

Location Map

1"=300'



Tax Map

1"=500'

(CVC) Clermont Village Center Zoning Requirements Dennis Township, New Jersey				
	Bulk Requirements	Existing Lot	Proposed Lot	Conforming
Principal Use:				
Lot Use	Office	Vacant	Office/ Outdoor Storage	NO, Use Variance Required
Minimum Lot Size	1 Acre	1.12 Acres	1.12 Acres	YES
Minimum Lot Width	150 FT	153.16 FT	153.16 FT	YES
Minimum Lot Depth	200 FT	302.6 FT	302.6 FT	YES
Maximum Front Yard (Primary Street)	8 FT	N/A	<8 FT	YES
Maximum Front Yard (Secondary Street)	4 FT	N/A	<4 FT	YES
Minimum Side Yard	30 FT	N/A	>30 FT	YES
Minimum Rear Yard	55 FT	N/A	>55 FT	YES
Maximum Impervious Coverage	60%	N/A	17.1% (8,349 SF)	YES
Parking:				
Minimum Front Yard (Primary Street)	30 FT	N/A	>30 FT	YES
Minimum Front Yard (Secondary Street)	10 FT	N/A	>10 FT	YES
Minimum Side Yard	10 FT	N/A	>10 FT	YES
Minimum Rear Yard	10 FT	N/A	>10 FT	YES

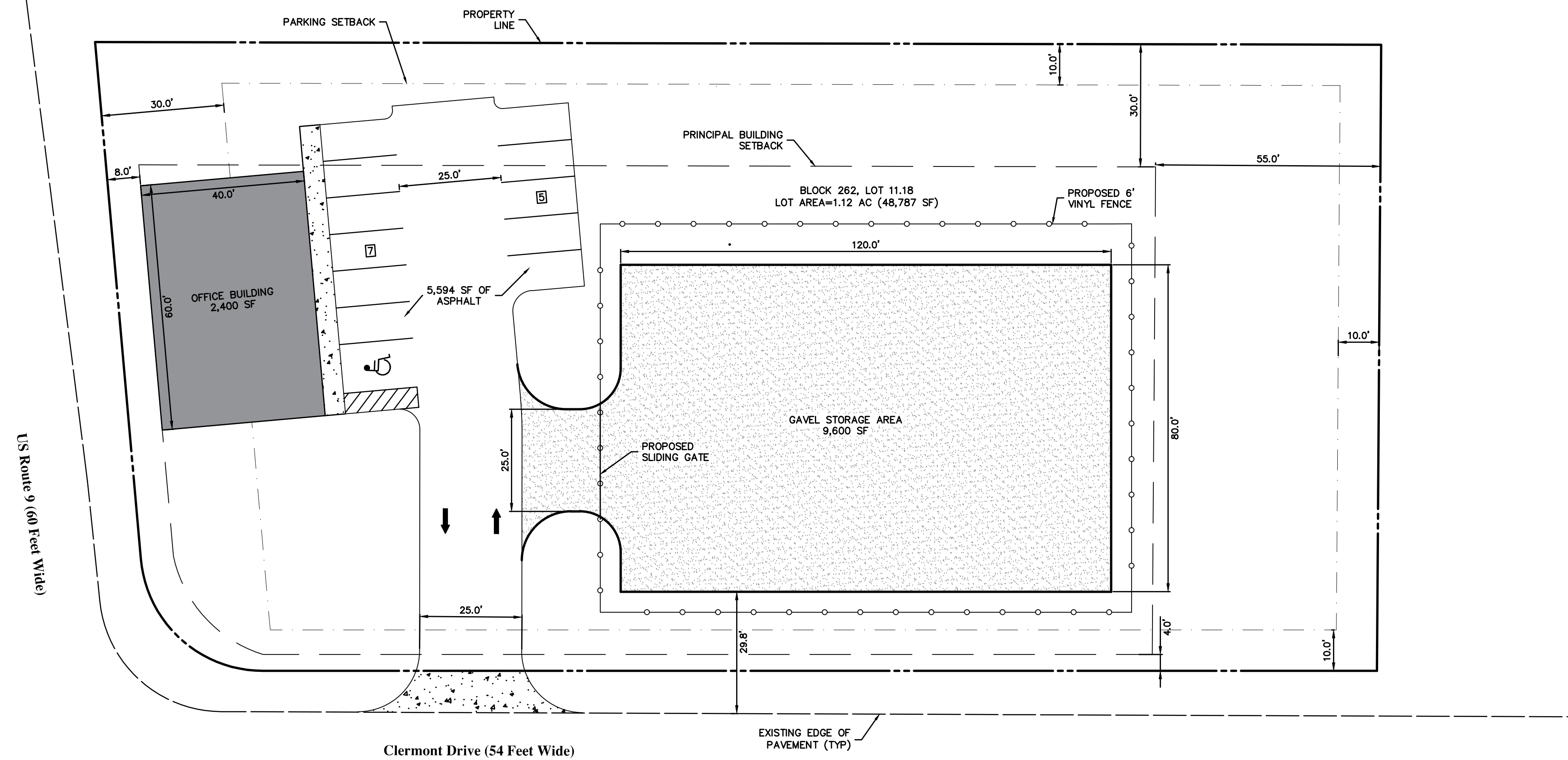


General Notes

- Owner:
Peach Orchard Partners LLC
25 Ashcroft Avenue
Ocean View, NJ 08230
- Applicant:
Channel Marine Construction
36 Clermont Drive
Cape May Courthouse, NJ 08210
- Source of Title:
Final Plat Clermont Business Park, performed by Aqua Tera Inc, Last revised 12/8/1988
- Property Information:
Block 262, Lot 11.18
Lot Area= 1.12 Acres (48,787 sf)
- Zoning District:
Clermont Village Center (CVC)
- Boundary and physical improvements shown are from GIS and not an actual survey.
- Proposing a 2,400 sf office building with parking lot and a 9,600 sf gravel storage area.

Parking

Per §185-38, 5 spaces required per 1000 sf of gross floor area --> Proposed gross floor area is 2,400 sf, therefore 12 spaces are required.
PROPOSING 12 PARKING SPACES



Proposed Site

Scale: 1" = 20'



Gregory K. Schneider
Professional Engineer & Land Surveyor
New Jersey License No. 42577

Drawn: NRC
Checked: Pdk
Approved: GKS
Date: 9/8/2023

Kates Schneider Engineering, LLC
Engineers - Surveyors - Planners

State Board of Professional Engineers & Land Surveyors
Certificate of Authorization No. 24GA 28200

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Date	Revisions	By

Township of Dennis
Cape May County, New Jersey

Variance Plan

3 Clermont Drive
Block 262, Lot 11.18

Job No.	Sheet
4032.03	1
B/O	Total
1	1