

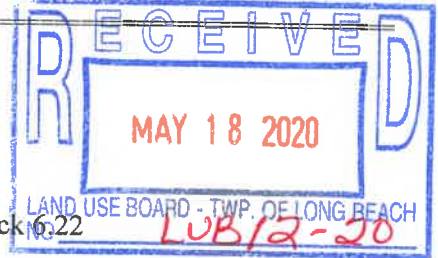
TOWNSHIP OF LONG BEACH LAND USE BOARD

Form Z-2

5/18/2020 HEARING 7/8/2020 DOCKET # LUB-12-20

An application is hereby made for variances from the terms of the zoning ordinance so as to permit the Applicant to raise and renovate the existing single-family dwelling on the property located at 23 E. 30th St. in Beach Haven Gardens. The only increase to the footprint of the home is a modest expansion to the front covered porch. A second story addition is also proposed. With the exception of the proposed lot coverage, none of the existing zoning nonconformities are being exacerbated.

- Place an (X) before the relief or approvals requested
- Appeal from decision of building administrator, complete Z-2a
 - Bulk (hardship) Variance (N.J.S.A. 40:D-70(c) complete Z-2c
 - Special Reasons Variance (N.J.S.A. 40:55D-70(d) complete Z-2d



PREMISES AFFECTED BY THIS APPLICATION

Designation of Tax Map Sheet: Page 10 (a) Lot 7
 Street Address: 23 E. 30th St.
 Location Beach Haven Gardens
 Zone R-50 General Residential Zone

(b) Block 622

USE (if residential use, indicate below whether Single Family, Duplex or Other)

X (a) Existing: Single-Family

X (b) Proposed: Single-Family

Is the property located on a county road () yes (x) no

Is the property located within 200 feet of a Municipal Boundary () yes (x) no

WHEN was property purchased : May 13, 2016

DATE of Original Construction: 1958

Date of last construction, alteration or addition: Unknown

Has there been any previous appeal involving these premises? Not to Applicant's knowledge

If so, state character of appeal and date of disposition.

APPLICANT Name: Stephen A. Gansz

Address (permanent residence) 44 Judith Lane

City Thornton State PA Zip Code 19373 Telephone: 610-633-8140

OWNER (if different from applicant – explain relationship to applicant)

Name same as applicant

Street

City State Zip Code

Note If applicant is partnership or corporation attach a list of the names and addresses of persons having a ten (10) percent interest or more in the corporation or partnership

AI

Dimensions: 40 feet x 80 feet Area (in square feet): 3,200 square feet

EXISTING IMPROVEMENTS

Number of Principal Structures: 1 Number of Accessory Structures: 1

Building Height (principal): 19.9 feet (accessory): Unknown

<u>Setbacks</u>	<u>Principal</u>	<u>Accessory</u>
Front Yard	10 feet	N/A
Side Yard (East)	9.1 feet	N/A
Side Yard (West)	3 feet	N/A
Rear Yard	24.1 feet	N/A

Distance from adjacent Principal Structures: 13.9 feet (West); 15.1 feet (East)

Distance between Principal and Accessory Structure: +/- 12 feet

Total Ground Coverage (in square feet) 1,108.16 square feet

Percentage of Building Coverage: 34.63% Percentage of Impervious Coverage: 55%

AFTER COMPLETION OF PROPOSED IMPROVEMENTS

Number of Principal Structures: 1 Number of Accessory Structures: 1

Building Height (principal): 27.1 feet (accessory): Unknown

<u>Setbacks</u>	<u>Principal</u>	<u>Accessory</u>
Front Yard	10 feet	N/A
Side Yard (East)	9.1 feet	N/A
Side Yard (West)	3 feet	N/A
Rear Yard	24.1 feet	N/A

Distance from adjacent Principal Structures: 13.9 feet (West); 15.1 feet (East)

Distance between Principal and Accessory Structure: +/- 12 feet

Total Ground Coverage (in square feet) 1,206.08 square feet

Percentage of Building Coverage: 37.69% Percentage of Impervious Coverage: 57.69%

Prevailing set-back of adjoining buildings within the block: 19.9 feet

VERIFICATION

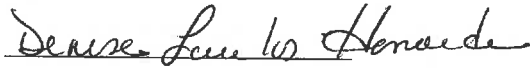
State of New Jersey County of Ocean

JAMES S. RABAN, Attorney for the Applicant, Stephen A. Gansz, of full age, being duly sworn, upon his oath, deposes and says: The statements contained in this application, and all schedules thereto are true to the best of my knowledge and belief.

Sworn to and subscribed before me this 11th
day of May, 2020

APPLICANT


James S. Raban, Attorney for Applicant



DENISE LAWLOR-HAMOUDA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 5/18/2023



**SCHEDULE II
BULK (HARDSHIP) VARIANCE (N.J.S.A. 40:55D-70 (C))
TOWNSHIP OF LONG BEACH LAND USE BOARD**

A. Describe all bulk variances requested and the section of the Zoning Ordinance from which the relief is sought:

Section 205-55(C)(3): No principal or accessory structure shall be closer than 20 feet to the street line, except that a corner lot may have a minimum setback of 15 feet on one side to the street line.

Under Section 205-11(E)(1), where a lot is situated between two lots each of which is developed with a main building, the minimum front-yard setback requirement of such lot may be the average of the front yards of the existing buildings but not less than 10 feet.

- When averaging the adjoining front yard setbacks pursuant to Section 205-11(E)(1), the required minimum front yard setback is 19.9 feet; 10 feet is existing; 10 feet is proposed.
- While the existing front yard setback is not changing, the Applicant is proposing to expand the width of the front covered porch within the required 19.9-foot setback area, thereby triggering the variance requirement.

Section 205-55(C)(7): All buildings, including single-story accessory buildings, shall not cover more than 33 1/3% of the lot.

- The existing lot coverage is 34.63%; 37.69% is proposed.

Section 205-55(C)(4): Each principal building shall be provided with two side yards totaling 15 feet in width, the minimum width of one side yard being not less than four feet; and provided, further, that there shall be at least 15 feet between two adjacent houses; and provided, further, the other side yard must have a minimum of nine feet to provide for a driveway.

- The existing and proposed combined side yard setback is 12.1 feet.
- The existing and proposed westerly side yard setback is 3 feet.
- The existing and proposed distance to the adjacent house to the west is 13.9 feet.

B. Explain in detail how the strict application of the provisions of the Zoning Ordinance would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the applicant by reason of the exceptional narrowness, shallowness or shape of the property or by reason of exceptional topographic condition and exceptional situation or condition of the property.

Under N.J.S.A. 40:55D-70(c)(2), the proposed raised and renovated home will assist in securing safety from flood due to the fact that the existing dwelling is below the base flood elevation. Additionally, the proposed home will be a vast aesthetic improvement over the existing dwelling, thereby creating a desirable visual environment.

C. Explain in detail why granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.

A granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located because there is very little impact on the surrounding properties. Other than the lot coverage, the existing nonconformities are not being exacerbated and, even after the home is raised, the resulting height will be 27.1 feet, which is well below the maximum permitted height of 34 feet.

11/18		Minor Site Plan	Prelim. Major Site Plan	Final Major Site Plan	Minor Subdivision	Prelim. Major Subdivision	Final Major Subdivision	Bulk Variance	Use Variance	Other Applications (Appeals/Interpretations)	Applicant Submission	Board Receipt	Not Applicable	Waiver (Attach Reason)
<p style="text-align: center;">Township of Long Beach Land Use Board Checklist</p> <p>Application Name: <u>Gansz</u></p> <p>Block: <u>6.22</u> ; Lot(s): <u>7</u></p>														
PLAT SPECIFICATIONS														
1	For Major and Minor Subdivisions and Site Plan Applications, a scale of not less than 1" = 30' for tracts up to five (5) acres or 1" = 50' for tracts greater than five (5) acres. For Variance Applications, a scale of not less than 1" = 10' for lots 10,000 SF or less and 1" = 20' for lots greater than 10,000 SF.	X	X	X	X	X	X	X	X	X	X	X		
2	Signature, seal, address, license number of professional preparing plat.	X	X	X	X	X	X	X	X	X	X	X		
3	Plat based on land survey less than 12 months old	X	X	X	X	X	X	X	X	X	X	X		
4	Sheet size up to 30" x 42"	X	X	X	X	X	X	X	X	X	X	X		
5	Each sheet numbered and titled	X	X	X	X	X	X	X	X	X	X	X		
GENERAL INFORMATION														
6	Existing and proposed lot lines with dimensions, bearing and curve data.	X	X	X	X	X	X	X	X	X	X	X		
7	Key Map: site location and features within 400 FT, including streets, street names, and zone boundaries	X	X	X	X	X	X	X	X	X	X	X		
8	Title Block: Applicant name, name of development, preparer, lot and block numbers, date prepared, application type, and zoning district.	X	X	X	X	X	X	X	X	X	X	X		
9	Tax map sheet, lot and block numbers	X	X	X	X	X	X	X	X	X	X	X		
10	Zone boundaries, tax map sheet, lot and block numbers and names and addresses of all owners within 200 FT.	X	X	X	X	X	X	X	X	X	X	X		
11	Date of original and all revisions.	X	X	X	X	X	X	X	X	X	X	X		
12	Written and graphic map scale.	X	X	X	X	X	X	X	X	X	X	X		
13	North arrow with reference meridian.	X	X	X	X	X	X	X	X	X	X	X		
14	Data and signature as per the "Map Filing Law"				X	X	X						X	
15	Table of zoning requirements, showing existing nonconformities and proposed variances.	X	X	X	X	X	X	X	X	X	X	X		
16	Area of the tract and of each lot.	X	X	X	X	X	X	X	X	X	X	X		
17	Approval signature lines for Chairman, Secretary and Board Engineer	X	X	X	X	X	X						X	
NATURAL FEATURES														
18	Existing and proposed contours at one foot intervals indicating surface drainage and topography within 50 FT	X			X								X	
19	Existing and proposed contours at one foot intervals indicating surface drainage and topography within 200 FT		X	X		X	X						X	
20	All existing water courses and related areas that are subject to 100 Year floods under FEMA standards.	X	X	X	X	X	X						X	
21	The boundaries of wetlands and wetland transition areas.	X	X	X	X	X	X	X	X	X	X	X		
MAN-MADE FEATURES														
22	Show existing structures and setbacks from existing and proposed property lines, indicating those to be modified or removed or to remain. Show setback of structures on adjacent properties.	X	X	X	X	X	X	X	X	X	X	X		
23	Location of proposed buildings, finished grade, first floor and basement elevations, setbacks of all buildings from nearest lot lines, building height and other pertinent improvements.	X	X	X	X	X	X	X	X	X	X	X		
24	Building coverage and lot coverage calculations.	X	X	X				X	X	X	X	X		
25	Existing and proposed easements, rights-of-way and their purposes.	X	X	X	X	X	X	X	X	X	X	X		
26	Existing and proposed manholes, sewer lines, stormwater management facilities, waterlines, fire hydrants and utility poles within 200 FT.	X	X	X	X	X	X						X	
27	Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas, communications and electric, showing feasible connections to existing or proposed utility systems as well as channel section details, pipe sizes, types and inverts, road crowns and slopes.		X	X		X	X						X	

Township of Long Beach Land Use Board Checklist		Minor Site Plan	Prelim. Major Site Plan	Final Major Site Plan	Minor Subdivision	Prelim. Major Subdivision	Final Major Subdivision	Bulk Variance	Use Variance	Other Applications (Appeals/Interpretations)	Applicant Submission	Board Receipt	Not Applicable	Waiver (Attach Reason)
28	All monumentation as required as per the "Map Filing Law" including all monuments found, set or to be set.				X	X	X						X	
29	Offstreet parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls	X	X	X					X				X	
STREET														
30	Location, names and widths of all existing and proposed streets, sidewalks and street widening within 200 FT of the site.	X	X	X	X	X	X						X	
31	Plans, profiles and cross-sections of paved areas, curbs and sidewalks.	X	X	X	X	X	X						X	
MISCELLANEOUS														
32	Exterior Lighting Plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.	X	X	X		X	X						X	
33	Landscaping and Screening Plan showing the location, type of tree or shrub and the location, type and amount of each type of ground cover.	X	X	X	X	X	X						X	
34	Storm drainage calculations.		X			X							X	
35	Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.	X	X	X		X	X						X	
36	Applications for new construction or additions to buildings: provide 19 sets of building plans showing elevations and floor areas (including dimensions) for all floors. "Multi-family units and commercial uses require sealed Architectural Plans;" Building elevation to be provided for the full height of the building from grade to roof peak. Plan scale shall be a minimum of 1/4" per foot. Building elevations shall be provided for all sides and shall be labeled North, South, East and West.							X	X	X		X		
37	Location of all signs and drawn details showing the size, construction type, height and content of all signs.	X	X	X									X	
38	Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.	X	X	X									X	

Reviewed By:

James S. Raban, Attorney for Applicant
 Date: 5/9/20
 Block: 6.22
 Lot: 7