



REVIEW MEMORANDUM #2

DATE: November 6, 2025
TO: Ocean City Zoning Board
FROM: Joseph H. Maffei, P.E., P.P., C.M.E.
EDA #: OC-336Z
OCEAN CITY APP. #: ZBA 25-017
MEETING DATE: TBD
RE: Block 3205, Lot 14
3212-14 Haven Avenue
APPLICATION TYPE: Variance Application
APPLICANT: Michael & Kathleen Caruso
ZONE: R-2-40 Residential Zone
PLANS PREPARED BY: Edwin N Howell, RA, PPA & Paul Koelling & Associates, LLC

Table with 5 columns: Sheet, Description, Prepared By, Date, Latest Rev. Date. Rows include Survey of Premises, Variance Plan, Proposed Roof Addition, and Exhibit A-1.

The following additional documents were reviewed:

- Zoning Board Application dated 10/6/25;
Correspondence from Mark H. Stein, Esquire dated 10/17/25;
Report from the Ocean City Construction Office dated 10/29/25;
Memorandum from the Ocean City Zoning Office dated 10/24/25;
Memorandum from Lt. Robert Reichanek dated 10/27/25, and;
Memorandum from Jennifer Shiffler dated 10/31/25.

Zoning Requirements –Residential Oceanfront R-2-40 Zone

| | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> | <u>Variance</u> |
|--------------------------------------|------------------------|--------------------------------|------------------------|------------------------|
| <u>Principal Structure</u> | | | | |
| Use | 2-Family | 2-Family | 2-Family | NO |
| Minimum Lot Area (Interior) | 4,000 SF | 4,600 SF | 4,600 SF | NO |
| Minimum Lot Width (Interior) | 40' | 40' | 40' | NO |
| Minimum Lot Frontage (Interior) | 40' | 40' | 40' | NO |
| Minimum Setbacks: | | | | |
| Front Yard (Bldg.) | 10' | 13.9' | 13.9' | NO |
| Front Yard (Deck) | 10' | 5.9'⁽¹⁾ | 5.9' | YES |
| Side Yard (N) | 5' | 6.4' | 6.4' | NO |
| Side Yard (S) | 5' | 6.1' | 6.1' | NO |
| Side Yard (Total) | 11' | 12.5' | 12.5' | NO |
| Side Yard (HVAC) | 4' | ⁽²⁾ | ⁽²⁾ | --- |
| Side Yard (N-Porch) | 5' | 5.1' | 5.1' | NO |
| Side Yard (S-Porch) | 5' | 2.2'/4.7'⁽¹⁾ | 2.2'/4.7' | YES |
| Side Yard (Outdoor Shower) | 4' | 6.1'/5' | 6.1'/5' | NO |
| Rear Yard (Bldg) | 25' | 45.7' | 45.7' | NO |
| Minimum Lot Depth | 100' | 115' | 115' | NO |
| Maximum Building Height (Pitch Roof) | 30' | 17.23' | 17.23' | NO |
| Maximum Habitable Stories | 2 | 2 | 2 | NO |
| Maximum Building Coverage | 30% | 34.8% ⁽¹⁾ | 34.8% | NO ⁽¹⁾ |
| Maximum Impervious Coverage | 60% | 92.4% ⁽¹⁾ | 92.4% | NO ⁽¹⁾ |
| Minimum Parking Spaces | 4 | 4 | 4 | NO |
| Gutters | Required | Provided | Provided | NO |
| Parking Setback | 1' | 0' ⁽¹⁾ | 0' | NO ⁽¹⁾ |
| Minimum Porch Roof Pitch | 2:12 | N/A | 2.25:12 | NO |

- (1) Existing non-conforming conditions
- (2) Information shall be provided

Project Description

The Applicants are seeking approval to construct a roof over the existing second floor front porch. The construction includes new railings on the first and second floor porch, new support columns for the porches and the roof over the second floor porch.

Review Comments:

Based on our review of the project documents, we offer the following comments:

1. The following “C” Variances for the following are required:
 - Minimum Front Yard Setback to the Porch
Section 25-04.2.5, Schedule B
 - Minimum Side Yard Setback to the Porch

Section 25-204.2.5, Schedule C

2. The following existing non-conformities exist on the site:
 - Minimum Front Yard Setback to the Porch (Vertical Expansion)
 - Maximum Building Coverage (Unchanged)
 - Maximum Lot Coverage (Unchanged)
 - Minimum Parking Setback (Unchanged)
 - Minimum Side Yard Setback to the Porch (Vertical Expansion)
3. The existing/proposed building coverage shall be verified. It appears to be less than 40.6% as indicated in the Zoning Chart.
4. An encroachment license for the retaining wall within the Haven Avenue Right-of-Way shall be obtained.
5. No Performance Guaranty or Inspection Escrow are required since no public improvements are proposed.
6. Any plan revisions, as required from any approval, shall be provided and revised plans submitted for review.
7. Copies of any outside agency approvals shall be provided.

JHM/km
Enclosures

cc: Jaime M. Felker, Board Secretary
Jessica Fenton, Zoning Officer
Mark H. Stein, Esquire
Paul M. Koelling, PLS
Edwin N. Howell, RA
Michael & Kathleen Caruso, Applicants
All above via email

ENGINEERING DESIGN ASSOCIATES, P.A.

3212-14 HAVEN AVENUE

ZBA 25-017

EDA #OC-336Z



Picture 1

View of the front of the house from Haven Avenue on 10/24/25

ENGINEERING DESIGN ASSOCIATES, P.A.

3212-14 HAVEN AVENUE

ZBA 25-017

EDA #OC-336Z



Picture 2

View of the back of the house from the Alley on 10/24/25

ENGINEERING DESIGN ASSOCIATES, P.A.

3212-14 HAVEN AVENUE

ZBA 25-017

EDA #OC-336Z



Picture 3

View of the northerly side of the house from Haven Avenue on 10/24/25

ENGINEERING DESIGN ASSOCIATES, P.A.

3212-14 HAVEN AVENUE

ZBA 25-017

EDA #OC-336Z



Picture 4

View of the southerly side of the house from Haven Avenue on 10/24/25



CITY OF OCEAN CITY
 DIVISION OF PLANNING
 115 12th Street
 OCEAN CITY, NJ 08226
 609-399-6111 * FAX 609-399-8419

D. Request is hereby made for permission to (erect, alter, convert, use) a roof above the 2nd floor deck.

1) Said property is: 40' X 115' (4,600sf)
 (Give dimensions and area)
 and has the following structures: a duplex dwelling. The applicant owns the 2nd floor unit.

2) Size and setbacks of existing building:

| | |
|--|--|
| Width of building: <u>27.4ft (Bldg) 30.2ft (Porch)</u> | Length of building: <u>63.35ft including porch</u> |
| Height: <u>18.23ft (29.23ft - 11.0ft)</u> | Stories: <u>2</u> |
| Front: <u>13.9ft (Bldg) 5.9ft (deck)</u> | Rear: <u>45.7ft</u> |
| Side: <u>(Left) 4.7' setback to edge of porch</u> | Side: <u>(Right) 5.1' setback to edge of porch</u> |
| % Building Coverage: <u>40.6%</u> | % Impervious Surface Coverage: <u>92.4%</u> |

3) Size and setbacks of proposed building and/or addition:

| | |
|--|--|
| Width of building: <u>27.4ft (Bldg) 30.2ft (Porch)</u> | Length of building: <u>63.35ft including porch</u> |
| Height: <u>18.23ft</u> | Stories: <u>2</u> |
| Front: <u>13.9ft (Bldg) 5.9ft (deck)</u> | Rear: <u>45.7ft</u> |
| Side: <u>(Left) 5.0' setback to new column</u> | Side: <u>(Right) 5.4' setback to new column</u> |
| % Building Coverage: <u>40.6%</u> | % Impervious Surface Coverage: <u>92.4%</u> |

4) Date property acquired and prevailing zoning at time of acquisition: 10/5/2007 R-2-40

5) Has there been any previous appeal, requests or applications to this or any other City Boards, Construction Official, or other City Official involving these premises? YES _____ NO X

"If yes, state the nature, date and the disposition of said matter include a copy of the Resolution, a copy of the building permit or any other pertinent information previously submitted"



CITY OF OCEAN CITY
 DIVISION OF PLANNING
 115 12th Street
 OCEAN CITY, NJ 08226
 609-399-6111 * FAX 609-399-8419

- 6) When variance approvals are requested: **See Attached**
- a. Describe the exceptional conditions of property preventing application from complying with Zoning Ordinance.
 - b. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

7) All applicants must complete the following, as applicable:

Type of construction: (frame, stone, brick, cement) Wood frame

Present use of existing building(s) and premises: Two family dwelling

Describe any deed restrictions affecting this property: None

Existing and proposed number of dwelling units: Two

Existing and proposed square footage of professional office: N/A

Existing and proposed gross floor area: 1,387sf Applicant's unit

Existing and proposed parking spaces: Two existing and proposed

Existing and proposed number of lots: N/A

Portion of lot being subdivided: N/A

Purpose for which lots will be utilized: N/A

Facilities for solid waste and recyclables.

A photograph(s) of the land and building(s) involved in the application.

Names, addresses and E-mail of all expert witness proposed to be used: _____

Edwin N. Howell,, RA, PP (Project Architect), if required (enhowell@aol.com)

- 8) If the applicant is a corporation or partnership, the names and addresses of all stockholders or partners owning 10% or greater interest in said corporation or partnership shall be set forth in accordance with P.L. 1977 Ch. 336. **Not Applicable**

(If applicable, attach list)

ATTACHMENT
ZONING BOARD APPLICATION

Caruso, 3214 Haven Avenue
Block 3205 Lot 14
Variance for a Roof addition

QUESTION #6

- 6) a ***Describe the exceptional conditions of property preventing application from complying with Zoning Ordinance.***

Front Yard: The position of the existing dwelling toward the front of the property (Rear yard setback at 45.7ft where 25ft is required) has caused the position of the front porch to be in the required 10ft front yard setback. The interest in building a roof over the existing 2nd floor porch will require a variance.

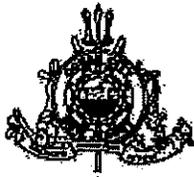
South & North Side Yards: The position of the existing dwelling does not provide the required five foot and combined setback of eleven feet.

- 6) b ***Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.***

Front Yard: The variance will be for 4' - 1 1/4" of the proposed 8ft wide porch. A variance can be granted without substantial detriment to the public good because the general positioning of dwellings in the neighborhood are similar to what is being proposed in this application and have roofs over the 2nd floor porches. Dwellings on either side of the Caruso's home (See Survey attached to application) have porches, 1st and 2nd floor porches with roofs, at a similar location to where the Caruso's roof is being proposed. Photos have been provided showing the adjacent properties. Testimony will be provided about how the zoning ordinance has changed, which is another reason the existing building has become non-conforming.

South Side Yard: Although the existing side yard setback to the second floor deck is 4.7feet, the columns that support the proposed roof will be setback 3 5/8" from the edge of the porch, which will provide the 5 foot minimum side yard requirement.

North Side Yard: *We are proposing the column setback on the north side be the same as provided on the south side to allow symmetry in the front elevation. This will cause the north side setback to columns to be 5.4 feet rather than the 6 feet that is required. We are suggesting this is a reasonable variance to consider because the space between buildings on the north side will be more than 12 feet – more than sufficient to meet the intent of the zoning ordinance to provide at least 11 feet between the buildings.*



CITY OF OCEAN CITY
 DIVISION OF PLANNING
 115 12th Street
 OCEAN CITY, NJ 08226
 609-399-6111 * FAX 609-399-8419

ESCROW FEES SUBMITTED
FINANCIAL RESPONSIBILITY STATEMENT

Section 25-1300.15.2 Amounts Specified Are Estimates [Ord. #04-13, § 8], of the Ocean City Zoning Ordinance, 88-27, Volume II, reads as follows:

The amount specified for escrow deposits are estimates, and it is recognized additional escrow fees may be necessary in particular applications. In the event that more than the amount specified for escrow is required in order to pay the reasonable costs incurred, the applicant shall, prior to being permitted to move forward in the approval procedure, pay all additional required sums. In the event a negative escrow balance develops prior to obtaining Certificate of Occupancy for any portion of the project, applicant/owner shall pay all additional required sums.

.....
 I have read Section §25-1300.15.2 and understand that additional escrow fees may be charged at a later date. I herewith agree to pay these additional charged fees. If I fail to pay these fees when requested, I understand that the City will also charge reasonable attorney's fees for the collection of these fees.

Please Print Clearly

Michael Caruso _____
 (Name) (Daytime Phone)
 2 Bunning Drive, Voorhees, NJ 08043 _____

 (Billing Address)
 _____
 (Signature) (Date)
 10/4/25

Note: The application will be deemed **incomplete** if all information above is not fully completed.



CITY OF OCEAN CITY
DIVISION OF PLANNING
115 12th Street
OCEAN CITY, NJ 08226
609-399-6111 * FAX 609-399-8419

Michael Caruso Being duly sworn
(Name of Applicant or Attorney Representing)

according to law hereby certifies that the information presented in this application is true and accurate.

MA Caruso
Signature of Applicant/Attorney

If applicant is not the owner of the property, have owner sign below or file with application a letter signed by the owner consenting to this application.

The foregoing application is hereby consented to this _____ day of _____, 20____.

(Signature of property owner)

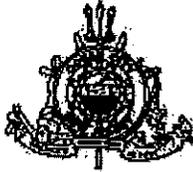
(Address)

(Telephone Number)

Sworn and subscribed before me:

This _____ day of _____ 20____

Signature of Person authorized to take oaths - Notary



CITY OF OCEAN CITY
 DIVISION OF PLANNING
 115 12th Street
 OCEAN CITY, NJ 08226
 609-399-6111 * FAX 609-399-8419

PART VI - FORMS

FORM A

CONFIRMATION OF PAID TAXES

[24 HOUR NOTICE MAY BE REQUIRED]

**TO BE COMPLETED BY APPLICANT AND
 RETURNED TO THE TAX COLLECTION OFFICE**

NAME: Michael and Kathy Caruso
 BLOCK: 3205 LOT: 14
 STREET ADDRESS: 3214 Haven Avenue

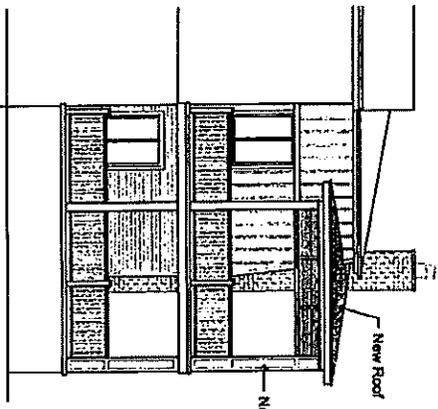
TO BE COMPLETED BY TAX COLLECTION OFFICE

Taxes current as of 9/26/25
 Taxes paid through 9/30 quarter 20 25

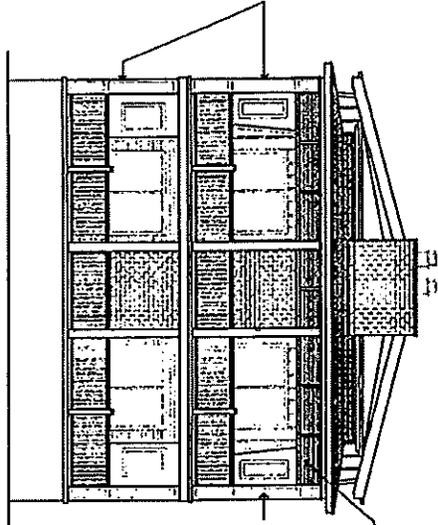
Remarks: _____

Terence Graff
 Terence Graff
 Tax Collector
 Date 9/26/25

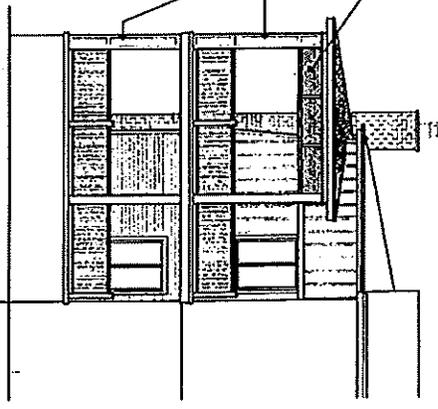
THIS STATEMENT IS NOT AN OFFICIAL TAX SEARCH



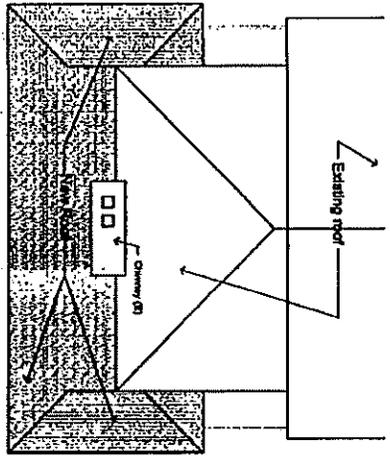
LEFT SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"

We have reviewed the design for the proposed new second floor roof and authorize the Contractor to proceed with the approvals required to construct the project.

Charles and Mary Nolan
Owners 1st Floor Unit

[Signature]
Date 1/13/25

Schematic Design Phase
Drawing Date: 8-18-25
1/13/25

State of New Jersey
County of Cape May

[Signature]

KATHLEEN T. CARUSO
A Notary Public of New Jersey
My Commission Expires February 10, 2027

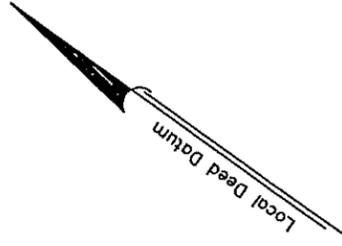


EDWIN N. HOWELL, RA, PP
Architect Planner
9 Otter Lane, Egg Harbor Twp., NJ 08234
609.594.5244 609.603.0009 e-mail: edhowell@aol.com

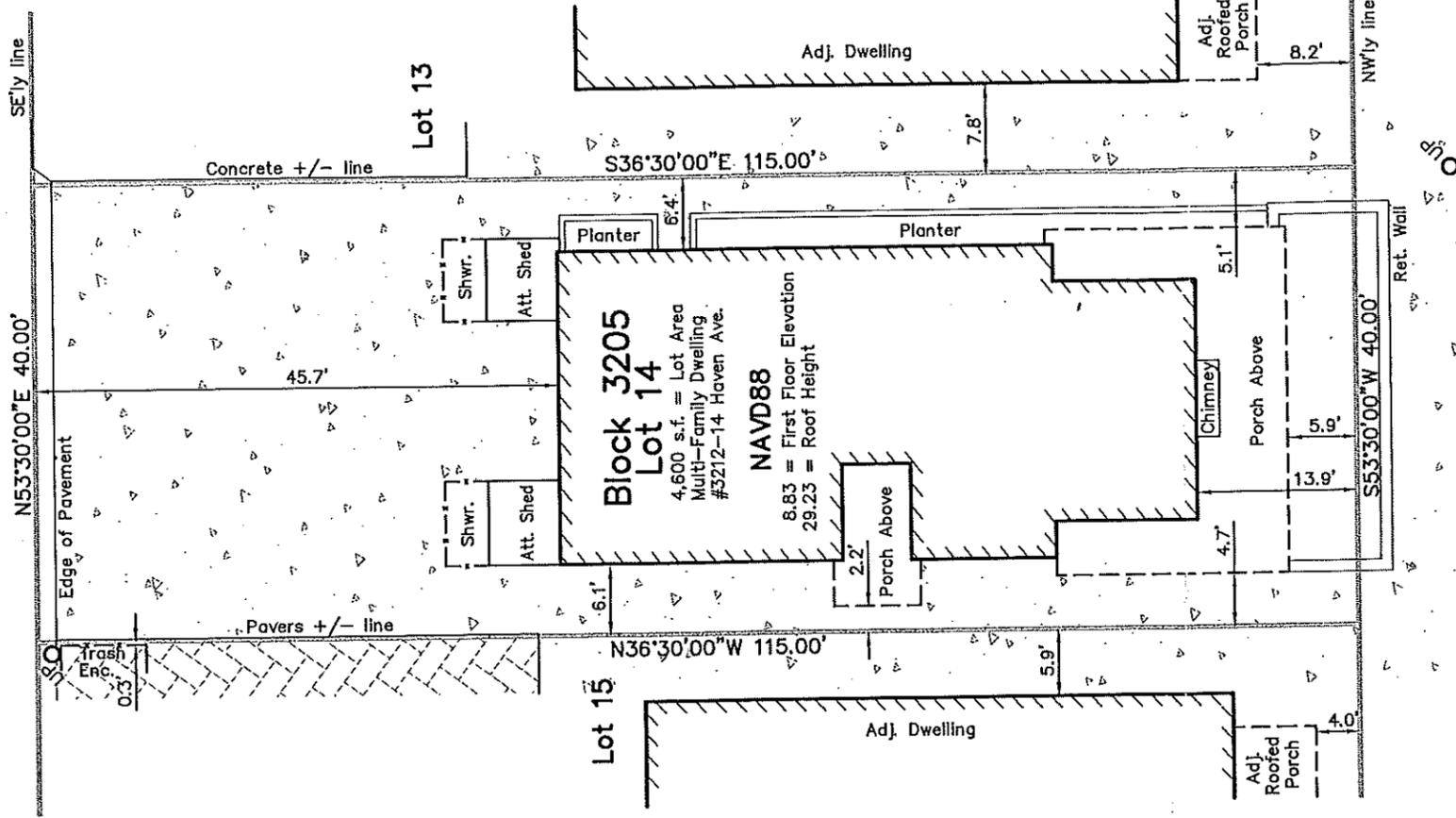


Proposed roof addition
3214 Haven Avenue
Ocean City, NJ
Block 3205 Lot 14

| REVISION | DATE |
|----------|------|
| | |
| | |



ALLEY
(15' wide)



HAVEN AVENUE
(65' wide)

GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded, underground improvements, easements, property line agreements or other conditions unknown to the surveyor are not shown. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavit, or for use by any other person or entity not specifically named, for any reasons other than as intended.

The Caruso's

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 05/08/2024 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief.

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

Property is located in a F.E.M.A. FIRM ZONE "AE"; Base Flood Elevation 9 ft. (NAVD88)

Date _____ Revision _____

SURVEY OF PREMISES

SITUATE IN
CITY OF OCEAN CITY, N.J.
COUNTY OF CAPE MAY, N.J.
#3212-14 Haven Avenue

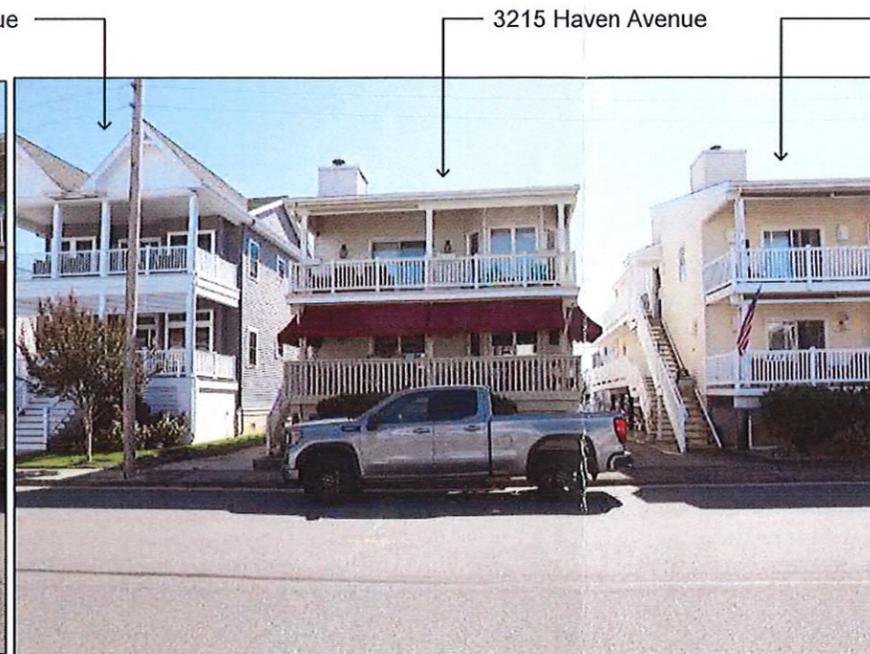
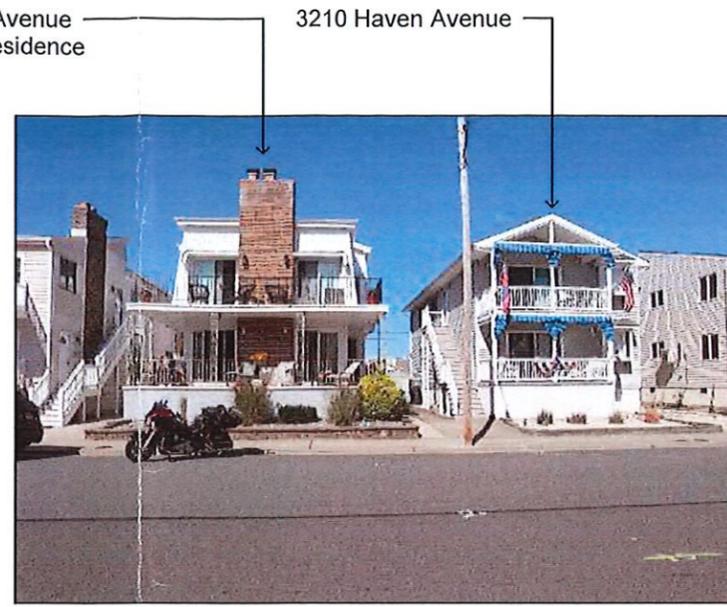
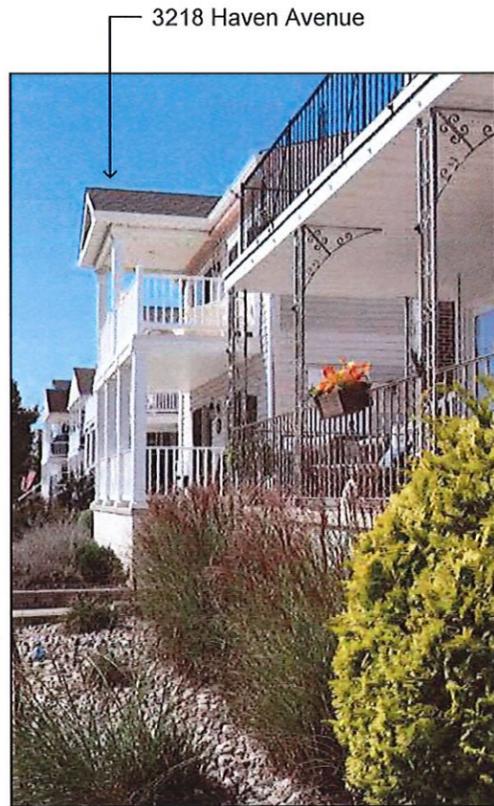
BLOCK 3205 LOT 14

PAUL KOELLING & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (609) 927-0279
CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: September 30, 2025 by: KOMIS
Scale: 1" = 15'

Paul M. Koelling

PAUL M. KOELLING
LAND SURVEYOR
PLS; N.J. LICENSE NO. 24GS04328800



Dwellings directly across the street - looking north

Dwellings directly across the street

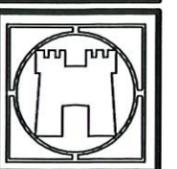
Dwellings directly across the street - looking south

| # | REVISION | DATE |
|---|----------|------|
| | | |

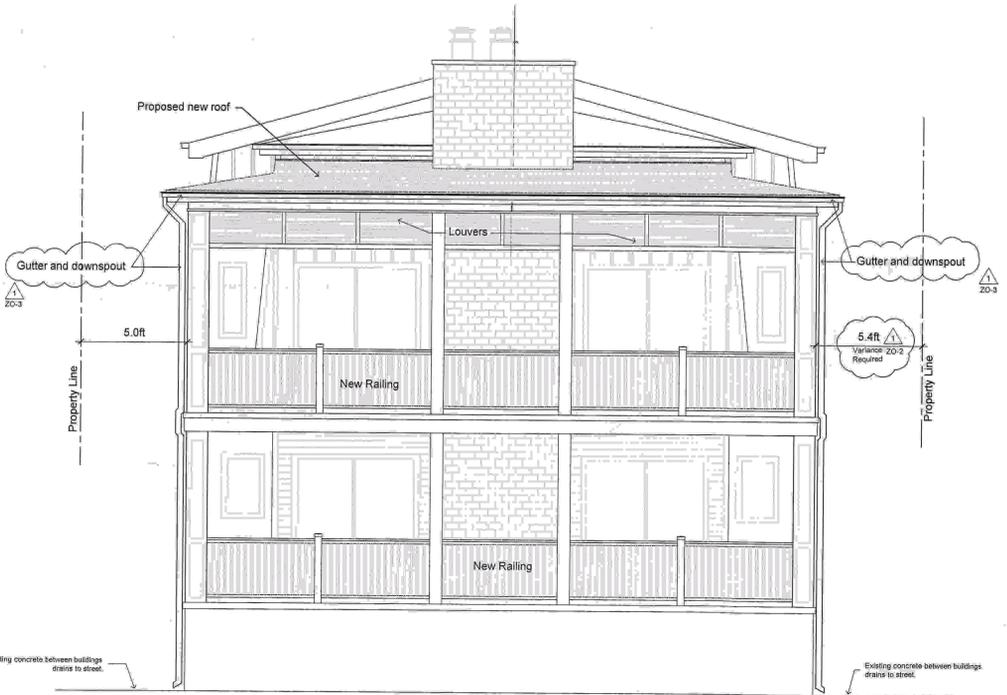
Proposed roof addition
3214 Haven Avenue
 Ocean City, NJ
 Block 3205 Lot 14

PROJECT LICENSE: 3100070300
 PLANNER LICENSE: 3300022000
 DATE: _____

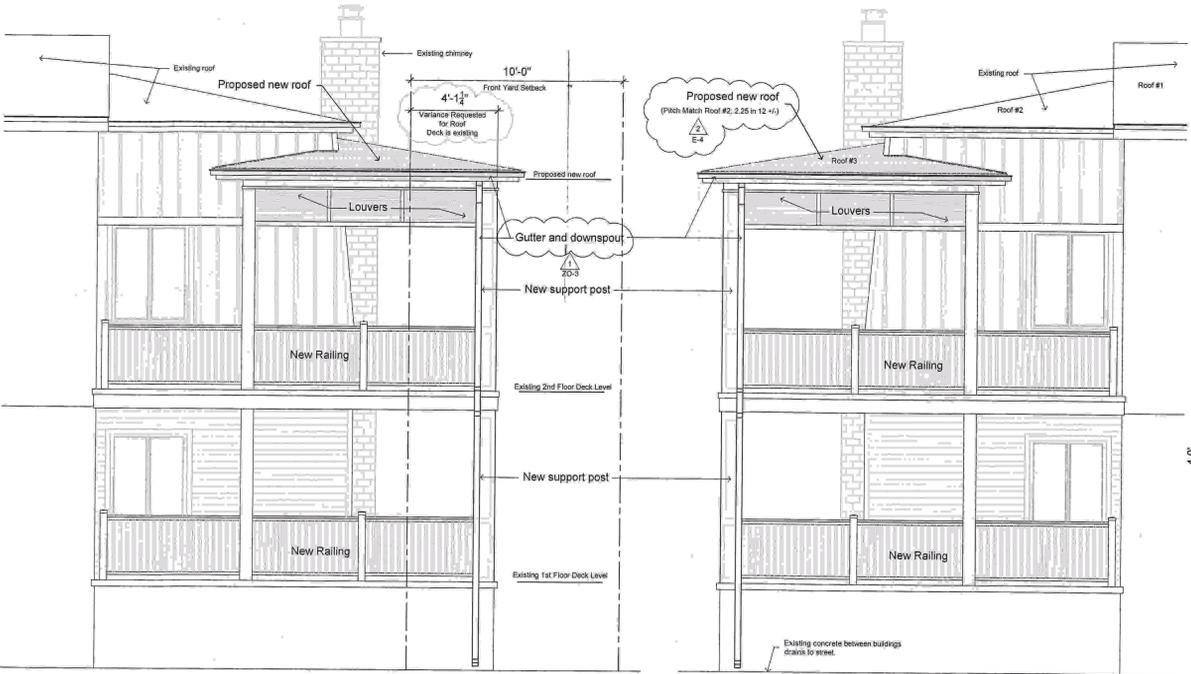
EDWIN N. HOWELL RA, PP
 Architect
 Planner
 9 Otter Lane, Egg Harbor Twp., NJ 08234
 (609) 398-5246 (609) 602-0909
 e-mail: enhowell@aol.com



Commission #
 22185
 Sheet # 1 of 1

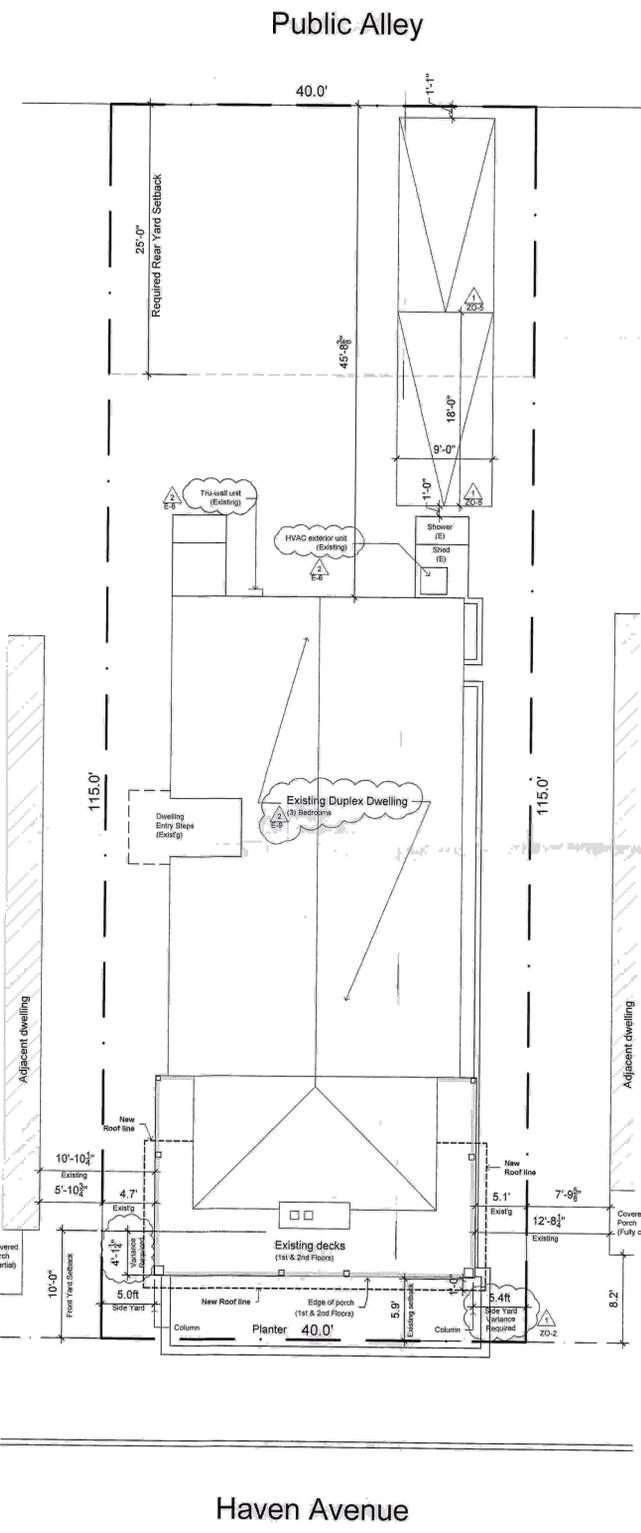


F FRONT ELEVATION
1/4" = 1'-0"



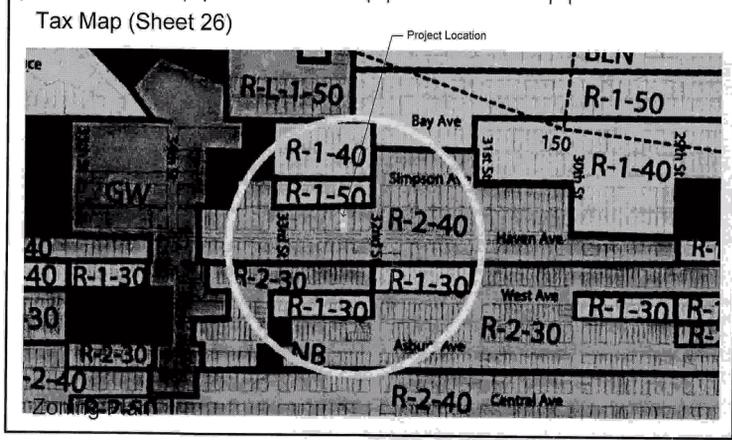
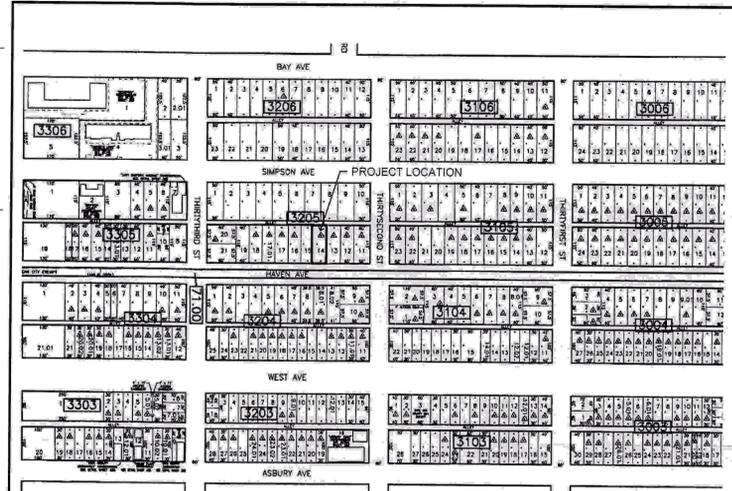
LS LEFT SIDE ELEVATION
1/4" = 1'-0"

RS RIGHT SIDE ELEVATION
1/4" = 1'-0"



SP SITE PLAN
1/8" = 1'-0"

NOTES:
1) The information noted on the Site Plan was taken from a survey prepared by Paul Koelling and Assoc., LLC, dated September 30, 2025



ZONING DATA LISTING

Address: 3214 Haven Avenue Block 3205 Lot 14 Zone: R-2-40

| DESCRIPTION | PERMITTED OR REQUIRED | EXISTING | PROPOSED | CONFORMS | REMARKS |
|-----------------------------|-----------------------|----------|----------|----------|---|
| Lot Information | | | | | |
| Lot Area | 4,000sf | 4,600sf | 4,600sf | Yes | |
| Lot Width | 40ft | 40ft | 40ft | Yes | |
| Yards | | | | | |
| Front Yard (Building) | 10ft | 13.9ft | 13.9ft | Yes | |
| Front Yard (Front porch) | 10ft | 5.9ft | 5.9ft | Variance | New roof over 2nd floor front porch will require a variance |
| Side Yard (Left side) | 6ft | 4.7ft | 5.0ft | Yes | 4.7ft setback to porch (existing) 5ft setback for new column (proposed) |
| Side Yard (Right side) | 5ft | 5.1ft | 5.4ft | Variance | 20'-2" 0.6ft variance required to maintain symmetry |
| Building Coverage | 30% | 40.6% | 40.6% | ENC | |
| Impervious Coverage | 60% | 92.4% | 92.4% | ENC | |
| Habitable Stories | 2 | 2 | 2 | Yes | |
| Building Height (ZFE = 12') | 35ft | 17.23ft | 17.23ft | Yes | There is no change to building height proposed with this project |
| Parking | 2 Cars | 2 Cars | 2 Cars | Yes | See notes on Site Plan for parking |

ENC - Existing non-conforming

PROPERTY OWNERS WITHIN 200ft OF 3214 HAVEN AVENUE

| Block & Lot | Address | Name | Address | Name | Address | Name | Address | Name |
|-------------|---------------|--------------------------|---------|---------------|----------------------------|---------|-------------------|--------------------------|
| 3204-2-200 | 261-03 2nd St | Robert Davis | 3204-30 | 204-08 2nd St | Robert & Elizabeth Gray | 3205-12 | 3204-08 Haven Ave | Wm & Pat Petracci |
| 3204-2-201 | 261-03 2nd St | Robert & Amy Kozak | 3204-31 | 204-08 2nd St | Wm & Roseanna Conover | 3205-13 | 3205-10 Haven Ave | Tom & Traci Caley |
| 3204-2-202 | 261-03 2nd St | Robert & Mary Conant | 3204-32 | 204-08 2nd St | Jeanne & Paul Bracon | 3205-14 | 3205-10 Haven Ave | Sherrill & Joseph Motta |
| 3204-2-203 | 261-03 2nd St | Paul & Susan Neideman | 3204-33 | 204-08 2nd St | Michael & Diane Schradt | 3205-15 | 3212-14 Haven Ave | Chris & Mary Nicos |
| 3204-2-204 | 261-03 2nd St | Stephen & Marlen Fagan | 3204-34 | 204-08 2nd St | Richard & Wendy Chervenoff | 3205-16 | 3212-14 Haven Ave | Mike & Nancy Caruso |
| 3204-2-205 | 261-03 2nd St | 3148 Haven LLC | 3204-35 | 204-08 2nd St | Bernadette & Pat Concato | 3205-17 | 3212-14 Haven Ave | Wm & Christine Estle |
| 3204-2-206 | 261-03 2nd St | Francis & Joan DiCiccio | 3204-36 | 204-08 2nd St | 3216 West Ave | 3205-18 | 3215 Haven Ave | Ross & Chad Wren |
| 3204-2-207 | 261-03 2nd St | Clara & Henry Baynes | 3204-37 | 204-08 2nd St | 3220-22 West Ave | 3205-19 | 3220-22 Haven Ave | John & Nancy Caruso |
| 3204-2-208 | 261-03 2nd St | Wm & Susan Orsag | 3204-38 | 204-08 2nd St | 3224-26 West Ave | 3205-20 | 3220-22 Haven Ave | John & Christine Estle |
| 3204-2-209 | 261-03 2nd St | Charles & Henry Orsag | 3204-39 | 204-08 2nd St | 3228-30 West Ave | 3205-21 | 3224-26 Haven Ave | John & Regina Pierce |
| 3204-2-210 | 261-03 2nd St | John & Patricia Furtz | 3204-40 | 204-08 2nd St | 3232-34 West Ave | 3205-22 | 3224-26 Haven Ave | Denise & Patrick Collins |
| 3204-2-211 | 261-03 2nd St | Brian & Christine Warner | 3204-41 | 204-08 2nd St | 3236-38 West Ave | 3205-23 | 3224-26 Haven Ave | Charles & Susan Gonzalez |
| 3204-2-212 | 261-03 2nd St | Francis & Susan Conley | 3204-42 | 204-08 2nd St | 3240-42 West Ave | 3205-24 | 3224-26 Haven Ave | Michael Thonow |
| 3204-2-213 | 261-03 2nd St | Joseph Teresi | 3204-43 | 204-08 2nd St | 3244-46 West Ave | 3205-25 | 3224-26 Haven Ave | Anthony Hernandez |
| 3204-2-214 | 261-03 2nd St | David & Cynthia Boudis | 3204-44 | 204-08 2nd St | 3248-50 West Ave | 3205-26 | 3224-26 Haven Ave | Linda Wren |
| 3204-2-215 | 261-03 2nd St | Michael & Tina Marzio | 3204-45 | 204-08 2nd St | 3252-54 West Ave | 3205-27 | 3224-26 Haven Ave | Chris & Bridget Shea |
| 3204-2-216 | 261-03 2nd St | Freddie & Susan Boudis | 3204-46 | 204-08 2nd St | 3256-58 West Ave | 3205-28 | 3224-26 Haven Ave | Michael & Andrea Adams |
| 3204-2-217 | 261-03 2nd St | John Daniels | 3204-47 | 204-08 2nd St | 3260-62 West Ave | 3205-29 | 3224-26 Haven Ave | Chris & Bridget Shea |
| 3204-2-218 | 261-03 2nd St | 3209 Simpson Ave | 3204-48 | 204-08 2nd St | 3264-66 West Ave | 3205-30 | 3224-26 Haven Ave | Greg & Linda Silvers |
| 3204-2-219 | 261-03 2nd St | 3209 Simpson Ave | 3204-49 | 204-08 2nd St | 3268-70 West Ave | 3205-31 | 3224-26 Haven Ave | Caroline Legay |
| 3204-2-220 | 261-03 2nd St | 3209 Simpson Ave | 3204-50 | 204-08 2nd St | 3272-74 West Ave | 3205-32 | 3224-26 Haven Ave | Tara & Allen Foster |
| 3204-2-221 | 261-03 2nd St | 3209 Simpson Ave | 3204-51 | 204-08 2nd St | 3276-78 West Ave | 3205-33 | 3224-26 Haven Ave | Richard & Cindy Herr |
| 3204-2-222 | 261-03 2nd St | 3209 Simpson Ave | 3204-52 | 204-08 2nd St | 3280-82 West Ave | 3205-34 | 3224-26 Haven Ave | |

| Revision number | Comment number | By | Date |
|-----------------|----------------|-----|----------|
| 1 | ENH | ENH | 10-30-25 |
| 2 | ENH | ENH | 10-27-25 |

Board Engineer's comments
Zoning officer comments

REVISION DESCRIPTION

CLIENT: Michael and Kathy Caruso
SURVEYOR: Paul Koelling and Assoc.
ARCHITECT: Edwin N. Howell, RA, PP
PLANNER: Edwin N. Howell, RA, PP

VARIANCE PLAN

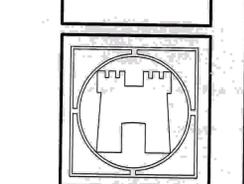
Proposed Roof Addition
3214 Haven Avenue
Ocean City, NJ
Block 3205 Lot 14

Architect's License: NJ 7100
Planner's License: NJ 2622

Edwin N. Howell
Edwin N. Howell

EDWIN N. HOWELL, RA, PP
Architect
Planner

9 Outer Lane, Egg Harbor Township, NJ 08234
(609) 398-5246 (609) 602-0909
e-mail: enhowell@aol.com



Proj # 22185
Date: 9-24-25
Sheet # 1 of 1

ATTEST - On _____ the Zoning Board of Adjustment

Approved, Denied the application for a variance.

Chairman _____ Date _____
Secretary _____ Date _____