



CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

DEPARTMENT OF COMMUNITY OPERATIONS

Code Enforcement • Construction • Engineering • Environmental Management • Parks and Recreation • Planning • Zoning

March 3, 2015

Piper I Condo Association
1301 Haven Avenue
Ocean City NJ, 08226

RE: 1301 Haven Ave.
Block: 1306 Lot: 4
Ocean City, NJ

Dear Property Owner:

We have reviewed your recent application for a permit to repair your existing building that was damaged by Hurricane Sandy. The building is located in a mapped Special Flood hazard Area AE-9 (NAVD 88). As required by our floodplain management regulations and/or building code, we have determined that the work proposed to repair the damage does not constitute repair of substantial damage. This determination is based on a comparison of the cost estimate of the work required to restore the building to its pre-damage condition to the tax assessment of the building. You are not obligated to elevate.

Please be advised that we will make another determination if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or building an addition. Construction activities that are undertaken without a proper permit are violations and may result in citations, fines, or other legal action.

Sincerely,

Patrick W. Newton, Jr. CPM, CFM
Construction Official

PWN/sar

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