

TOWNSHIP OF LONG BEACH LAND USE BOARD

Form Z-2

10/6
2020

HEARING

11/12/20

DOCKET # LUB-22-20

An application is hereby made for a variance from the terms of the Zoning Ordinances so as to permit the construction of a 5 x 6 foot elevator enclosure on the northwesterly side of the single family home located at 22 W. Hobart Avenue, Lot 1.06 Block 14.12. The development requires variance relief from the combined side yard setbacks; 17.63 feet is required 15.70 feet is provided.

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 # 16 (a) Lot 1.06 (b) Block 14.12
 Street Address: 22 W. Hobart Avenue
 Location Beach Haven Crest
 Zone R-50 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 PROPERTY ON COUNTY ROAD () yes (X) no

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

WHEN was property purchased: November 17, 1995
 DATE of Original Construction 1985
 Date of last construction, alteration or addition. Unknown
 Describe said construction alteration or addition. Unknown
 Has there been any previous appeal involving these premises? Unknown to this applicant
 If so, state character of appeal and date of disposition. Unknown

APPLICANT Name: Rudolph J Valentine and Rose G. Valentine
 Address (permanent residence) 22 W. Hobart Avenue, Long Beach Township, NJ

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

Name
 Street
 City State: Zip Code;

A1

Dimensions 58.75 x 92.50 feet
Area (in square feet) 5,434.37 square feet

EXISTING IMPROVEMENTS -

Number of Principal Structures: One Number of Accessory Structures: N/A
Building Height (principal) 30.9' feet Accessory
Set Backs Principal Accessory
Front Yard 20.00' feet
Rear Yard 25.43' feet
Side Yards 9.3 and 11.45 feet'
Distance between Principal and Accessory Structure: N/A
Total Ground Coverage (in square feet) 1,503.2 square feet
Percentage of Ground Coverage: 27.6%

AFTER COMPLETION OF PROPOSED IMPROVEMENTS

Number of Principal Structures: One Number of Accessory Structures:
Building Height (principal) 33.8' feet Accessory
Set Backs Principal Accessory
Front Yard 20.00' feet
Rear Yard 25.43 feet
Side Yards 9.3 and 6.4 feet
Distance from adjacent Principal Structures: 18.4 feet and 15.4 feet
Distance between Principal and Accessory Structure: N/A
Total Ground Coverage (in square feet) 1,533.2 square feet Percentage of Ground Coverage: 28.2%.
Prevailing set-back of adjoining buildings within the block: N/A

VERIFICATION

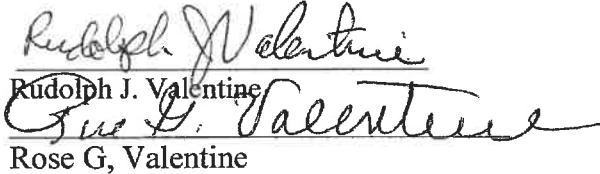
State of New Jersey County of Ocean
Rudolph J. Valentine and Rose G. Valentine applicants, of full age, being duly sworn, upon their oaths
deposes and says: The statements contained in this application, and all schedules thereto are true to the
best of my knowledge and belief.

Sworn to and subscribed before me this
5 day of October 2020



George F. Lynch Jr.
Notary Public, State of New Jersey
ID # 2169423
My Commission Expires August 31, 2024

APPLICANT



Rudolph J. Valentine
Rose G, Valentine

Form Z-2c
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:

205.12 B- initially adopted in 2017 requires combined side yard setbacks of 30% of the lot width. The subject property has a lot width of 58.75 feet; which would mandate a combined side yard setback of 17.63 feet. The proposed side yard setbacks are 6.4 feet and 9.3 feet, with a combined side yard setback of 15.70 feet. The proposed combined side yard setback conforms to Section 205-55 C (4) which mandates a combined side yard setback of 15 feet in the R-50 Zone with one minimum setback of 9 feet and a minimum of four (4) feet being permitted; which was effective when the house was constructed and when applicants acquired the property. Applicants request a variance from 205-12 B for the proposed nonconforming combined side yard setback.

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.

The property is completely developed; the single family house is elevated. The owners are requesting a variance to enable them easier access and egress by means of an elevator. They retained Jay Madden Architect to assist them in determining a practical location for the elevator with the least disruption to their modest living space. As opposed to current development applicants current building coverage is 27.6%, the proposed building coverage is 28.2%. There is minimal if any impact to the light and air of surrounding properties. The proposed addition has dimensions of 5 x 6 feet providing a thirty (30) square foot addition. Notwithstanding the placement of the addition in the side yard setback the side yard continues to exceed the four (4') foot minimum permitted.

Applicant is requesting a variance under NJSA 40:55D-70 c. (2). There are not any detriments associated with this application; and the benefits to the applicants and property are notable.

C. State in detail, why the granting of the variance will not be materially detrimental to the Public Welfare or injurious to the Neighborhood in which the property is located. The size of the addition is 30 square feet; the location will not impede any light air or open spaces; the side yard setback being impacted will continue to exceed the minimum permitted. The required combined side yard setback comports to that which was required when the house was constructed; and is 1.93 feet less than currently required, which will not impact any surrounding properties or the neighborhood in general.

SCHEDULE III

SPECIAL REASONS VARIANCE (N.J.S.A. 40:55D-70 (D))

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NOT APPLICABLE

A. State in detail what exceptional circumstances and conditions, applicable to the property involved or to the intended use or development of the property, that do not generally apply to the property in the same zone or neighborhood.

B. State the purposes of the MUNICIPAL LAND USE LAW 40:55d-1 et seq. that will be promoted by the proposed development.

C. State in detail, why the granting of the variance will not be materially detrimental to the Public Welfare or injurious to the Neighborhood in which the property is located.