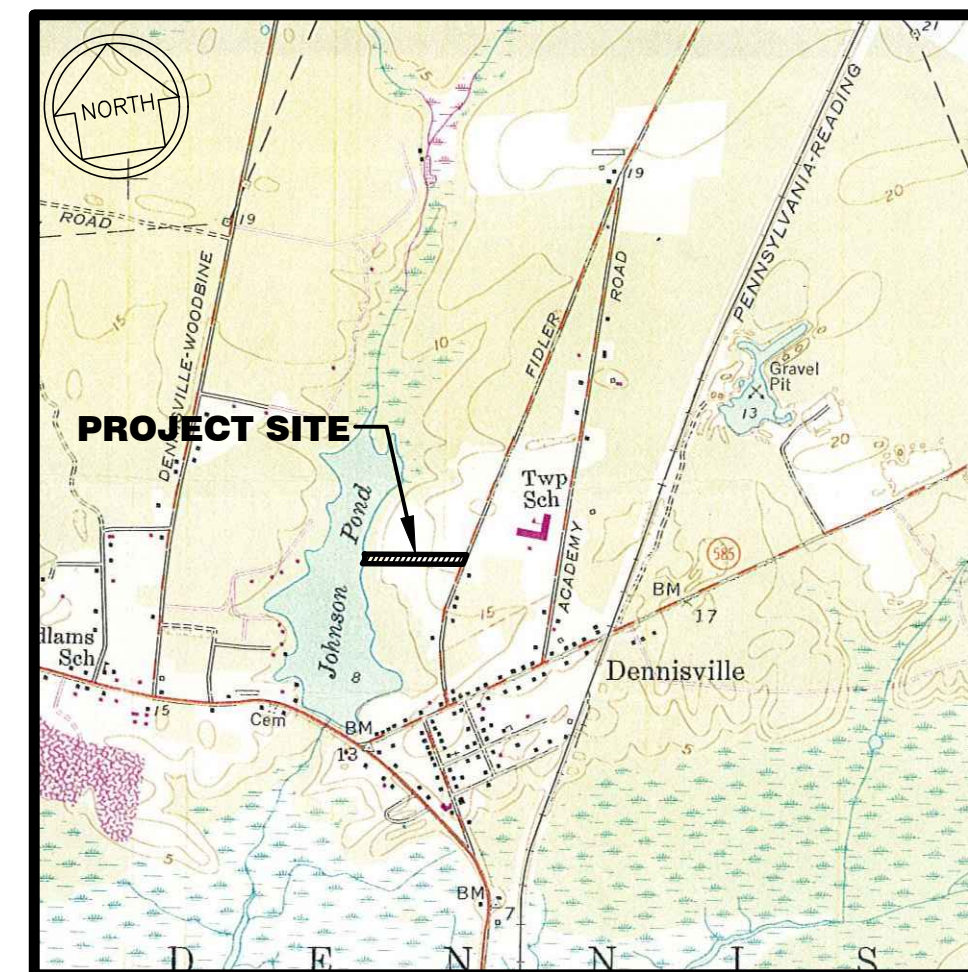
DENNIS TOWNSHIP TAX MAP SHEET No. 17
NO SCALE

NOTE: DENNIS TOWNSHIP TAX MAP SHEET NO. 17 DOES NOT REFLECT RECENT LOT CONSOLIDATIONS OF LOTS 22, 23 & 24 BLOCK 67 INTO NEW LOT 21-01 AND CONSOLIDATION OF LOTS 25, 26 & 27 BLOCK 67 INTO NEW LOT 21-02 AS SHOWN IN THE JUNE 05, 2023 PROPERTY OWNERS LIST BELOW.



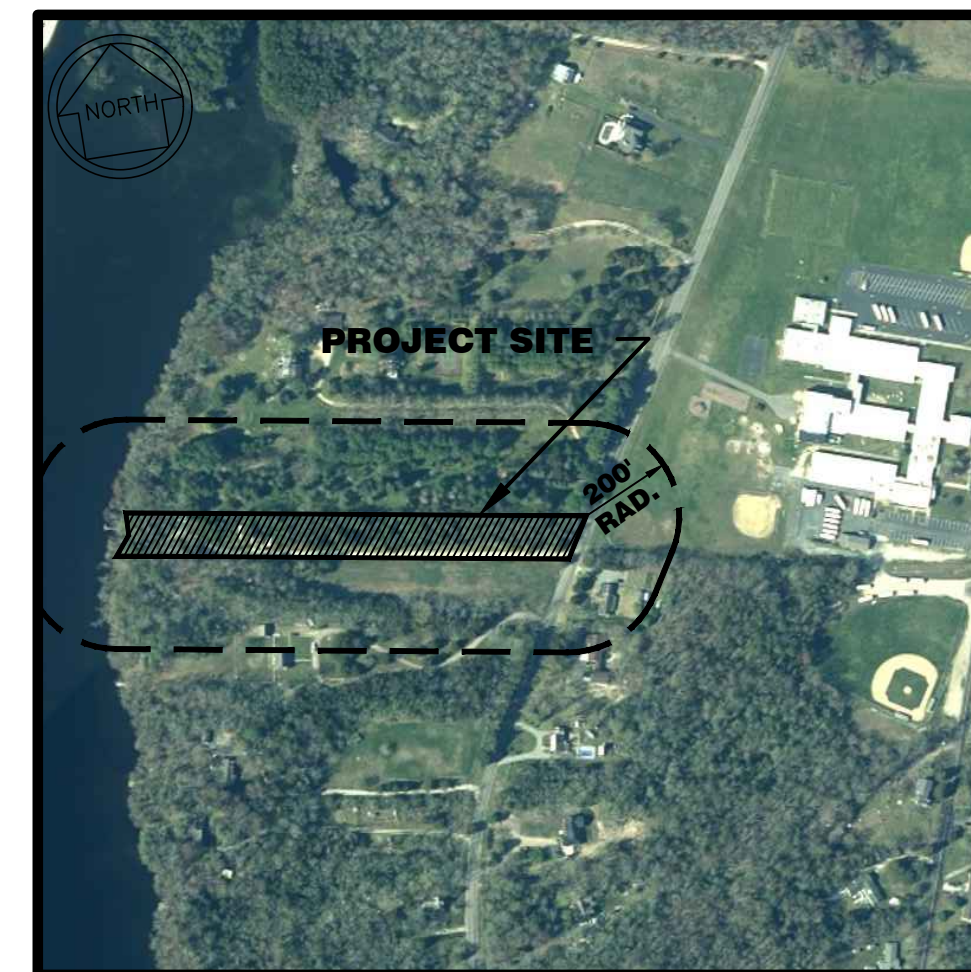
ZONING MAP

DENNIS TOWNSHIP TAX MAP SHEET No. 17
NO SCALE



U.S.G.S. MAP

WOODBINE QUADRANGLE
SCALE: 1" = 2000'



AERIAL MAP

N.T.S.
LOCATION OF ADJACENT STRUCTURES WITHIN
200' OF THE PROJECT SITE
SOURCE: NJ-GEOWEB

CERTIFIED LIST OF ADJ. PROP. OWNERS WITHIN 200':

TOWNSHIP OF DENNIS
Tax Assessment Department
571 Petersburg Road
P.O. Box 204
Dennisville, NJ 08214
Phone: (609) 861-9700 ext. 341
Fax: (609) 861-9719



June 5, 2023

THIS IS TO CERTIFY THAT THE FOLLOWING LIST OF PROPERTY OWNERS ARE WITHIN 200 FEET OF BLOCK 67 LOT 28 ACCORDING TO THE OFFICIAL TAX MAP OF DENNIS TOWNSHIP.

ATTEST *Lee Ann Russ*
LEE ANN RUSS, CTA

BLOCK 67 LOT 28
CAPE MAY COUNTY PLANNING BOARD
DN-309, CENTRAL MAIL ROOM
CAPE MAY COURT HOUSE, NJ 08210

VERIZON COMMUNICATIONS
% ENGINEERING DEPARTMENT
10 TANSBORO RD, FL 2
BERLIN, NJ 08009

SOUTH JERSEY GAS COMPANY
% JOSEPH SCHNEIDER
GENERAL MANAGER
SYSTEM ENGINEERING & PLANNING
1 SO JERSEY PLAZA
FOLSOM, NJ 08037

CONNECTIV REAL ESTATE DEPARTMENT
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330-9902

(CONTINUED)

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	PAGE 1
67 21.01	183 FIDLER RD 08296121.13	3A	HOCKER, RICHARD A & MARCIA A TRSTEE 6421 SE HARBOR CIR STUART, FL 34996.1960	
67 21.02 OPARM	171 FIDLER RD 08296121.10	3B	HOCKER, RICHARD A & MARCIA A TRSTEE 6421 SE HARBOR CIR STUART, FL 34996.1960	
67 28	167 FIDLER RD 08296121.08	2	WEIGEL, HENRY & CHERYL 167 FIDLER RD WOODBINE, NJ 08270.0822	
67 29	163 FIDLER RD 08296121.07	1	HOCKER, RICHARD A & MARCIA A TRSTEE 6421 SE HARBOR CIR STUART, FL 34996.1960	
67 30	155 FIDLER RD 08296121.06	2	THOMPSON, JEFFREY & HEATHER PO BOX 253 DENNISVILLE, NJ 08214.0253	
70 18	165 ACADEMY RD 08301117	15A	DENNIS TWP @ DENNIS TWP BOARD OF ED 234 ACADEMY RD DENNISVILLE, NJ 08214	
70 39	156 FIDLER RD 08301116.02	2	LATHERS, WILLIAM F & ERIKA RUTH PO BOX 35 DENNISVILLE, NJ 08214.0035	
70 40	162 FIDLER RD 08301116.03	2	JENKINS, FRANK W JR & SUZANNE PO BOX 123, 162 FIDLER RD DENNISVILLE, NJ 08214.0123	

UTILITIES:

COMCAST CABLE
901 W LEEDS AVENUE
ABSICON, NJ 08201

PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

CAPE ATLANTIC SOIL
CONSERVATION DISTRICT
ATTN: MICHAEL KENT
6260 OLD HARDING HIGHWAY
MAYS LANDING, NJ 08330

ZONING SCHEDULE: (ZONE "PV" PINELANDS VILLAGE DISTRICT)

DESCRIPTION	REQUIRED "PV" ZONE	EXISTING LOT 28	EXIST. GARAGE APT.	VARIANCE
MINIMUM LOT AREA	3.2 ACRES	2.43± ACRES	2.43± ACRES	YES
MINIMUM LOT FRONTAGE	100'	OVER 100'	OVER 100'	NO
MINIMUM LOT WIDTH	100'	108.0'	108.0'	NO
MINIMUM LOT DEPTH	250'	1049.89'	1049.89'	NO
PRINCIPAL BUILDING				
MINIMUM FRONT YARD SETBACK	200'	OVER 200'	OVER 200'	NO
MINIMUM SIDE YARD SETBACK	15'	14.2'	31.4'	YES
MINIMUM REAR YARD SETBACK	50'	38.3'	OVER 50'	YES
MINIMUM GROSS FLOOR AREA (GFA)	1000 SQ. FT.	1140 SQ. FT.*	595 SQ. FT.	YES
MAX. BUILDING HEIGHT	30'	LESS THAN 30'	LESS THAN 30'	NO
ACCESSORY BUILDING				
MINIMUM SIDE YARD SETBACK	10'	3.4'	N/A	YES
MINIMUM REAR YARD SETBACK	10'	OVER 10'	N/A	NO
DISTANCE TO PRINCIPAL STRUCTURE	10'	OVER 10'	N/A	NO
MAXIMUM BLDG. HEIGHT (TOOL SHED)	15'	LESS THAN 15'	N/A	NO
MAXIMUM COVERAGE				
PRINCIPAL BUILDING	50%	1843 SQ. FT./1.7%*	595 SQ. FT./0.7%	NO
ACCESSORY BUILDINGS	1%	0.2%	N/A	NO

* EXCLUDES GARAGE APARTMENT GFA
** INCLUDES A FRAME RESIDENCE AT 1248 SQ. FT. AND GARAGE APARTMENT AT 595 SQ. FT. (1843 SQ. FT. TOTAL)

APPROVALS:

APPROVED BY THE COUNTY PLANNING BOARD OF CAPE MAY COUNTY, NEW JERSEY.

CHAIRPERSON _____ VOID DATE _____ DATE _____

SECRETARY _____ VOID DATE _____ DATE _____

APPROVED BY THE DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD, CAPE MAY COUNTY, NEW JERSEY.

CHAIRPERSON _____ VOID DATE _____ DATE _____

SECRETARY _____ VOID DATE _____ DATE _____

BOARD ENGINEER _____ DATE _____

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF RECORD OF THE SITE HEREIN DEPICTED, AND THAT WE HAVE REVIEWED THIS PLAN AND CONCUR WITH THIS SUBMISSION.

HENRY WEIGEL _____ DATE _____

CHERYL WEIGEL _____ DATE _____

ENGINEERING PORTION OF THIS PROJECT PREPARED BY: <i>Louis A. Scheidt</i> LOUIS A. SCHEIDT PROFESSIONAL ENGINEER N.J.P.E. LICENSE No. 24321	LAND SURVEYING PORTION OF THIS PROJECT PREPARED BY: <i>William F. Seaman</i> WILLIAM F. SEAMAN LICENSED PROFESSIONAL LAND SURVEYOR N.J.P.L.S. LICENSE No. 05-041380	GIBSON ASSOCIATES, P.A. CONSULTING ENGINEERS AND SURVEYORS 522 SEA ISLE BOULEVARD OCEAN VIEW, NEW JERSEY 08230 (609) 624-1944
ZONING VARIANCE PLAN LOT 28, BLOCK 67 DENNIS TOWNSHIP CAPE MAY COUNTY, NEW JERSEY		
DATE _____	REVISIONS _____	DRAWN: RCO CHECKED: WPF/WFS DATE: 06-26-23 SCALE: AS SHOWN SHEET 1 OF 2 DWG. No. 3643-20