LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

Applicant/Appellant's Name: Linda + Fenton Breithaupt Phone: 215-896-5188

Mailing Address: 957 Netherwood Dr, Blue Bell, PA 19422

Owner's Name/Address: Linda + Fenton Breithaupt

957 Netherwood Dr, Blue Bell, PA 19422

Subject Property: - Street Address 129 Cardinal Ave, Villas, NJ 08251

Block/Lot Numbers Block 227, Lots 15, 16 + 17

1. Specify which power(s) of the Zoning Board of Adjustment you are requesting:

( ) 40:55D-70a. Appeal
( ) 70b. Interpretation
( ) 70c.1 Hardship Variance
( ) 70c.2 Variance
(X) 70d Use/Density
( ) 34 Permit to build in street bed
( ) 35 Permit to build where lot does not abut a street
( ) 76 Planning Board powers, where appropriate - eg. subdivision, site plan, conditional use
( ) 40:55D-68 Certificate of Non-Conforming Use.
( ) Other (Specify):

2. Request is hereby made for permission to add onto pre-existing non-conforming in-law suite within required setbacks and lot coverage %.

contrary to the requirements of Section(s) 400-14A of the Zoning Ordinance.

2a. LIST by description, not number, all variance sought: Use variance

Said property measures 109 (103/) ft x 150 ft and contains approximately 16,006 square feet

ZONING DISTRICT R-3 Off-site sewer ✓ On-site septic

3. Size of building after (and including) construction/addition(s)

3200 square feet (1st floor) Height 15' Stories 1

4. Setbacks of Principal Building will be:

Front Yard 24.7'; Front Yard 24.7' x2 :(corner lots have 2 front yards)

Side Yard 17.9'; Side Yard N/A; Rear Yard 20'; Lot Coverage 22 %

5. Setbacks of Accessory Building/Use will be: N/A

Front_____; Rear_____; Side_____; Side_____; %Lot Coverage_____

Distance to nearest building:_____

6. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good, and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance:

Pre-existing in-law suite was built 2 owners ago in 1993 with Lower Twp permits + inspections. Request is within setback and lot coverage % requirements. The square footage addition represents a small enlargement of the existing non-conformity and will not impact any adjoining properties. It is similar, or smaller than, similar use buildings in the neighborhood

7. What is the question sought to be interpreted? (If 70b.)

N/A

8. What are the EXCEPTIONAL CONDITIONS OF THE PROPERTY supporting the granting of variance? (If 70c)

N/A

9. What are the special reasons for granting this variance? (If 70d)

See #6 above

10. All applicants must attached the following to this application:

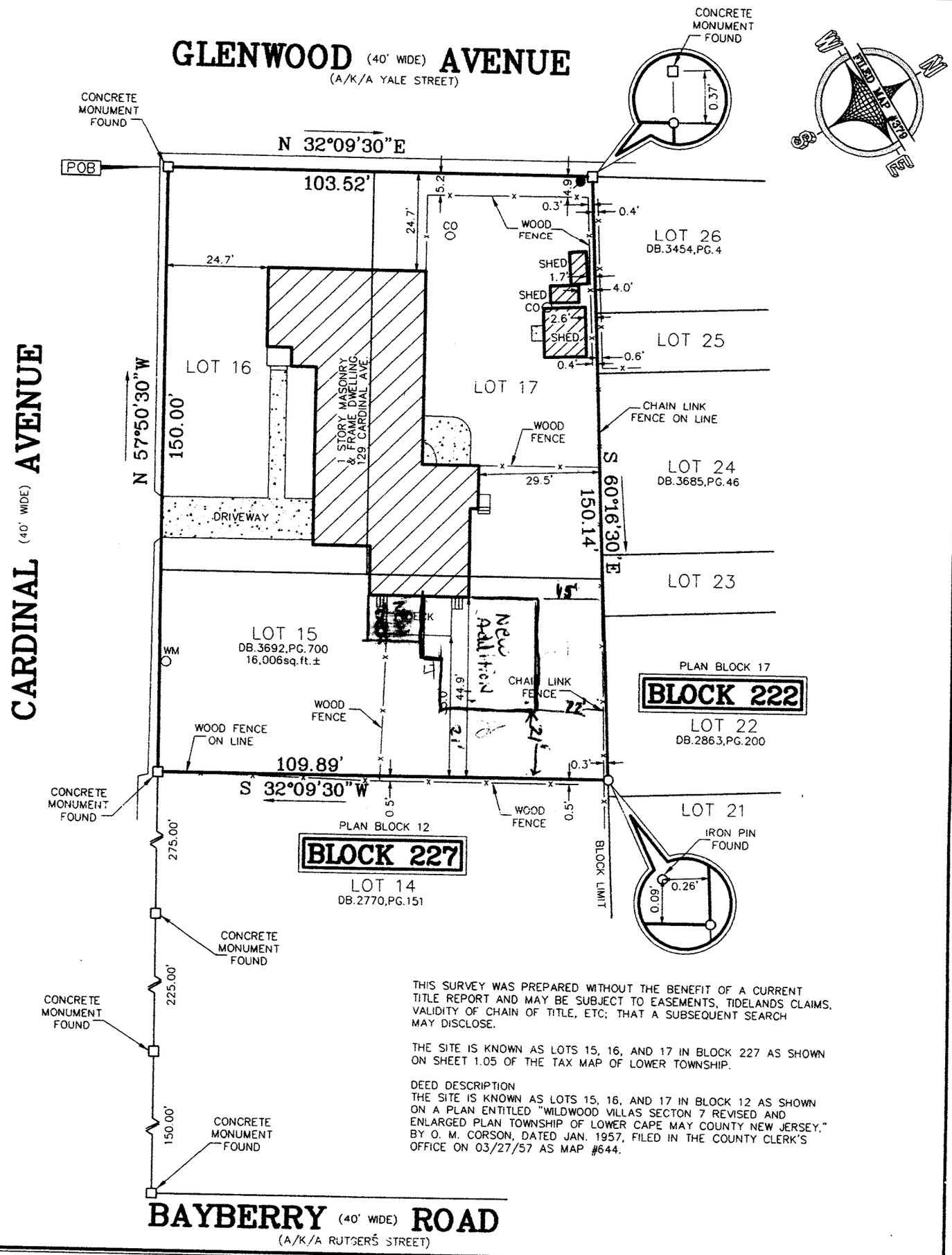
- ✓ Proof of payment of all taxes due on the property.
- ✓ Survey of subject property, with all existing structures drawn to scale by a NJ licensed surveyor with dimensions and setbacks marked.
- ✓ Signed, notarized affidavit attesting to the fact that said sealed survey is accurate as to the current conditions.
- ✓ Twenty copies of said survey, showing proposed additions with dimensions and setbacks marked.

I do hereby certify that the information presented in this application is true and accurate, to the best of my knowledge.

(Signature)

staticequo@hotmail.com
(Applicant E-mail address)

Supply name, address, phone of attorney representing applicant.



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS, TIDELANDS CLAIMS, VALIDITY OF CHAIN OF TITLE, ETC; THAT A SUBSEQUENT SEARCH MAY DISCLOSE.

THE SITE IS KNOWN AS LOTS 15, 16, AND 17 IN BLOCK 227 AS SHOWN ON SHEET 1.05 OF THE TAX MAP OF LOWER TOWNSHIP.

DEED DESCRIPTION
THE SITE IS KNOWN AS LOTS 15, 16, AND 17 IN BLOCK 12 AS SHOWN ON A PLAN ENTITLED "WILDWOOD VILLAS SECTON 7 REVISED AND ENLARGED PLAN TOWNSHIP OF LOWER CAPE MAY COUNTY NEW JERSEY," BY O. M. CORSON, DATED JAN. 1957, FILED IN THE COUNTY CLERK'S OFFICE ON 03/27/57 AS MAP #644.

CERTIFIED TO: PAWLUS REAL ESTATE DEVELOPMENT, LLC
SHORE TITLE AGENCY, INC.
THE FIRST NATIONAL BANK OF ELMER, AND/OR ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR

DATE	REVISION	BY

THIS PLAN IS THE RESULT OF A SURVEY MADE IN THE FIELD BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS AS PROMULGATED BY THE NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE INFORMATION SHOWN ON THIS PLAN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT THE TIME OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE. THIS DECLARATION IS GIVEN ONLY TO THE ABOVE LISTED PARTIES.

Domenick McGonigle

DOMENICK A. McGONIGLE
NJ PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER GS043269

CAUTION: IF THIS PLAN DOES NOT HAVE THE RAISED SEAL IMPRESSION OF THE LAND SURVEYOR, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

BOUNDARY SURVEY OF
BLOCK 227 LOTS 15, 16, & 17
(TAX MAP NUMBERS)
LOWER TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

LATITUDE ADJUSTMENT SURVEY SERVICES
NEW JERSEY PROFESSIONAL LAND SURVEYOR
762 CANDIDUS AVENUE
WOODBURY HEIGHTS, NJ 08097

DATE:	SCALE:	DRAWN BY	DRAWING #
11/08/17	1"=30'	Dam	17-367