

TOWNSHIP OF LONG BEACH LAND USE BOARD

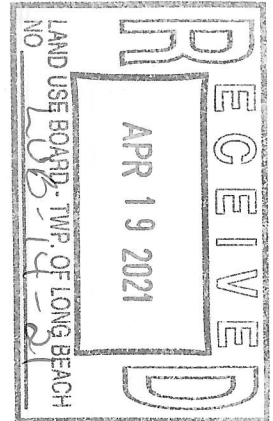
Form Z-2

4/19/21 HEARING 6/9/21 DOCKET # LUB-14-21

An appeal is hereby made for a variance from the terms of the Zoning Ordinance so as to permit to raise
the existing one story single family home and existing garage which will require bulk variance for height of
garage, accessory building setbacks and overall building coverage.

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:D-70(c) complete Z-2c & C(2) reasons.
() Special Reasons Variance (N.J.S.A. 40:55D-70(d) complete Z-2d

PREMISES AFFECTED BY THIS APPLICATIONDesignation of Tax Map (a) Lot(s) 5 (b) Block 4.17Street Address 105 W. 15th Street.Location Long Beach TownshipZONE R50

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

- (a) Existing – single family home and detached garage
(b) Proposed – raised single family home and raised detached garage

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 December 11, 2019DATE of Original Construction unknownDate of last construction, alteration or addition n/a 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 MICHAEL COWLES & CAROLINE O'CONNELLStreet Address (permanent residence) 105 W 15th StreetCity North Beach Haven State NJ Zip Code 08008Telephone 609-290-3680

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 50' x 100'

Area (in square feet) 5,000 sq ft

EXISTING IMPROVEMENTS

Number of Principal Structures: 1

Number of Accessory Structures: 1

Building Height (principal) 18.5'

(accessory) 9'

Set Backs Principal

Accessory

Front Yard 15'

Rear Yard 29.9'

3.1'

Side Yards 13.1'/4.9'

3.4'

Distance between Principal and Accessory Structure: 19.3'/33.8'

Total Ground Coverage (in square feet) 1,979 sq. ft.

Percentage of Ground Coverage 39.6%

AFTER COMPLETION OF PROPOSED IMPROVEMENTS

Number of Principal Structures: 1

Number of Accessory Structures:

Building Height (principal) 27.4'

(accessory) 11'

Set Backs Principal

Accessory

Front Yard 15'

Rear Yard 29.9'

3.1'

Side Yards 13.1'/4.9'

3.4'

Distance from adjacent Principal Structures:

Distance between Principal and Accessory Structure: 19.3'/33.8/

Total Ground Coverage (in square feet) 1961.7 sq ft.

Percentage of Ground Coverage 39.2%

Prevailing set-back of adjoining buildings within the block 19'

VERIFICATION

State of New Jersey County of Ocean

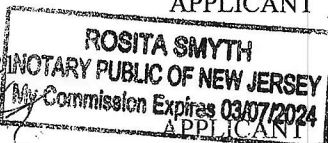
The applicants, of full age, being duly sworn, upon him oath deposes and says:

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

Before me on this 5th day of April, 2021



Michael O'Connell

Caroline O'Connell

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:

1. Side yard setback to existing garage having proposed 3.4' existing (4.0' required)
2. Rear yard setback to existing garage having proposed 3.1' existing (4.0' required)
3. Accessory flat roof building height having proposed 11.0' (10' required)
4. Building garage having proposed 39.2% (33.3% 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. House and accessory garage are being raised to elevate the existing one story single family home above base flood elevation.
2. The slab elevation for the residential structure is at 5.0' and the proposed first floor elevation will be at 16.4'.

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. The house and detached garage are remaining in the original footprint and being raised in place.
2. The building coverage will be reduced slightly from 39.6%, existing, to 39.2%.
3. The raising of the house will be in conformance with the Zoning Code.
4. The structures will be safe from flood by having both the house and garage elevated.
5. The final produce will be an aesthetic improvement to the existing condition.

AFFIDAVIT OF OWNERSHIP BY AN INDIVIDUAL

The Owner(s) of the lands and premises known and designated as Lot(s) 4, 9 & 10 Block 1.71, in Long Beach Township, Ocean County, NJ, having a street address of 8 & 10 West Webster Avenue, Holgate, Long Beach Twp., NJ certify as follows:

1. I/We are the Fee Title Owner(s) of the above referenced lands and premises; and;
2. I/We

☐ are the applicant(s) in the within application; or

☐ hereby consent and specifically authorize the applicant(s) to file this application.

Michael Cowles

Signature of Owner

Caroline O'Connell

Signature of Owner

Subscribed and Sworn to before me
this 15th day of April, 2021.

Rosita Smyth
Notary Public

ROSITA SMYTH
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 03/07/2024