

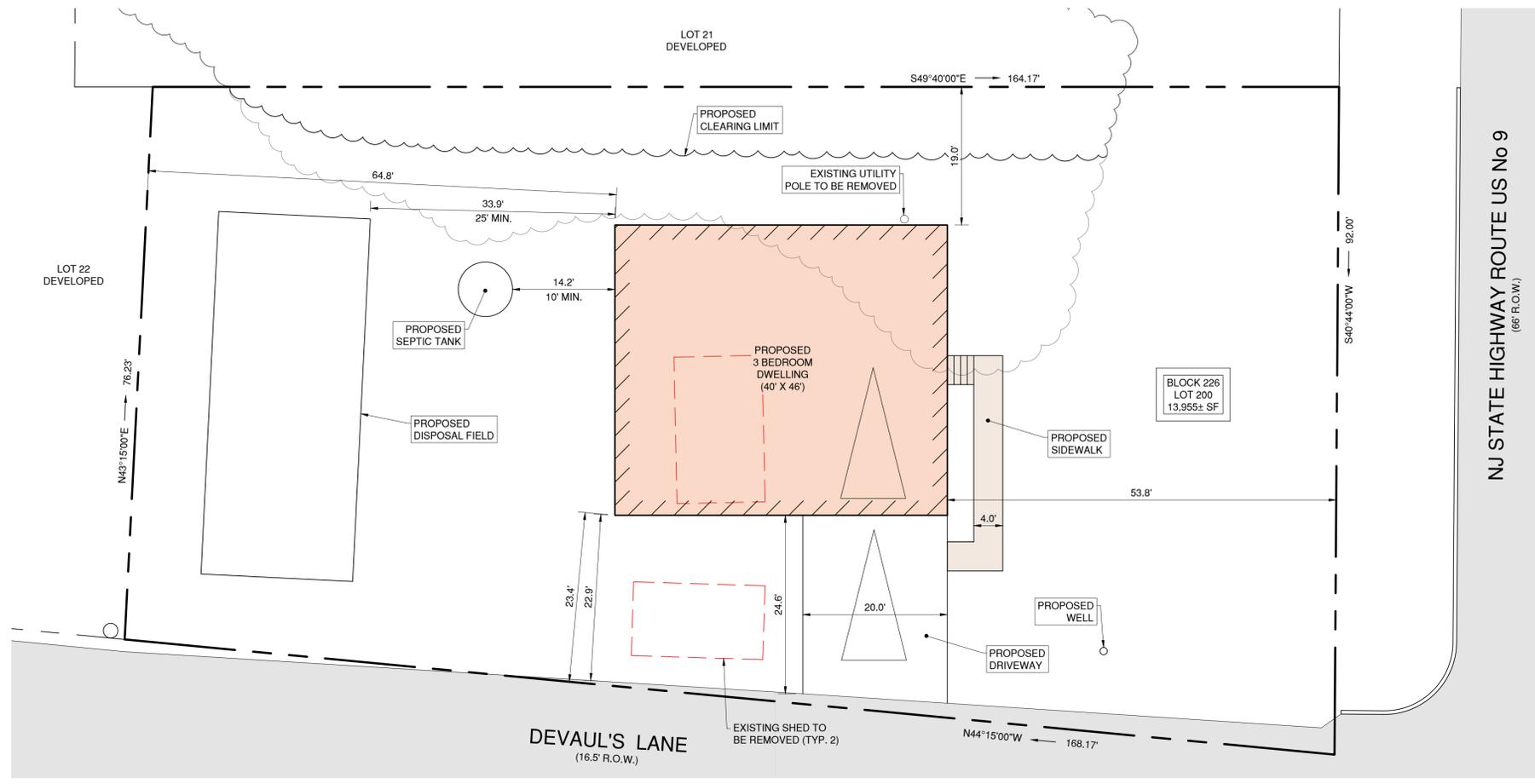
- Applicant: I & H Builders c/o Vince Yanni 689 Woodstown Road Swedesboro, NJ 08085 Phone: 610-299-9739
- Owner: Russell DeVal 428 Harding Lane Corbin City, NJ 08270
- Project Site: 2691 Route 9 Ocean View, NJ 08230
- The project site is known as Block 226, Lot 20, as shown on the Township of Dennis Tax Map, Sheet #26.
- The project site is located in the (R3) Rural Single Family Residential Zoning District.
- The project site consists of an area of 13,955± SF (0.32± AC).
- The project site currently contains two frame sheds which are to be removed.
- It is the intent of the applicant to construct a one-story single family dwelling & associated driveway on site.
- The proposed dwelling shall be serviced by an on-site septic system & well.
- All concrete curb, sidewalk, pavement disturbed in kind within road rights-of-way are to be repaired in kind.
- All traffic signs, other signs, mailboxes, poles and/or safety devices that will be removed during construction are to be reinstalled at the proper location.
- This application proposes less than 1 AC of disturbance and less than a quarter AC of new impervious cover, therefore, stormwater management is not required.
- Survey information taken from plan entitled "Topographic Survey" Block 226 Lot 20, Township of Dennis, Cape May County, NJ prepared by Cape Land Surveying, George Swensen, NJPLS #43415. Plan dated 3/16/2009 & revised 1/8/2024.
- The proposed application will require approvals from the following agencies:
 - Dennis Township Land Use Board
 - Cape May County Health Department (approved 9/2024)
 - Cape Atlantic Soil Conservation District

R3 - Rural Single Family Residential Zoning District Section 165-37(F)

Description	Required	Proposed	Variance
Principal Building			
Lot Area	3 AC	0.32 AC	YES*
Lot Frontage	100'	168.17'	NO
Lot Width	100'	168.17'	NO
Lot Depth	125'	84.10'	YES*
Front Yard Setback (min.)			
Route 9	47'	53.8'	NO
DeVal's Lane	16'	23.4'	NO
Side Yard Setback (min.)	17.5'	64.8'	NO
Rear Yard Setback (min.)	10.67'	19.0'	NO
Building Height (max.)	12'	22'	YES
Building Coverage (max.)	20%	13.19%	NO
Impervious Coverage (max.)	20%	17.86%	NO
Parking Requirements (per RSIS)			
Dwelling (3-Bedroom)	2 spaces	2 spaces	NO

*Pre-existing non-conforming condition

- Variations Required**
- A C bulk variance is required to permit the existing lot area of 13,955 SF, where 3 AC is required.
 - A C bulk variance is required to permit the existing lot depth of 84.10', where 125' is required.
 - A D6 variance is required to permit a building height of 22', where 12' is permitted.

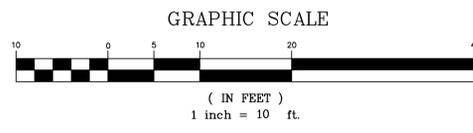


200' PROPERTY OWNERS LIST

Block/Lot	Property Location	Property Class	Owner Address	City, State	Zip Code
226/19.03	2679 RT 9 & 2681 RT 9	2	DEPOSE, JULIE F 2681 RT 9 N OCEAN VIEW, NJ	OCEAN VIEW, NJ	082301015
226/21	2695 RT 9	2	CARTER, ELIZABETH P PO BOX 449 SOUTH SEAVILLE, NJ	OCEAN VIEW, NJ	082460449
226/22	12 DEVAULS LA	1	DEVAL, CLARENCE JR 2622 CEDAR LN SEAVILLE, NJ	OCEAN VIEW, NJ	082301142
226/23	20 DEVAULS LA	2	DEVAL, MARK 20 DEVAULS LA OCEAN VIEW, NJ	OCEAN VIEW, NJ	082301066
226/24.01	2701 RT 9	2	SIRLEY, THOMAS & KELLY 12 JUSTIN LYNN WAY MAURER, PA	OCEAN VIEW, NJ	193532005
237/2	2684 RT 9	4A	POZNIK FAMILY HOLDINGS 3 LLC 1830 HERBERT BLVD WILLIAMSTOWN, NJ	OCEAN VIEW, NJ	080942825
237/3	2692 RT 9	2	GABRIEL REVOCABLE LIVING TRUST 2692 RT 9 OCEAN VIEW, NJ	OCEAN VIEW, NJ	082301054
237/4	2694 RT 9	1	QUAY, RONALD M & PAMELA H 2694 RT 9 OCEAN VIEW, NJ	OCEAN VIEW, NJ	082301054
237/5	2696 RT 9	2	QUAY, RONALD M & PAMELA H 2696 RT 9 OCEAN VIEW, NJ	OCEAN VIEW, NJ	082301074

- DN-309, CENTRAL MAIL ROOM CAPE MAY COURT HOUSE, NJ 08210
- VELOCITY COMMUNICATIONS AMERSON, NJ 0801
- % ENGINEERING DEPARTMENT 10 TANSBORO RD, FL 2 BELLEVILLE, NJ 08009
- SOUTH JERSEY GAS COMPANY % JOSEPH SCHNEIDER GENERAL MANAGER SYSTEM ENGINEERING & PLANNING 130 JERSEY PLAZA FOLSOM, NJ 08037
- CONNECTICUT REAL ESTATE DEPARTMENT 510 HARDING HIGHWAY, SUITE 309 MAYS LANDING, NJ 08330-9902
- COMCAST CABLE 901 W LEERS AVENUE AMERSON, NJ 0801
- PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER-CORPORATE PROPERTIES 80 PARK PLAZA, 700 NEWARK, NJ 07102
- CAPE ATLANTIC SOIL CONSERVATION DISTRICT ATTN: MICHAEL KENT 6360 OLD HARDING HIGHWAY MAYS LANDING, NJ 08330
- STATE OF NJ DOT CN-600 1015 PARKWAY AVE TRENTON, NJ 08625-0600

VARIANCE PLAN



VARIANCE PLAN
BLOCK 226, LOT 20
TOWNSHIP OF DENNIS
CAPE MAY COUNTY, NEW JERSEY

EDA Engineering Design Associates, P.A.
Engineers Environmental Planners Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
1000 Highway 108, Suite 200
(609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION# 24062970030

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

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REVISION	DATE	BY
REV. FOOTPRINT	5/9/2025	MAJ
REV. PER BOARD MTG.	4/7/2025	MAJ
REV. ZONING CHART	3/3/2025	MAJ



DATE: 12/11/2024	DRAWN BY: MAJ
SCALE: AS NOTED	CHECKED BY: CJC
PROJECT #: 10158	SHEET: 1 OF 1

TOWNSHIP OF DENNIS APPROVAL BLOCK

Chairman	Date
Secretary	Date
Engineer	Date