

~~10/21/20~~ 3/22/21

HEARING

DOCKET #

An appeal is hereby made for a variance from the terms of the Zoning Ordinance so as to permit.....

THE CONSTRUCTION OF A FIRE PIT IN THE  
FRONT / SIDE YARD AT 294 SANDPIPER LANE IN  
LONG BEACH TOWNSHIP / LOVELADIES

Place an (x) before the relief or approvals requested:

- ( ) Appeal from decision of building administrator, complete Z-2a  
(x) Bulk (hardship) Variance (N.J.S.A. 40:55D-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 (a) Lot 1.03

(b) Block 20.174

Street Address 294 SANDPIPER LANE

Location LOVELADIES

ZONE R-10

USE (if residential use, indicate below whether single family, duplex or other)

- (a) Existing - SINGLE FAMILY HOME  
(b) Proposed

IS PROPERTY ON COUNTY ROAD ( ) yes (x) no

Is Property located within 200' of a municipal boundary ( ) yes (x) no

WHEN was property purchased NOV. 2017

Date of original construction REBUILT 2013-2014

Date of last construction, alteration or addition. 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 ELIZABETH &amp; JONATHAN SELTZER

Street Address (permanent residence) 1001 HAGYSFORD ROAD

City NARBERTH State PA Zip Code 19072

Telephone 215/300-2366

OWNER (if different from applicant explain relationship to applicant)

Name SAME AS APPLICANT Street Address

City State Zip Code

Note: If applicant is a 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

## SIZE OF ENTIRE TRACT INVOLVED IN THIS APPLICATION

Dimensions 175 x 47 x 36 x 12 x 120 x 33  
 Area (in square feet) 14,748

## EXISTING IMPROVEMENTS

|                                |            |  |
|--------------------------------|------------|--|
| Number of principal structures | <u>1</u>   |  |
| Number of accessory structures | <u>1</u>   |  |
| Building height (principal)    | <u>32</u>  |  |
| (accessory)                    | <u>1.5</u> |  |

  

|            |             |           |           |
|------------|-------------|-----------|-----------|
| Set Backs  | Principal   |           | Accessory |
| Front yard | <u>33.9</u> |           | <u>10</u> |
| Rear yard  | <u>86.0</u> |           | <u>58</u> |
| Side yards | <u>9.9</u>  | <u>16</u> | <u>10</u> |

  

|  |           |
|--|-----------|
| Distance between principal and accessory structure | <u>13</u> |
| Total ground coverage (in square feet)             | <u>16</u> |
| Percentage of building coverage                    | <u>20</u> |
| Percentage of impervious coverage                  | <u>32</u> |

## AFTER COMPLETION OF PROPOSED IMPROVEMENTS

|                                |            |  |
|--------------------------------|------------|--|
| Number of principal structures | <u>1</u>   |  |
| Number of accessory structures | <u>2</u>   |  |
| Building height (principal)    | <u>32</u>  |  |
| (accessory)                    | <u>1.5</u> |  |

  

|            |            |           |           |
|------------|------------|-----------|-----------|
| Set Backs  | Principal  |           | Accessory |
| Front yard | <u>10</u>  |           | <u>13</u> |
| Rear yard  | <u>90</u>  |           | <u>58</u> |
| Side yards | <u>9.8</u> | <u>10</u> | <u>10</u> |

  

|  |           |
|--|-----------|
| Distance from adjacent principal structures        | <u>13</u> |
| Distance between principal and accessory structure | <u>13</u> |
| Total ground coverage (in square feet)             | <u>16</u> |
| Percentage of building coverage                    | <u>21</u> |
| Percentage of impervious coverage                  | <u>32</u> |

  

Prevailing setback of adjoining buildings within block \_\_\_\_\_

## VERIFICATION

State of.....  
 County of.....

The applicants of full age, being duly sworn, upon their oaths depose and say: The statements contained in this application and all schedules thereto are true to the best of our knowledge and belief.

Sworn to and subscribed  
 before me this 2 day  
 of October, 2020

Stephen N. Sch  
 APPLICANT

\_\_\_\_\_  
 APPLICANT

COURTNEY L. PALUGHI  
 NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires 7/13/2022

CPL

SCHEDULE II

Form Z-2c

BULK (HARDSHIP) Variance (NJSA40:55D-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.

Location requirements.

(Amended 7-2-2018 by Ord. No. 18-16C(1))

- 1) Neither permanent fire devices nor portable fire devices shall be located in any side yard or area of any lot fronting on a public street or easement.

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) Limited space in west facing (front or side)? Yard due to emergency vehicle turn around.
- 2) Emergency vehicle turn around prohibits desired location of fire pit, lost area of 35' x 25' or 875 square feet.
- 3) Asking for relief to allow placement of natural gas fire pit in landscaped area in the south side of the residence which runs parallel to easement.
- 4) Area in question is completely landscaped for privacy with a new 4' fence being installed along property line.
- 5) The pool patio would have been the ideal location for the fire pit. Due to the emergency turn-around and limited space on the pool patio, we feel that the area we are asking for is a much safer location, both for the fire pit and around the pool.

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) Fire pit is natural gas and will have no smoke.
- 2) Location is completely landscaped and will not be seen by neighbor or public
- 3) Fire pit would be 43' to neighbors property line, 70' to neighbors front door and 80' to neighbors patio.

PUBLIC NOTICE

LONG BEACH TOWNSHIP LAND USE BOARD

Public Notice is hereby given in accordance with the Zoning and Land Development Ordinances of the Township of Long Beach, in the County of Ocean, and the provisions of the Municipal Land Use Law the undersigned, Elizabeth and Jonathan Seltzer, have applied to the Long Beach Township Land Use Board for variance approvals to permit them to construct a fire pit in the front/side yard at their property located at 294 Sandpiper Lane, Loveladies/Long Beach Township, New Jersey. The property is designated Lot 1.03 Block 20.174 Tax Map Sheet #28 on the Official Tax Map of Long Beach Township, Ocean County, New Jersey. The property is currently improved with a single family house. Pursuant to Ordinance Section 205-37F(1) Neither permanent fire devices nor portable fire devices shall be located in any side yard or area of any lot fronting on a public street or easement which will result in a nonconforming use, a variance is being requested.

The applicants will also request any and all variances and waivers that may be required by the Board.

This matter is now Docket No. \_\_\_\_\_ on the Clerk's Docket and a public hearing has been ordered for \_\_\_\_\_ at 7:00 PM to be conducted virtually utilizing the Zoom Platform, at which time you may appear personally or by agent or attorney and present any objections which you may have to the granting of this application. All documents relating to this application, including plans setting forth setbacks and building locations, are on file at the Land Use Board Office, 6805 Long Beach Boulevard, Brant Beach, New Jersey 08008 and may be inspected by the public during normal business hours at the office of the Secretary of the Board.

To Join the Zoom Meeting:

<https://zoom.us/j/99253901298?pwd=L2pRaDYrakhaOWw2M3NiMXgrYVR1dz09>

Meeting ID: 992 5390 1298

Passcode: 188919

To Dial into the Meeting:

**One tap mobile**

+13017158592,99253901298#,,,,,0#,188919# US (Washington D.C)

+13126266799,99253901298#,,,,,0#,188919# US (Chicago)

**Dial by your location**

+1 301 715 8592 US (Washington D.C)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 669 900 6833 US (San Jose)

Meeting ID: 992 5390 1298

Passcode: 188919

Find your local number: <https://zoom.us/j/99253901298?pwd=L2pRaDYrakhaOWw2M3NiMXgrYVR1dz09>

If you have any questions pertaining to access to the meeting please contact Jackie Fife, the Board Secretary at 609-361-6653 on Monday through Friday between the hours of 9:00 AM and 4:00 PM

Very truly yours,  
Elizabeth & Jonathan Seltzer  
Applicants

### AFFIDAVIT OF OWNERSHIP BY AN INDIVIDUAL

The Owner(s) of the lands and premises known and designated as Lot 1.03, Block 20.174, in Long Beach Township, Ocean County, NJ, having a street address of 294 SANDPIPER LANE, certify as follows:

1. I/We are the Fee Title Owners(s) of the above referenced lands and premises;  
and;
2. I/We ☒ are the applicants(s) in the within application; or  
( ) hereby consent and specifically authorize the applicant(s) to  
file this application.

*Mykhailo N. Sch*  
Signature of Owner

*Janet May Seltzer*  
Signature of Owner

Subscribed and Sworn to before me  
this 26<sup>th</sup> day of October, 20 20.

*[Signature]*  
Notary Public

Commonwealth of Pennsylvania-Notary Seal  
Brian A Davis, Notary Public  
Montgomery County  
My Commission Expires June 14, 2021  
Commission Number 1307212