

ZONING SCHEDULE

413 White Horse Pike
Emanuel Congregational Church
Proposed Administrative Office In Accessory Building- See Note 8
Proposed Exterior Staircase - See Note 7

Zone RC HC Highway Commercial	PERMITTED OR REQUIRED	EXISTING CONDITIONS		PROPOSED IMPROVEMENTS		
		BLOCK 982 LOT 35.01	STATUS	BLOCK 982 LOT 35.01	STATUS	
USE	<i>Note 1</i>	Place of Worship	<i>ENC</i>	Place of Worship	<i>ENC</i>	
LOT AREA	<i>Note 2</i> 15,000 SF	22,500 SF	CONFORMS	22,500 SF	CONFORMS	
Lot Dimensions	WIDTH	<i>Note 3</i> 100 FT	150 FT	CONFORMS	150 FT	CONFORMS
	DEPTH	NA	225 FT	CONFORMS	225 FT	CONFORMS
	SIDE	15 FT	50+ FT	CONFORMS	50+ FT	CONFORMS
Yards Princ	FRONT	50 FT	2.8 +ft and 4+ft	<i>ENC</i>	2.8 +ft and 4+ft	<i>ENC</i>
	REAR	30 FT	48+ FT	CONFORMS	48+ FT	CONFORMS
	SIDE	15 FT	26+ FT	CONFORMS	26+ FT	CONFORMS
Yards Access	FRONT	50 FT	<i>Note 9</i>	<i>ENC</i>	27+ FT	<i>DNC</i>
	REAR	30 FT	12+ ft/25+ft <i>Note 10</i>	<i>ENC</i>	7+ft/28+ <i>Note 12</i>	<i>DNC</i>
	SITE COVERAGE	30%	37+%	<i>ENC</i>	37+%	<i>ENC</i>
HEIGHT	2 1/2 st <35'	2 1/2 st <35'	<i>Note 5</i>	CONFORMS	2 1/2 st <35'	CONFORMS
PARKING	1space/5 seats	16 spaces for 350 seats	<i>ENC</i>	16 spaces for 350 seats	<i>ENC</i>	

Note 1. A Place of Worship is not a permitted use in the HC zone. Places of Worship are permitted uses in all residential zoning districts (Chapter 170-61 Note 12). This Church was constructed circa 1909 and is a pre-existing, non-conforming use.

Note 2. Minimum lot area in the HC zone is 15,000 SF. However, Chapter 170-64B-(1) requires that minimum lot area for a place of worship shall be 1 acre.

Note 3. Minimum lot width in the HC zone is 100 ft Chapter 170-64B-(1) requires that minimum lot frontage for a place of worship shall be 150 ft.

Note 4. Height limitations do not apply to Church spires (See Chapter 170-17 Building Height definition)

Note 5. Church Height of 45 ft is permitted, with maximum of 2 stories @ 35 ft. (See Chapter 170-64B-(2)

Note 6. Chapter 170-64B(3) requires minimum setback of 1.5 x the height of the church. *ENC*

Note 7. The Applicant is proposing an exterior staircase on the former parsonage/residential apartment to provide access to the second floor, which will retain its residential accessory use.

This is not an expansion of the footprint of the actual building.

This is not an expansion of the existing, non-conforming church use.

Note 8. The Applicant is proposing to convert the first floor of the the former parsonage/residential apartment to an administrative office for the church. The second floor will retain its residential accessory use. There is no expansion of the footprint of the actual building. The Church currently has an administrative office which is very small and inefficient. The relocation of the administrative office will not generate any new employees or any new parking demand. This proposed change can be considered "negligible or insubstantial" so that no Use Variance for an expansion should be required. See William Cox treatise on Zoning and Land Use Administrative Chapter 53, Edition 2016

This is not an expansion of the existing, non-conforming church use.

Note 9. The existing parsonage/residential apartment building has a non-conforming front yard setback No proposed changes.

Note 10. The existing parsonage/residential apartment and the existing garage have non-conforming rear yard setbacks.

Note 11. The proposed handicapped chairlift will extend into the Rear yard setback. A "C" variance is required

Note 12. The proposed staircase to the 2nd floor on the existing parsonage/residential apartment building will extend into the rear yard setback and front yard setback. "C" variances are required.

Note 13. Pinelands Jurisdiction, NJAC7:50-4.1(a)(8)(ii) states that the following does not require any application to Pinelands: "if the addition or structure will not be located on or below an impervious surface, said addition or structure will generate no wastewater flows, and will cover an area of no more than 1000SF." In the instant case, the staircase and chairlift are not located on impervious surfaces, do not generate any wastewater, and cover an area of less than 1000SF (coverage is approx 130+SF).

Plot Plan for Application for Zoning Analysis and Planning Board Review

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Block 203 **Lot 11.02** **413 White Horse Pike**

Municipality: Egg Harbor City Atlantic County, New Jersey

Scale: NA' Date 03-10-2020 Revised

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