

TOWNSHIP OF LONG BEACH LAND USE BOARD

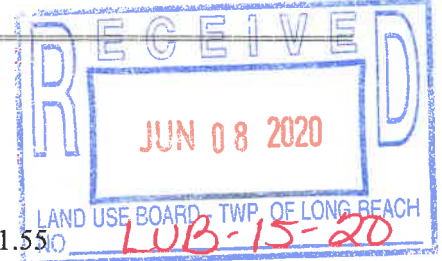
Form Z-2

6/8/2020 2020 HEARING 7/8/20 DOCKET # LUB-15-20

An application is hereby made for a variance from the terms of the zoning ordinance so as to permit the demolition of an existing single-family dwelling and the construction of a new single-family dwelling on the property located at 14 W. Rosemma Ave. in Holgate.

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 6 (a) Lot 48

(b) Block 1.55

Street Address: 14 W. Rosemma Ave.

Location Holgate

Zone R-35 General Residential Zone

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 : September 30, 2015

DATE of Original Construction: 1966

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: Lisa Ann Littleton & Colin Tarpey

Address (permanent residence) 14 W. Rosemma Ave.

City Long Beach Township State NJ Zip Code 08008 Telephone: 201-906-8050

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

Dimensions: 40 feet x 87.04 feet (irregular) Area (in square feet): 3,473 square feet

EXISTING IMPROVEMENTS

Number of Principal Structures: 1 Number of Accessory Structures: N/A

Building Height (principal): +/-18 feet (accessory): N/A

<u>Setbacks</u>	<u>Principal</u>	<u>Accessory</u>
Front Yard	24.1 feet	N/A
Side Yard (East)	3.2 feet	N/A
Side Yard (West)	8.8 feet	N/A
Rear Yard	32 feet	N/A

Distance from adjacent Principal Structures: 7.9 feet (West); 14.8 feet (East)

Distance between Principal and Accessory Structure: N/A

Total Ground Coverage (in square feet) 840 square feet

Percentage of Building Coverage: 24.2% Percentage of Impervious Coverage: 30%

AFTER COMPLETION OF PROPOSED IMPROVEMENTS

Number of Principal Structures: 1 Number of Accessory Structures: 1 (Pool)

Building Height (principal): 33.75 feet (accessory): 0 feet

<u>Setbacks</u>	<u>Principal</u>	<u>Accessory</u>
Front Yard	20.2 feet	N/A
Side Yard (East)	9.5 feet	N/A
Side Yard (West)	6.4 feet	N/A
Rear Yard	20.5 feet	N/A

Distance from adjacent Principal Structures: 11.1 feet (West); 15.5 feet (East)

Distance between Principal and Accessory Structure: 5.5 feet

Total Ground Coverage (in square feet) 1,104 square feet

Percentage of Building Coverage: 31.8% Percentage of Impervious Coverage: 55.6%

Prevailing set-back of adjoining buildings within the block: N/A

VERIFICATION

State of New Jersey County of Ocean

JAMES S. RABAN, Attorney for the Applicant, Lisa Ann Littleton & Colin Tarpey, of full age, being duly sworn, upon their oath, depose and say: 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 3rd
day of June, 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 205-58(C)(4): There shall be at least 15 feet between two adjacent houses.

- The distance between the existing home and the principal structure to the west is 7.8 feet; 11.1 feet is proposed between the proposed new single-family dwelling and the principal structure to the west.

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)(1), a strict application of the zoning ordinance would result in an undue hardship to the Applicant due to the fact that the subject lot is undersized and the location of the existing principal dwellings to the east and west prevent the Applicant from being able to construct a reasonably-sized conforming structure. The proposed single-family dwelling conforms to the side yard setback requirements of the zoning ordinance, but requires a variance from the 15-foot requirement between principal structures due to the locations of the principal dwellings on either side of the subject lot. In order to maintain the required 15-foot distance between principal structures to the east and the west, the Applicant would be limited to a 20.1-foot-wide house on a 40-foot-wide lot, presenting a significant hardship.

Additionally, under N.J.S.A. 40:55D-70(c)(2), the purpose of the Municipal Land Use Law will be advanced in that the proposed addition will be an aesthetic improvement to the existing structure and neighborhood and will therefore create a desirable visual environment, while maintaining adequate, light, air, and open space.

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.

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. The only variance required is for the distance between the proposed single-family dwelling and the principal structure to the west, which is being significantly improved from 7.8 feet to 11.1 feet. The proposed structure is also being built to scale, with a proposed lot coverage of 31.8 feet.