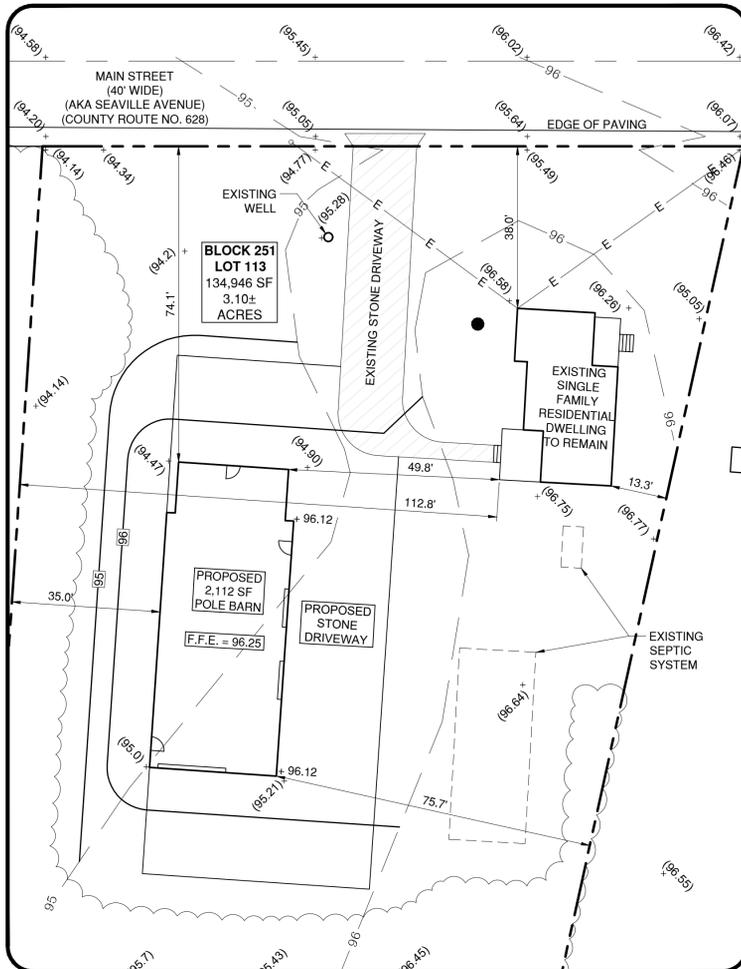
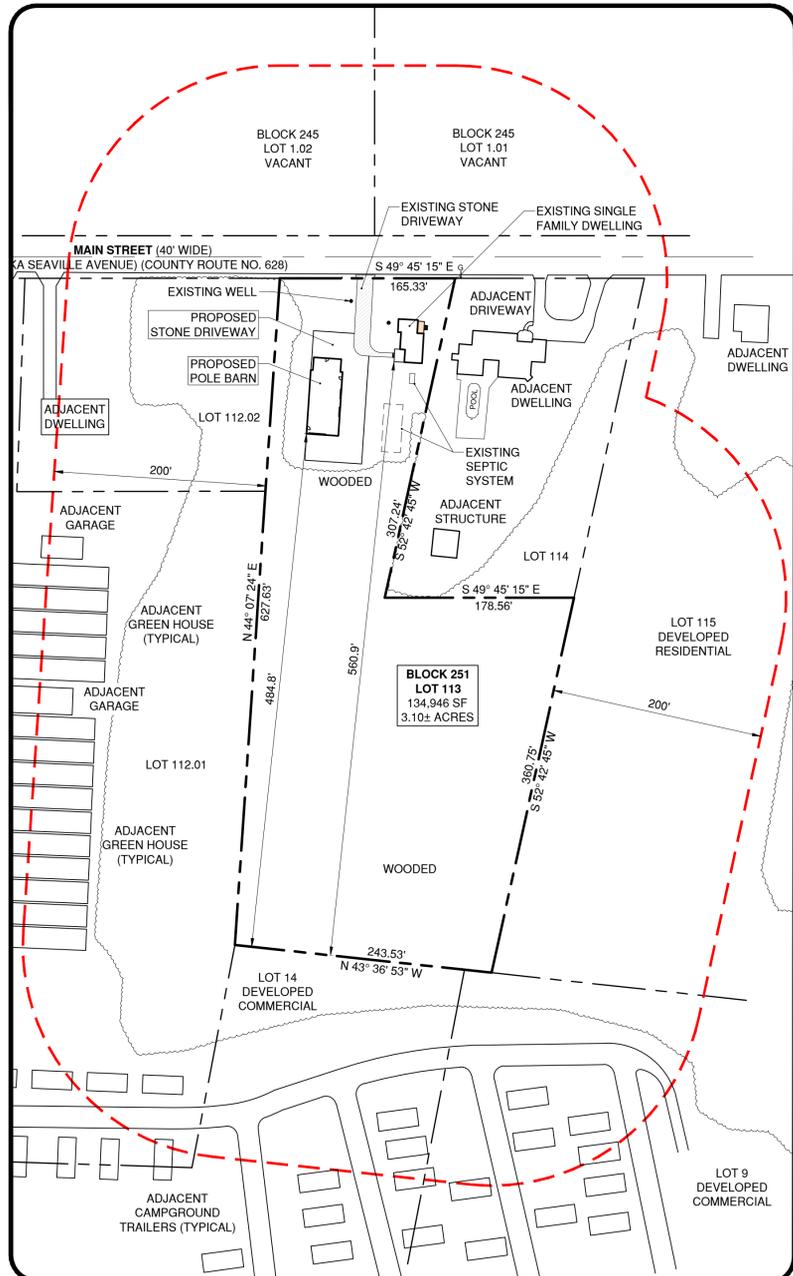


Block	Property Location	Owner	Zip Code
245	2405 RT 9	GRACETOWN FARMS LLC 131 WOODBINE BLVD CAPE MAY COURT HOUSE, NJ	08210
245	200 MAIN ST	SHORESIDE FARMS LLC PO BOX 607 OCEAN VIEW, NJ	08230
251	2339 RT 9	MHC PINE HAVEN II LLC %EQUITY PO BOX 2629 ADDISON, TX	75001
251	ACADEMY LA-REAR	MHC PINE HAVEN II LLC %EQUITY PO BOX 2629 ADDISON, TX	75001
251	161 MAIN ST	RODRIGUEZ, WILBERTO & CHRISTINE M 161 MAIN ST CAPE MAY COURT HOUSE, NJ	08210
251	153 MAIN ST	MHC PINE HAVEN II LLC %EQUITY PO BOX 2629 ADDISON, TX	75001
251	149 MAIN ST	THOMAS, ALBERT X JR & GAYLE PO BOX 453, 149 MAIN ST OCEAN VIEW, NJ	08230
251	MAIN ST REAR	MHC PINE HAVEN II LLC %EQUITY PO BOX 2629 ADDISON, TX	75001
251	143 MAIN ST	FENIMORE, LAWRENCE & MILLIE PO BOX 58 OCEAN VIEW, NJ	08230
251	135 MAIN ST	FENIMORE, LAWRENCE F & MILLIE A ETA 458 CORSON'S TAVERN RD OCEAN VIEW, NJ	08230
251	127 MAIN ST	CALVARY BAPTIST CHURCH OF OCEAN VIE PO BOX 97 SOUTH SEAVILLE, NJ	08246
251	2373 RT 9	CALVARY BAPTIST CHURCH & CEMETERY PO BOX 97 SOUTH SEAVILLE, NJ	08246



- Applicant/Owner: Project Location:
Larry Fenimore 143 Main Street
PO Box 58 Dennis Township, Cape May County, NJ
458 Corson Tavern Road
Ocean View, NJ 08230
- The project site is known as Block 251, Lot 113, as shown on the Township of Dennis Tax Map, Plate 27.
- The project site is in the R-3 Rural Single-Family Residential Zoning District.
- The project site consists of an area of 3.10 Acres (134,946 SF).
- An existing single-family dwelling is located on the project site.
- It is the intent of the applicant to request a use variance to permit the construction of a 2,112 S.F. pole barn. The proposed pole barn will be utilized for personal storage. The area of the proposed accessory building exceeds the area of the existing single-family residential dwelling (886 SF).
- 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.
- The proposed application will require approvals from the following agencies:
• Dennis Township Combined Land Use Board

GENERAL NOTES

Description	Required	Proposed	Variance
Principal Building			
Lot Area	3 Acres	3.10 Acres	NO
Lot Frontage	150'	165.33'	NO
Lot Width	150'	158'	NO
Side Yard Each	35'	* 13.3'	ENC
Front Yard	100'	* 112.8'	NO
Rear Yard	100'	* 38.0'	ENC
Accessory Building			
Side Yard Each	35'	35.0'	NO
Rear Yard	35'	75.7'	NO
Distance to Principal Structure	20'	484.8'	NO
Maximum Coverage			
Impervious	15%	6.08%	NO
Principal Building	10%	0.7%	NO
Accessory Building	2%	1.56%	NO
Farm Use/Accessory Building	10%	N/A	NO

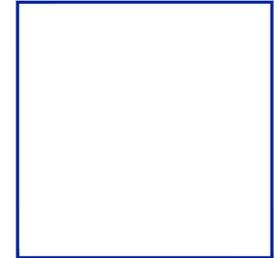
* Denotes an Existing Nonconforming Condition

ZONING INFORMATION
R-3 Rural Single-Family Residential Zoning District

DENNIS TOWNSHIP APPROVAL BLOCK

Chairman _____	Date _____
Secretary _____	Date _____
Engineer _____	Date _____

VARIANCE PLAN



EDA Engineering Design Associates, P.A.
Engineers, Environmental Planners, Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View, New Jersey 08220
(609) 390-0332 • Fax (609) 390-9904 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION # 26642970300

VARIANCE PLAN
BLOCK 251, LOT 113
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

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REVISION	DATE	BY



DATE: 10/14/25	DRAWN BY: PTJ
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10775	SHEET: 1 OF 1