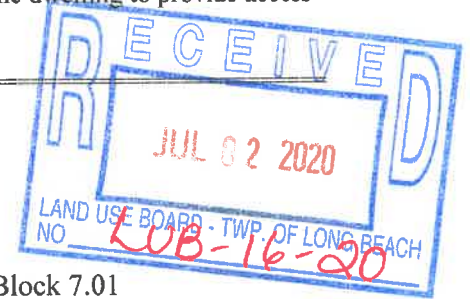


7/2/2020 2020 HEARING 8/12/20 DOCKET # LWB-16-20

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 120 W. Maryland Ave. in Beach Haven Terrace. New decks are proposed on the front of the dwelling and the rear of the dwelling to provide access to the raised dwelling.



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 10A (a) Lot 15 (b) Block 7.01
 Street Address: 120 W. Maryland Ave.
 Location Beach Haven Terrace
 Zone R-50 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 : August 22, 2017

DATE of Original Construction: 1939

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: Brady Bartosh & Christina Bartosh

Address (permanent residence) 4 Susan Court

City Farmingdale State NJ Zip Code 07727 Telephone: 973-568-0242

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: 30 feet x 66.25 feet

Area (in square feet): 1,987 square feet

EXISTING IMPROVEMENTS

Number of Principal Structures: 1

Number of Accessory Structures: 1

Building Height (principal): <34 feet (accessory): Unknown

<u>Setbacks</u>	<u>Principal</u>	<u>Accessory</u>
Front Yard	5 feet	N/A
Side Yard (East)	4.7 feet	> 4 feet
Side Yard (West)	3 feet	-0.2 feet
Rear Yard	15 feet	0.9 feet

Distance from adjacent Principal Structures: 23.9 feet (West); 16.4 feet (East)

Distance between Principal and Accessory Structure: 5 feet

Total Ground Coverage (in square feet) 1,098.81 square feet

Percentage of Building Coverage: 55.3% Percentage of Impervious Coverage: 80.2%

AFTER COMPLETION OF PROPOSED IMPROVEMENTS

Number of Principal Structures: 1

Number of Accessory Structures: 0

Building Height (principal): 33.6 feet (accessory): N/A

<u>Setbacks</u>	<u>Principal</u>	<u>Accessory</u>
Front Yard	0.5 feet	N/A
Side Yard (East)	1.2 feet	N/A
Side Yard (West)	3 feet	N/A
Rear Yard	10.8 feet	N/A

Distance from adjacent Principal Structures: 20.2 feet (West); 16.4 feet (East)

Distance between Principal and Accessory Structure: N/A

Total Ground Coverage (in square feet) 1,273.67 square feet

Percentage of Building Coverage: 64.1% Percentage of Impervious Coverage: 69.2%

Prevailing set-back of adjoining buildings within the block: 9.2 feet

VERIFICATION

State of New Jersey County of Ocean

JAMES S. RABAN, Attorney for the Applicant, Brady Bartosh & Christina Bartosh, 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 30
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 205-55(C)(1): Residential lots shall have a minimum lot area of 5,000 square feet and a minimum width of 50 feet at the street line or on the ocean or bay. The existing and proposed lot width is 30 feet; the existing and proposed lot area is 1,987 square feet.

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 9.2 feet. 5 feet is existing; 0.5 feet is proposed.

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 55.3%; 64.1% 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 combined side yard setback is 7.7 feet; 4.2 feet is proposed.
- The existing easterly side yard setback is 4.7 feet; 1.2 feet is proposed.

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 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 minimum required distance between principal dwellings of 15 feet is still intact following the proposed renovation. The Applicant is trying to minimize the impact on surrounding properties as much as possible while providing safe ingress and egress to the raised dwelling.