

CITY OF CAPE MAY
ZONING BOARD OF ADJUSTMENT DECISIONS 2023

DATE HEARD	APPLICANT	ADDRESS	BLOCK/LOT	ZONE	APPROVALS/VARIANCES REQUESTED	DECISION
2/23/2023	Christopher and Carol Czumbil	944 Sewell	1088/4 C-2	R-3A Medium Density Residential	525-16.1A Use Variance (Expansion of Non-conforming Use) 525-16.1B(1) Table 1 Lot Size Per Family 525-16.1B(1) Table 1 Building Setback	Approved
2/23/2023	Cape CJ LLC	1301 Beach Avenue	1146/26.02, 27, 28	C-3 Hotel-Motel Business	Amended Preliminary & Final Site Plan Approval Approval of Settlement Proposed by Applicant	Approved
3/23/2023	Rosemans Marina LLC	5 Rosemans Lane	1061/130 & 131	C-6 Marina	525-27B(1) Table A Lot Size 525-27B(1) Table A Lot Frontage 525-27B(1) Table A Rear Yard Setback 525-27B(2) Table C Lot Coverage	Approved
3/23/2023	Steven Steger	905 Page Street	1090/57	R-3 Medium Density Residential	525-16.1B(1) Table 1 Lot Size 525-16.1B(1) Table 1 Building Setback 525-16.1B(1) Table 1 Lot Width & Lot Frontage 525-16.1B(1) Table 1 Side Yard Setback 525-16.1B(2) Table 1 Lot Coverage	Approved
4/27/2023	429 Beach Avenue LLC	429 Beach Avenue	1041/19	C-2 Beach Business	525-23A & 525-9 Use Variance 525-23B(1) Table 2 Lot Size 525-23B(1) Table 2 Lot Size per Hotel Unit 525-23B(1) Table 2 Lot Width & Lot Frontage 525-23B(1) Table 2 Building Setback Decatur Street & Beach Avenue 525-23B(1) Table 2 Rear Yard Setback 525-23B(1) Side Yard Setback 525-23B(2) Lot Coverage 525-49C(2) Parking 525-48H(2)(b) Max. Signage Area Site Plan, Waiver	Denied
4/27/2023	Nicholas Mitch	240 Windsor Avenue	1022/4	R-2 Low Medium Density Residential	525-15A Use Variance 525-15B(1) Table 1 Lot Size 525-15B(1) Lot Width & Lot Frontage 525-15B(1) Table 1 Rear Yard Setback 525-15B(1) Table 1 Side Yard Setback (Each & Total) 525-49C(1) Parking 525-73D Nonconforming Structure on Nonconforming	Approved
5/25/2023	Nancy Tiburzio	1260 Cape May Avenue	1134/11, 12 & 13	R-1 Low Density Residential	525-14B(1) Table 1 Building Setback 525-14B(2) Lot Coverage 525-62A(1)(a) Pool Patio Setback	Approved

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5/25/2023	Scott and Sarah Fisher	1141 Pennsylvania Avenue	1124/31 & 32	R-4 Modified Medium Density Residential	525-17A(2) Accessory Use - Pool Not Permitted 525-17A(2)(a)(2)[a] Outbuilding - Height 525-17A(2)(a)(2)[b] Outbuilding - Length 525-17A(2)(a)(2)[c] Outbuilding - Width	<u>Pool Use</u> <u>Variance Denied</u> Other Three Variances Approved
6/22/2023	Michael Wood	413 Broadway	1032/1	R-2 Low Medium Density Residential	525-15A Use Variance (Expansion of Non-conforming Use) 525-52 Floor Area Ratio (FAR) 525-15B(1) Table 1 Lot Size 525-49C(1) Parking 525-49G Attached Signage-Number and Area	Approved
6/26/2023	Cela Tega LLC	1521 Beach Avenue	1174/15 & 16	R-S Residential Seasonal	525-19B(1) Table 1 Rear Yard Setback 525-19B(1) Table 1 Side Yard Setback 525-19B(2) Lot Coverage	Approved
7/27/2023	Joseph Bogle	102 First Avenue	1015/6	R-2 Low Medium Density Residential	525-15B(1) Table 1 Lot Size 525-15B(1) Table 1 Rear Yard Setback 525-15B(1) Table 1 Side Yard Setback	Approved
7/27/2023	Samuel and Lisa Stroud	227 Grant Street	1022/32 & 33	R-2 Low Medium Density Residential	525-15A Use Variance (Expansion of Non-conforming Use) 525-15B(2) Lot Coverage	Approved
8/24/2023	Christine Carlson-Glazer	710 Columbia Avenue	1071/3	R-S Residential Seasonal	525-19B(1) Table 1 Lot Size 525-19B(1) Lot Width & Lot Frontage 525-19B(1) Table 1 Rear Yard Setback 525-19B(1) Table 1 Side Yard Setback 525-19B(2) Lot Coverage	Approved
8/24/2023	Fern and Kevin Watters	1218 New York Avenue	1131/11 & 12	R-2 Low Medium Density Residential	525-15B(1) Table 1 Lot Size 525-15B(1) Lot Width & Lot Frontage 525-15B(2) Lot Coverage 525-49C(1) Parking 525-54A(5)9(a) Deck Width 525-72.D Nonconforming Structure on Nonconforming Lot	Approved
9/28/2023	Maryanne McLaughlin and Scott Muraika	1009 Kearney Avenue	1097/8 & 9	R-3A Medium Density Residential	525-16.1B(1) Table 1 Lot Size 525-16.1B(1) Table 1 Building Setback 525-16.1B(1) Table 1 Lot Width & Lot Frontage 525-16.1B(1) Table 1 Side Yard Setback	Approved
9/28/2023	Edward and Linda Farrington	1012 Pittsburgh Avenue	1156/13.01	R-4 Modified Medium Density	525-17B(1) Table 1 Lot Size 525-17B(1) Table 1 Front Yard Setback 525-17B(2) Lot Usage Ratio	Approved

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9/28/2023	1005 Beach Avenue LLC	1005 Beach Avenue	1095/15	R-S Residential-Seasonal	525-19A & 525-9 Use Variance 525-19B(2) Lot Coverage	Approved
10/26/2023	Rauna Fuller and Bernadette McGlade	1326 New York Avenue	1147/20 & 21	R-2 Low Medium Density Residential	525-15B(1) Table 1 Lot Size 525-15B(1) Table 1 Building Setback-Pittsburgh Avenue 525-15B(1) Table 1 Building Setback-New York Avenue	Approved
10/26/2023	Martin and Valerie Carlin	1102 Lafayette Street	1113/1	R-2 Low Medium Density Residential	525-15B(1) Table 1 Building Setback	Approved
10/26/2023	Musketeer Land Developers LLC	3 and 5 Pharo Lane	1061/101.06 & 101.07	C-6 Marina	525-27B(1) Table 1 Rear Yard Setback 525-27B(2) Lot Coverage 525-52 Floor Area Ratio	Approved
11/9/2023	Anthony and Eileen Matarazzo	29 Harbor Cove	1172/3.14	R-1 Low Density Residential	525-14B(1) Table 1 Lot Width & Lot Frontage 525-14B(1) Table 1 Side Yard Setback (Each & Total) 525-14B(2) Lot Coverage 525-62A(1) Pool Setbacks-Side, Rear, Side	Approved
12/28/2023	Abby's Cove LLC (Andrew Drake)	1302 Texas Avenue	1159/3.02	R-2 Low Medium Density Residential	525-60J(6) Minimum Roof Slope	Approved
Total Applications Heard: 22				Total Applications From C-1: 0 Total Applications From C-2: 1 Total Applications From C-3: 1 Total Applications From NC: 0 Total Applications From C-5: 0 Total Applications From C-6: 2 Total Applications From R-1: 2 Total Applications From R-2: 8 Total Applications From R-3: 1 Total Applications From R-3A: 2 Total Applications From R-4: 2 Total Applications From R-5: 0 Total Applications From R-S: 3 Total Applications From S-1: 0		Total Approved: 20 Total Denied*: 2

All approvals are subject to the conditions of approval listed in the Resolution. *If any part of an application is denied, it is recorded here as denied.