

REVISED.

Docket Number: WJB#23-25

EXHIBIT #A-1

5. Architect: The Creative Minds Group Architecture
Address: Street: 176 Timberlake Drive City: Manahawkin Zip: 08050
Phone: (609) 879-3005 e-mail: info@cmgworkshop.com

Attache additional sheets if necessary.

6. Location of property:
Zone: R-50 Lot Area: 4,130 Lot Dimensions: 90.01 x 46.38

7. Is the property located on a county road? No

8. Current Use: Residential
No. of Dwelling Units: 1 No. of Commercial Units: 0

9. Proposed Use: Residential

10. When was the property purchased? March 10, 2010

11. Date of Last Certificate of Occupancy: _____ Attach Copy

12. Date of last construction, alteration or addition: _____ Attach copies of permits

| 13. Existing conditions | Pre-Existing non-conformity | Proposed conditions | Variance Needed |
|---------------------------------------|-------------------------------------|---------------------------------------|-------------------------------------|
| Building Height: <u>29.80</u> | <input type="checkbox"/> | Building Height: <u>29.80</u> | <input type="checkbox"/> |
| Front Yard Set Back <u>22.80</u> | <input type="checkbox"/> | Front Yard Set Back <u>22.80</u> | <input type="checkbox"/> |
| Side Yard Set Back <u>11.00</u> | <input type="checkbox"/> | Side Yard Set Back <u>11.00</u> | <input type="checkbox"/> |
| Side Yard Set Back <u>6.60</u> | <input type="checkbox"/> | Side Yard Set Back <u>0.90</u> | <input checked="" type="checkbox"/> |
| Rear Yard Set Back <u>32.60</u> | <input type="checkbox"/> | Rear Yard Set Back <u>32.60</u> | <input type="checkbox"/> |
| Dist. to Adj. Struct. <u>15.70</u> | <input type="checkbox"/> | Dist. to Adj. Struct. <u>10.00</u> | <input checked="" type="checkbox"/> |
| Lot Coverage (sq.ft.) <u>2,912.00</u> | <input type="checkbox"/> | Lot Coverage (sq.ft.) <u>2,958.00</u> | <input type="checkbox"/> |
| % Lot Coverage <u>70.50</u> | <input type="checkbox"/> | % Lot Coverage <u>71.60</u> | <input type="checkbox"/> |
| % Impervious Coverage <u>31.60</u> | <input type="checkbox"/> | % Impervious Coverage <u>32.40</u> | <input type="checkbox"/> |
| No. Principal Structures <u>1.00</u> | <input type="checkbox"/> | No. Principal Structures <u>1.00</u> | <input type="checkbox"/> |
| No. Accessory Structures <u>1.00</u> | <input type="checkbox"/> | No. Accessory Structures <u>1.00</u> | <input type="checkbox"/> |
| Lot Width <u>46.38</u> | <input checked="" type="checkbox"/> | | |

14. Existing Restrictions:
(A) Deed Restrictions: _____ (Attach Copies) ☐ None
(B) Easements: _____ (Attach Copies) ☐ None
(C) Condominium: _____ (Attach Copies) ☐ None

15. Proposed Restriction: _____ ☐ None

16. Variances and Waivers:

(A) List Required Variances: (Include Ordinance Number)

☐ None

See attached application supplement.

On a separate paper provide legal theory supporting variance relief.

(B) List of Requested Waivers:

☒ None

17. Briefly describe any prior or currently pending proceedings before the Land Use Board or any other Federal, State, County or local Board or Agency involving this property which is the subject of this application and attach copies of any application, supporting documentation, pleadings, decisions and/or orders from the relevant entity including any denials. ☐ None

- Property Survey by CME Associates (current and proposed)
- Architecture plans by The Creative Minds Group Architecture
- 2 Color Photographs

18. List all material submitted with this application i.e. plans, surveys, drawings, photos, reports etc.


- Property Survey by CME Associates (current and proposed)
- Architecture plans by The Creative Minds Group Architecture
- 2 Color Photographs

ALL OWNERS OF RECORD AND APPLICANT MUST SIGN APPLICATION. (ATTACH ADDITIONAL PAGES IF NECESSARY.)

Dates: 10/8/2025

, Owner
(Print name under signature)
ROY MARTIN

Dates: 10/8/2025

, Owner
(Print name under signature)
DORIS MARTIN

Applicant Signature (if different from owner):

Dates: _____

_____, Applicant
(Print name under signature)

Dates: _____

_____, Applicant
(Print name under signature)

MUST BE SIGNED BY OWNER(S) AND/OR APPLICANT NOT ATTORNEY

APPLICATION SUPPLEMENT

Roy I. Martin and Doris W. Martin (hereinafter "the Applicant") have made this application to the Long Beach Township Land Use Board for bulk variances relative to the proposed development at the property Lot 14 in Block 15.03 as shown on the Tax Map in the Township of Long Beach, also known as 9 Seagull Avenue in the Brant Beach Section of Long Beach Township. Currently, the existing single-family dwelling is two-story raised residential building.

Due to a debilitating and degenerative disease by one of the Applicants which will require a wheelchair in the immediate future, the applicant is proposing the construction of an elevator shaft and elevator onto the exterior of the home. The proposed elevator shaft will not exceed the existing height of the home. The following variance is requested from the Zoning Ordinance:

1. §205-55(c)(4): Area and yard requirements - "Each principal building shall be provided with two side yards totaling 15 feet in width, the minimum width of one side yard being not less than four feet; and provided, further, that there shall be at least 15 feet between two adjacent houses; and provided, further, the other side yard must have a minimum of nine feet to provide for a driveway."

The existing side-yard setback is 15 total feet. The proposed side-yard setback would be 11.9 feet. Additionally, the existing distance between the principal structure of 9 Seagull Avenue and the adjacent house is 15.7 feet. The proposed distance between the principal structure of 9 Seagull Avenue and the adjacent house is 10 feet.

2. §205-33(B)(4): Impervious Lot Coverage – "A pervious surface area with a minimum width of 18 inches shall be provided between any impervious surface and the side yard and rear yard property lot lines. The eighteen-inch pervious area is not required for driveways with a minimum six-inch-high curbline along the side of a driveway abutting a property lot line."

The current structure complies with the 18 inch area. The proposed elevator shaft encroaches into this area with a distance of .9 feet between the elevator shaft and the property line.

The variance requested by the Applicant is the result of a hardship due to medical necessity. The installation of an elevator will allow the applicant to continue their use and enjoyment of the property. While other designs were considered by the applicant for installation of the elevator in separate areas of the home, these other alternatives would require the applicant to incur a substantial financial cost and these other locations would materially change the layout of the residence. Further, the proposed location of the elevator shaft will allow the applicant to enter into

the common area living space on the first and second floor which will allow the applicant to move about the house freely in a wheelchair.