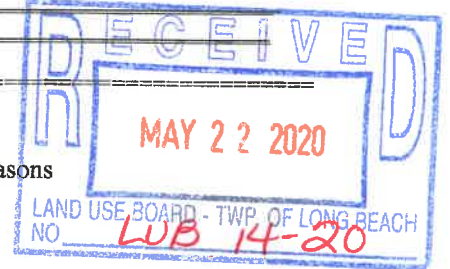


TOWNSHIP OF LONG BEACH LAND USE BOARD

Form Z-2

5/22/20 HEARING 7/8/20 DOCKET # LUB 14-20

An appeal is hereby made for a variance from the terms of the Zoning Ordinance so as to permit the extension of an existing 2nd floor deck which will require a bulk variance for max lot coverage.



Place an (X) before the relief or approvals requested

- () Appeal from decision of building administrator, complete Z-2a
(X) Bulk (hardship) Variance (N.J.S.A 40:D-70(c) complete Z-2c + C(2) Reasons
() Special Reasons Variance (N.J.S.A. 40:55D-70(d) complete Z-2d

PREMISES AFFECTED BY THIS APPLICATION

Designation of Tax Map (a) Lot(s) 10 (b) Block 8.08
Street Address 135 Dune Lane East
Location Long Beach Township
ZONE R-50 A

USE (if residential use, indicate below whether single family, duplex or Other

- (a) Existing SINGLE FAMILY
(b) Proposed SINGLE FAMILY

IS PROPERTY ON COUNTY ROAD () yes (X) no

Is Property located within 200 feet of a Municipal Boundary () yes (X) no

WHEN was property purchased 12/1/1997

DATE of Original Construction 2003

Date of last construction, alteration or addition 2003 Describe said construction alteration or addition.

Has there been any previous appeal involving these premises? NO

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

APPLICANT Name Thomas McLaughlin and Marylyn McLaughlin.

Street Address (permanent residence) 25 Ogden Place

City Morristown State NJ Zip Code 07960

Telephone (973) 879-6751

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

Name Street Address

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

AS

Dimensions Approximately 86' x 58' Area (in square feet) 5,062.7 sf

EXISTING IMPROVEMENTS

Number of Principal Structures: 1 Number of Accessory Structures: 0

Building Height (principal) 31.125' (accessory)

Set Backs Principal Accessory

Front Yard 20'/14.6'

Rear Yard 16.3'

Side Yards 5.1'

Distance between Principal and Accessory Structure: N/A

Total Ground Coverage (in square feet) 1,687.1 sf

Percentage of Ground Coverage 33.33%

AFTER COMPLETION OF PROPOSED IMPROVEMENTS

Number of Principal Structures: 1 Number of Accessory Structures: 0

Building Height (principal) 31.125' (accessory)

Set Backs Principal Accessory

Front Yard 20' / 14.6'

Rear Yard 16.3'

Side Yards 5.1'

Distance from adjacent Principal Structures: 14.6'

Distance between Principal and Accessory Structure: N/A

Total Ground Coverage (in square feet) 1,701.6 sf Percentage of Ground Coverage 33.61%

Prevailing set-back of adjoining buildings within the block 20'

VERIFICATION

State of New Jersey County of Ocean

The applicants, of full age, being duly sworn, upon him 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

APPLICANT

TERESITA LEWIS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 4, 2024



before me this 4th day of November, 2019

APPLICANT
SCHEDULE II
Form Z-2c



TERESITA LEWIS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 4, 2024

BULK (HARDSHIP) VARIANCE (NJSA 40:55D-0(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:

Building coverage having proposed 33.61% (33.33% required)

Distance between principal structures having proposed 14.6' (15' required)

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.

1. This is a minor expansion of an existing 2nd floor deck which will exceed lot coverage by 14.5 sf or 0.28%.

2. The deck will be in line with existing setback of the main structure.

C. Explain in detail why 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.

1. The increase of lot coverage is di minimis having exceeded the allowable lot coverage by 14.55 sf or .028%.

2. The deck expansion will bring the existing deck in line with the conforming existing front yard setback on Ocean Avenue of 20'.

3. The expansion will be an aesthetic enhancement to the existing structure.

4. The small portion of extended deck will be only short of the required distance between buildings by approximately 4".

KELLY & VISOTCKY, L.L.C.

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Telefax: (609) 597-8531
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NOTICE OF HEARING

PLEASE TAKE NOTICE that Thomas McLaughlin and Marylyn McLaughlin have made application to the Long Beach Township Land Use Board for permission to enlarge an existing deck at their property located at 135 Dune Lane, Long Beach Township, also known as Block 8.08, Lot 10 on the Long Beach Township Tax Map.

Applicants will seek variances for lot coverage having proposed 33.61% (33.3% required) and distance between buildings having proposed 14.6' on one side (15' required).

Applicant will also seek any other variances that may be required by the Long Beach Township Land Use Board at the time of the Public Hearing.

This matter is on the Clerk's Docket as Docket Number LUB-____-19 and a public hearing has been ordered for Wednesday, December 11, 2019 at 7:00 PM in the Administration Building, Second Floor Multi-purpose Room, 6805 Long Beach Boulevard, Brant Beach, NJ, at which time persons interested may appear personally or by agent or attorney with a properly authorized power of attorney.

Documents are available for inspection at the Land Use Board Office, 6805 Long Beach Boulevard, Brant Beach, New Jersey during normal business hours.

Kelly & Visotcky, LLC

Dated: _____

By: _____
Richard P. Visotcky, Esquire
Attorney for Applicants