



1904 Main Street
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List of Variances & Design Waivers

Variances

§245-214.A Banquet Facilities – Banquet Facilities are not permitted within the B-2 Zone.

§245-10 Building Height – The Ordinance requires the maximum building height to be 35 FT.

78 FT and 37.25 FT are proposed.

§245-10 Building Height (Ridge) – The Ordinance requires the maximum building ridge height to be 38.5 FT.

78 FT is proposed.

§245-15.B Off Street Parking – The Ordinance requires off street parking spaces be surrounded by concrete curbing, substitute flush curbs with curb stops or curbing with curb cuts to encourage the discharge of impervious areas into landscaped areas for stormwater management.

A majority of the existing parking is in gravel areas with no surrounding curbing.

§245-311.B Parking Facilities – The Ordinance requires parking facilities to not be closer than twenty (20) feet to any street right-of-way line or any easement dedicated for roadway purposes.

The proposed parking area is within 20 FT of the right-of-way line in some locations.

§245-311.J Parking Spaces – The Ordinance requires parking spaces to be 10 FT x 18 FT.

9 FT x 18 FT spaces is proposed.

§245-311.M Parking Stalls – The Ordinance requires parking stalls adjacent to a right-of-way must provide berming with a height of three (3) FT.

No berm is proposed.

§245-311.E Single Driveway Width – The Ordinance requires no single driveway exceed thirty five (35) FT in width and a driveway of greater than twenty eight (28) FT in width shall be separated by a divider barrier.

The proposed driveway is wider than 35 FT.

§245-311.F Parking Areas – The Ordinance requires no property with two driveways to have any driveway over 30 FT wide.

The proposed driveway is wider than 30 FT.

§245-39.1 Sidewalks and Curbing – The Ordinance requires sidewalks and curbing be required along all street frontages.

None is provided along Mantoloking Road.



**DYNAMIC
ENGINEERING**

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Design Waivers

§245-410.H Buffer Requirements – The Ordinance requires the buffer have a minimum width of twenty-five (25) FT and maximum width of sixty (60) FT.

The buffer is less than 25 FT wide in some portions of the site.

§245-408.F Curbed Island Width – The Ordinance requires Curbed Island to be a minimum width of 7 ½ FT.

Curb Islands within the paved parking area are less than 7.5 FT.