

**Somers Point Zoning Board of Adjustment Application**

In the Matter of the Appeal of: James Ginn

Name:

Address: 9 Magnolia Court, Oceanview, NJ 08230

1. This application concerns Block M15, Lot 3 on the tax map of the City of Somers Point, having the following street address: \_\_\_\_\_

115 Holly Hills Drive

2. The land has frontage on Somers Pt. Hwy leading to Holly Hills of 319 feet and a depth of 319 feet.

3. I have filed a Plot Plan and Survey of the premises within the Secretary of the Zoning Board of Adjustment of the City of Somers Point which may be examined at the Code Enforcement Office, 1 West New Jersey Avenue, Somers Point, New Jersey, on which Plot I have indicated existing boundary lines and structures and changes requested to be granted herein.

4. The land is in HC-2 zone, and the present use of the land is: vacant lot

4a. Lot size 40,481 square feet.

5. I desire to make the following changes (insert how the existing use will be changed or modified):

build a residential single family

6. Plan prepared by: Schaeffer Nassar Schizidag

7. Type of Appeal:

- An inspection of the  Zoning Ordinance  Zoning Map
- A special exception to the Zoning Ordinance
- A Variance from the strict application of the Zoning Ordinance
- A Use Variance

8. I desire the Zoning Board of Adjustment to grant a Variance or a Special Use Permit (specify in detail action of the Zoning Officer)

REQUIRES USE VARIANCE and front yard setback

Emerald Harry  
Signature of Tax Collector

Deputy  
Tax Collector



I VERIFY THAT THIS INFORMATION ACCORDS WITH THE  
MUNICIPAL TAX RECORDS  
TAX COLLECTOR  
SOMERS POINT CITY  
ATLANTIC COUNTY

9. Set Forth in Detail, including all facts that you wish to rely on at the Hearing, why the Zoning Board should grant your application. (Application may be decided on reasons herein in the event that no one desires to be heard on the application). \_\_\_\_\_

See Addendum to Application  
Variance Justification

10. State Name, Address, and Telephone number of the Attorney representing the Applicant, if any. \_\_\_\_\_

Richard Carlucci  
761 Humboldt Ave #201, Ocean City NJ 08226  
609-399-1690

11. Set Forth any previous applications made to this Board for the above property indicating date and result. \_\_\_\_\_

12. Applicants Telephone number: Home - 609-392-9375

Work - 609-226-5109

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**SITE PLAN AND SUBDIVISION**

**SITE PLAN**

1. Property Land Use Commercial

2. Density - Permitted N/A

- Proposed 1 single family

3. Percentage of Building Coverage - Permitted 30%

- Proposed 7.7%

4. Number of Parking Spaces - Required 2

- Proposed 3

5. Number of Residential Units Proposed 1

6. Square Footage of Residential Units - Permitted N/A

Square Footage of Lot 30,000 - Proposed 40,481  
60,000

7. Front Yard Setback - Required 50  
- Proposed 20

8. Rear Yard Setback - Required 50  
- Proposed 116

9. Side Yard Setback - Required N S E W (Circle One) 25  
- Proposed 31

9a. Side Yard Setback - Required N S E W (Circle One) 25  
- Proposed 200+

10. Building Height - Permitted 35  
- Proposed 35

11. Classification of Structure: One Story Two Story Three or More Other

12. Facilities for Trash and Garbage Disposal yes

Private: Yes No X

13. Buffer Zones - Describe Location and Extent Provided see DEP Approval

14. Recreational Facilities Provided

15. If Ten (10) Units or More are Proposed, an Environmental Impact Statement is Required.

**SUBDIVISION**

1. Total Area of Tract

2. Portion being Subdivided

3. Number of Lots being Created

4. Purpose of Subdivision

5. Proposed Use of New Lots

*James G. ...*

Signature of Applicant or Representative

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State of New Jersey, County of Cape May

Signature of Applicant or Attorney *[Signature]*

Signature of Notary Richard A. Carlucci

Sworn to Me on this 8th Day of May, 2024

Richard A. Carlucci  
Attorney at Law  
State of New Jersey