

8/19/20 2020 HEARING 9/9/20 DOCKET # LUB-19-20

An application is hereby made for a variance from the terms of the zoning ordinance so as to permit the Applicant to construct a one-story rear addition with a roof deck on the property located at 15 W. Lavenia Ave. in Beach Haven Crest. The Applicant is requesting a lot coverage variance where a maximum of 33.3% is permitted; 30.2% is existing; and 36.1% is proposed.

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 17 (a) Lot 3.01 (b) Block 14.23
 Street Address: 15 W. Lavenia Ave.
 Location Beach Haven Crest
 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 : September 24, 1999

DATE of Original Construction: 1982

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: Joseph M. Gadino & Donna L Gadino

Address (permanent residence) 15 W. Lavenia Ave.

City Long Beach Township State NJ Zip Code 08008 Telephone: 513-384-8166

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: 70 feet x 62.5 feet Area (in square feet): 4,375 sq. ft.

EXISTING IMPROVEMENTS

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

Building Height (principal): 21.3 feet (accessory): N/A

| <u>Setbacks</u> | <u>Principal</u> | <u>Accessory</u> |
|------------------|------------------|------------------|
| Front Yard | 11.4 feet | N/A |
| Side Yard (East) | 5.0 feet | N/A |
| Side Yard (West) | 11.0 feet | N/A |
| Rear Yard | 20.3 feet | N/A |

Distance from adjacent Principal Structures: 13.9 feet (West); 12.2 feet (East)

Distance between Principal and Accessory Structure: N/A

Total Ground Coverage (in square feet) 1,322.7 square feet

Percentage of Building Coverage: 30.2% Percentage of Impervious Coverage: 32.5%

AFTER COMPLETION OF PROPOSED IMPROVEMENTS

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

Building Height (principal): 21.3 feet

| <u>Setbacks</u> | <u>Principal</u> | <u>Accessory</u> |
|------------------|------------------|------------------|
| Front Yard | 11.4 feet | N/A |
| Side Yard (East) | 5.0 feet | N/A |
| Side Yard (West) | 11.0 feet | N/A |
| Rear Yard | 11.6 feet | N/A |

Distance from adjacent Principal Structures: 13.9 feet (West); 12.2 feet (East)

Distance between Principal and Accessory Structure: N/A

Total Ground Coverage (in square feet) 1,580.6 square feet

Percentage of Building Coverage: 36.1% Percentage of Impervious Coverage: 38.4%

Prevailing set-back of adjoining buildings within the block: 10 feet

VERIFICATION

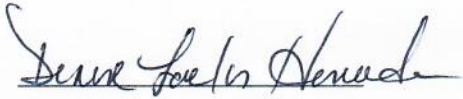
State of New Jersey County of Ocean

JAMES S. RABAN, Attorney for the Applicant, Joseph M. Gadino and Donna L. Gadino, 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 17th
day of August, 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)(7): All buildings, including single-story accessory buildings, shall not cover more than 33 1/3% of the lot.

- The existing lot coverage is 30.2%; 36.1% 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 benefits of the proposed addition outweigh any detriment. The Applicant is a year-round resident who is simply looking to gain additional living space. In an effort to be able to fully utilize the existing property, while maintaining an adequate level of safety in keeping all living space on one floor, the proposed expansion is the best plan for the Applicant based upon the current layout of the home.

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 virtually no impact on the surrounding properties. The proposed addition is in the rear of the property, which will continue to maintain a conforming setback.