

7/30/20 HEARING 9/9/20 DOCKET # LUB-18-20

An appeal is hereby made for a variance from the terms of the Zoning Ordinance so as to demolish an existing single family dwelling and construct a new two story single family dwelling. Applicant will seek variances for lot area and lot width.

Place an (X) before the relief or approvals requested

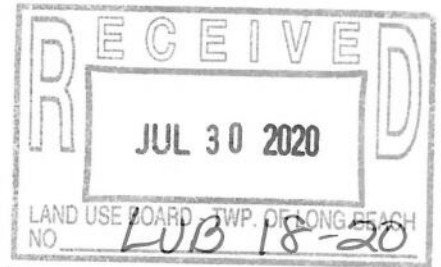
- Appeal from decision of building administrator, complete Z-2a
- Bulk (hardship) Variance (N.J.S.A 40:D-70(c) complete Z-2c & c(1) & c(2) reasons
- Special Reasons Variance (N.J.S.A. 40:55D-70(d) complete Z-2d

PREMISES AFFECTED BY THIS APPLICATION

Designation of Tax Map (a) Lot(s) 7 (b) Block 7.04
 Street Address 22 East Maryland Avenue
 Location Long Beach Township Beach HAVEN TERRACE
 ZONE R-50

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 no

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

WHEN was property purchased April 16, 1983

DATE of Original Construction 1959

Date of last construction, alteration or addition unknown 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 Kurt A. Nelson and Janet M. Nelson

Street Address (permanent residence) 18 Grove Street, Apt. B

City Haddonfield State NJ Zip Code 08033

Telephone (215) 801-5817

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

Name same 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

A1

Dimensions 40' x 66.25' area (in square feet) 2,652 sf

EXISTING IMPROVEMENTS

Number of Principal Structures: 1 Number of Accessory Structures:
Building Height (principal) <34' (accessory) 0
Set Backs Principal Accessory
Front Yard 18.5'
Rear Yard 19.4'
Side Yards 7.1' / 8.6'
Distance between Principal and Accessory Structure: N/A
Total Ground Coverage (in square feet)
Percentage of Ground Coverage 25.6%

AFTER COMPLETION OF PROPOSED IMPROVEMENTS

Number of Principal Structures: 1 Number of Accessory Structures: 0
Building Height (principal) 33.7' (accessory) N/A
Set Backs Principal Accessory N/A
Front Yard 10' (Maryland Ave.) / 10' (Beach Ave.)
Rear Yard 14.2'
Side Yards 7.5' / 14.2'
Distance from adjacent Principal Structures: 15.6' / 16.8'
Distance between Principal and Accessory Structure: N/A
Total Ground Coverage (in square feet) Percentage of Ground Coverage: 33.2%
Prevailing set-back of adjoining buildings within the block: 5' to adjacent on Maryland Avenue
3.2' to adjacent on Beach Avenue

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 [Signature]
APPLICANT [Signature]

SCHEDULE II
Form Z-2c

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:

Lot area having proposed 2,652 sf, existing (5,000 sf required)

Lot width having proposed 40', existing, (50' 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) Property is an undersized corner lot surrounded by other developed properties.
- 2) Lot has 61 year old home which is below minimum base flood elevation.
- 3) Lot has two front yard frontages.

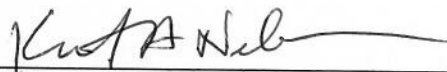
- C. Explain in detail why a granting of this variance will not be materially detrimental to the Public Welfare or injurious to the property or improvements in the Neighborhood in which the property is located.

- 1) House will be constructed in conformance with base flood elevations.
- 2) House will be constructed according to all Township setbacks and zoning requirements except for lot area and lot width.
- 3) New home will be an aesthetic improvement to the property and neighborhood.
- 4) Structure will provide for adequate light, air and open space.
- 5) New home will be in conformance with other new homes in the neighborhood.


AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY :
 : SS.
COUNTY OF OCEAN :

KURT A. NELSON and JANET M. NELSON, of full age, being duly sworn according to law, on their oath, depose and say that their address is 18 Grove Street, Apt. B, Haddonfield, NJ 08033, and they are the owners in fee of all certain lot, piece of land situated, lying and being in the Township of Long Beach, located at 22 East Maryland Ave., Long Beach Twp., NJ, also known and designated as Block 7.04, Lot 7, and hereby authorizes Kelly & Visotcky, LLC to make the within application on their behalf and that the statements contained in said application are true to their information and belief.



KURT A. NELSON

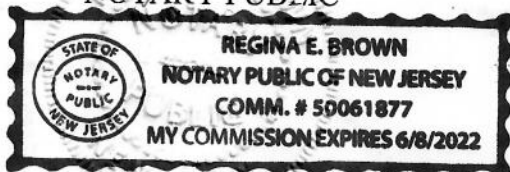


JANET M. NELSON

Sworn and subscribed to before me this 30th day of July, 2020.



NOTARY PUBLIC



KELLY & VISOTCKY, L.L.C.

ATTORNEYS-AT-LAW

149 E. Bay Avenue
Manahawkin, New Jersey 08050
www.kvlawfirm.com

9/9/2020

Please Reply to:
Post Office Box 536
Manahawkin, NJ 08050

Phone: (609) 597-7200
Telefax: (609) 597-8531
kvlawfirm@comcast.net

RICHARD P. VISOTCKY

July 30, 2020

HAND DELIVERED

Leslie Krueger, Secretary
Long Beach Township Land Use Board
6805 Long Beach Boulevard
Brant Beach, NJ 08008



RE: Nelson, Kurt & Janet
Property: Block 7.04, Lot 7
a/k/a 22 East Maryland Avenue
Long Beach Twp., NJ

Dear Ms. Krueger:

Enclosed please find copies of the following:

1. 19 copies of variance plans;
2. 19 copies of Architectural plans;
3. 19 copies of Application;
4. 1 copy of check list;
5. Tax Certification (TBD);
6. Affidavit of Ownership;
7. Proposed Notice of Hearing; and
8. Two checks, one in the amount of \$425.00 and one in the amount of \$500.00.

Please review and advise if same is deemed complete.

Thank you for your cooperation.

Very truly yours,


RICHARD P. VISOTCKY

/rb
Encl.

11/18	Township of Long Beach Land Use Board Checklist										Waiver (Attach Reason)
	Application Name: <u>Nelson, Kurt & Janet</u>										Not Applicable
Block: <u>7.04</u> ; Lot(s): <u>7</u>										Board Receipt	
										Applicant Submission	
										Other Applications (Appeals/Interpretations)	
										Use Variance	
										Bulk Variance	
										Final Major Subdivision	
										Prelim. Major Subdivision	
										Minor Subdivision	
										Final Major Site Plan	
										Prelim. Major Site Plan	
										Minor Site Plan	

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			
2	Signature, seal, address, license number of professional preparing plat.	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			
4	Sheet size up to 30" x 42"	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			

GENERAL INFORMATION

6	Existing and proposed lot lines with dimensions, bearing and curve data.	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			
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			
9	Tax map sheet, lot and block numbers	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			
11	Date of original and all revisions.	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			
13	North arrow with reference meridian.	X	X	X	X	X	X	X	X	X	X			
14	Data and signature as per the "Map Filing Law"	X	X	X	X	X	X	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			
16	Area of the tract and of each lot.	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	X	X	X			

NATURAL FEATURES

18	Existing and proposed contours at one foot intervals indicating surface drainage and topography within 50 FT	X			X									
19	Existing and proposed contours at one foot intervals indicating surface drainage and topography within 200 FT		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							
21	The boundaries of wetlands and wetland transition areas.	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			
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			
24	Building coverage and lot coverage calculations.	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
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							
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							

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							
29	Offstreet parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls	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							
31	Plans, profiles and cross-sections of paved areas, curbs and sidewalks.	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							
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							
34	Storm drainage calculations.		X			X								
35	Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.	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										
38	Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.	X	X	X										

Reviewed By:

Date: _____

Block: _____

Lot: _____

KELLY & VISOTCKY, L.L.C.

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kvlaw@kvlawfirm.com

RICHARD P. VISOTCKY

July 30, 2020

Tax Collector
Long Beach Township
6805 Long Beach Boulevard
Brant Beach, NJ 08008

RE: Nelson, Kurt & Janet
Property: Block 7.04, Lot 7
a/k/a 22 East Maryland Avenue
Long Beach Twp., NJ

Dear Sir/Madam:

Please be advised this office represents Kurt Nelson and Janet Nelson in their proposed application before the Long Beach Township Land Use Board.

I would appreciate if you would furnish my office with a tax certification with regard to the above property. I have enclosed my check, in the amount of \$10.00, representing the fee for same.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

RICHARD P. VISOTCKY

/rb
Encl.

KELLY & VISOTCKY, L.L.C.

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RICHARD P. VISOTCKY

July 30, 2020

Tax Assessor
Long Beach Township
6805 Long Beach Boulevard
Brant Beach, NJ 08008

RE: Nelson, Kurt & Janet
Property: Block 7.04, Lot 7
a/k/a 22 East Maryland Avenue
Long Beach Twp., NJ

Dear Sir/Madam:

Please be advised this office represents Kurt Nelson and Janet Nelson in their proposed application before the Long Beach Township Land Use Board.

I would appreciate if you would furnish my office with a list of property owners within 200 ft. of the above property. I have enclosed my check, in the amount of \$10.00, representing the fee for same.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

RICHARD P. VISOTCKY

/rb
Encl.