

PREPARED BY:
THE LAW OFFICE OF

RONALD J. GELZUNAS, LLC

TOWNSHIP OF LOWER
ZONING BOARD APPLICATION

Bayshore Sportsman Club
315 Arizona Avenue
Block: 410.01; Lots: 65.04, 67, 72.03, 73, and 74

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

Applicant/Appellant's Name: Bayshore Sportsman Club, Inc. Phone: 609-854-4502

Mailing Address: P.O. Box 1288, Wildwood Crest, NJ 08260

Owner's Name/Address: Bayshore Sportsman Club, Inc.
P.O. Box 105, Villas, NJ 08251

Subject Property: - Street Address: 315 Arizona Avenue

Block/Lot Numbers Block: 410.01; Lot: 67 and 65.04

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

- | | |
|--|--|
| <input type="checkbox"/> 40:55D-70a. Appeal | <input type="checkbox"/> 34 Permit to build in street bed |
| <input type="checkbox"/> 70b. Interpretation | <input type="checkbox"/> 35 permit to build where lot does not abut a street |
| <input type="checkbox"/> 70c.1 Hardship Variance | 76 Planning Board Powers, where appropriate –eg. Subdivision, site plan, conditional use |
| <input checked="" type="checkbox"/> 70c.2 Variance | |
| <input checked="" type="checkbox"/> 70d Use/Density | |
| <input type="checkbox"/> 40:55D-68 Certificate of Non-Conforming Use | |
| <input type="checkbox"/> Other _____ | |

2. Request is hereby made for permission to:

To renovate the existing structure and construct an approximate 60 foot by 27 foot expansion to the existing clubhouse which will include a new ADA accessible bathroom in the existing portion of the clubhouse and an ADA accessible ramp into the newly constructed portion of the clubhouse.

2.a List by description, not number, all variances sought:

400-15(A) expansion of a non-conforming structure which is the clubhouse building located in the R-3 portion of the property. No expansion of the use is proposed.

400-15(D) Lot frontage is zero which is a preexisting condition.

400-14E, driveway within six feet of a property line is a preexisting condition.

Said property measures _____ x _____ and contains approximately 39.4 Acres square feet. **(Property is an odd shaped lot, see variance plan)**

ZONING DISTRICT R-3 & Industrial Off-site sewer Yes On-site septic No

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

1,661 Square feet addition (1st floor) Height <35' from grade
Stories 1

4. Setbacks of Principal Building will be:

Front yard +/-800'; Front Yard _____: (corner lots have 2 front yards)
Side Yard 70.08'; Side Yard 107.0'; Rear Yard 21.6';
Lot Coverage 0.5%

5. Setbacks of Accessory Building/Use will be:

Front N/A; 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:

THE RELIEF REQUESTED CAN BE GRANTED WITHOUT SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD.

The Applicant's proposal does not pose any detriment to the public good because the proposed addition will accommodate the existing members of the organization and no change or increase in activity on the property will result as a consequence of this expansion to the clubhouse. The proposal does not result in any increase in intensity of use on the property, it only results in an expansion of the clubhouse structure.

The proposed addition is located very far from any residential developed property and is separated by over 800 feet of heavily wooded ground from the nearest developed property. The property is composed of 39.4 acres and only a small portion is located in the R-3 zone.

the bulk of the property is located in the Industrial zone. The location of the expanded clubhouse is very close to the Industrial zone.

THE RELIEF REQUESTED DOES NOT SUBSTANTIALLY IMPAIR THE INTENT AND PURPOSE OF THE ZONE PLAN AND ZONING ORDINANCE

The proposed addition Applicant's proposal does not substantially impair the intent and purpose of the zone plan and zoning ordinance because the addition to the clubhouse will only accommodate the existing membership and will not result in any increase in the intensity of use on the property. The proposed addition is an increase to the size of the structure and not an increase of the use of the property. No increase in membership is proposed in connection with the addition to the building, and no additional club activities are proposed in connection with the expansion and renovation of the building.

7. What is the question sought to be interpreted? (If 70b.)
8. What are the EXCEPTIONAL CONDITIONS OF THE PROPERTY supporting the granting of variance? (If 70c)
9. What are the special reasons for granting this variance? (If 70d)

SPECIAL REASONS:

The site can accommodate the proposed expansion of the structure which is over 800 feet away from the nearest residentially developed property. The proposed expansion to the clubhouse is to the rear of the portion of the property that is located in the R-3 zone in very close proximity to the Industrial zone. That makes this location of the expanded clubhouse peculiarly fitted to this particular location for which the variance is sought.

The Applicant is a nonprofit organization that promotes the benefits of outdoor recreational and educational activities which is a benefit to the public good and welfare of the community promoting N.J.S.A. 40:55D-2(g) by providing space in an appropriate location for recreational activities and N.J.S.A. 40:55D-2(a) by promoting the public health, safety, morals and general welfare.

The expanded portion of the structure will provide for ADA accessibility to the clubhouse and an ADA accessible bathroom as well further advancing N.J.S.A. 40:55D-2(a) by promoting the public health, safety, and general welfare.

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

Proof of payment of all taxes due on the property.

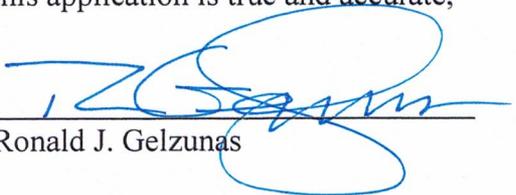
Survey of subject property, with all existing structures drawn to scale by a NJ licensed surveyor with dimensions and setbacks marked.

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.

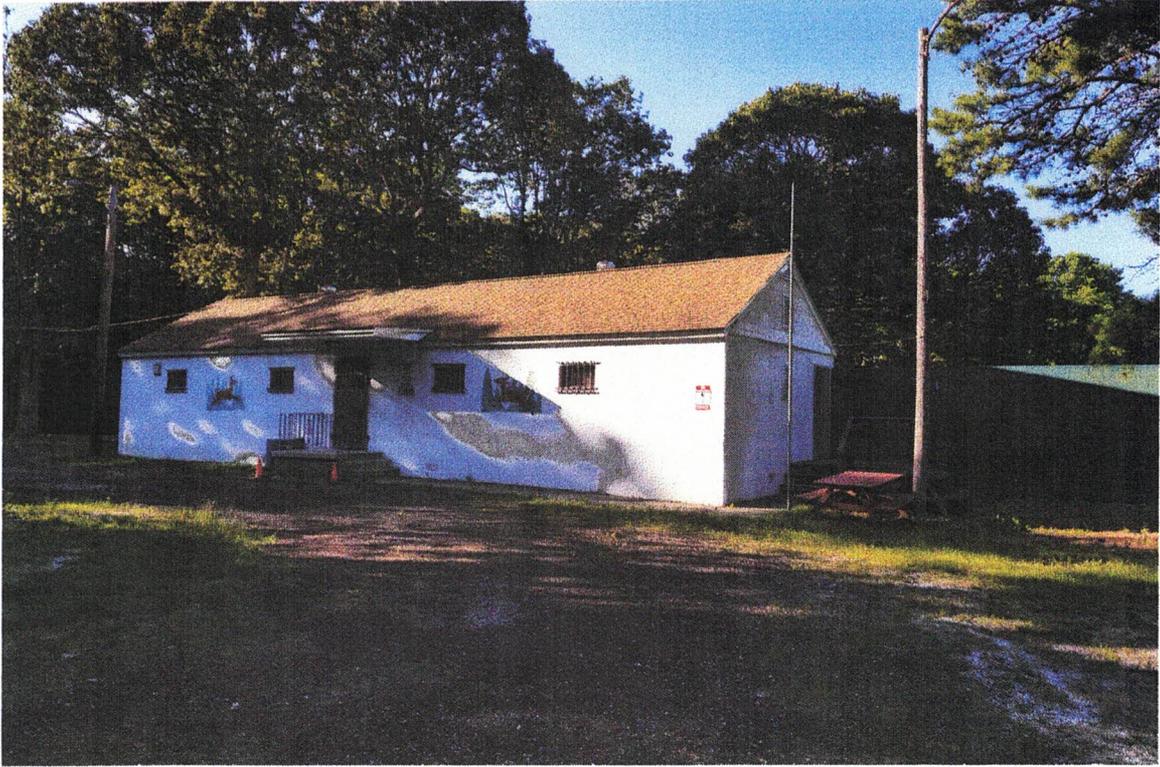
Ronald J. Gelzunas
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P.O. Box 1288
5701 New Jersey Avenue
Wildwood Crest, NJ 08260
(609) 854-4502



Ronald J. Gelzunas

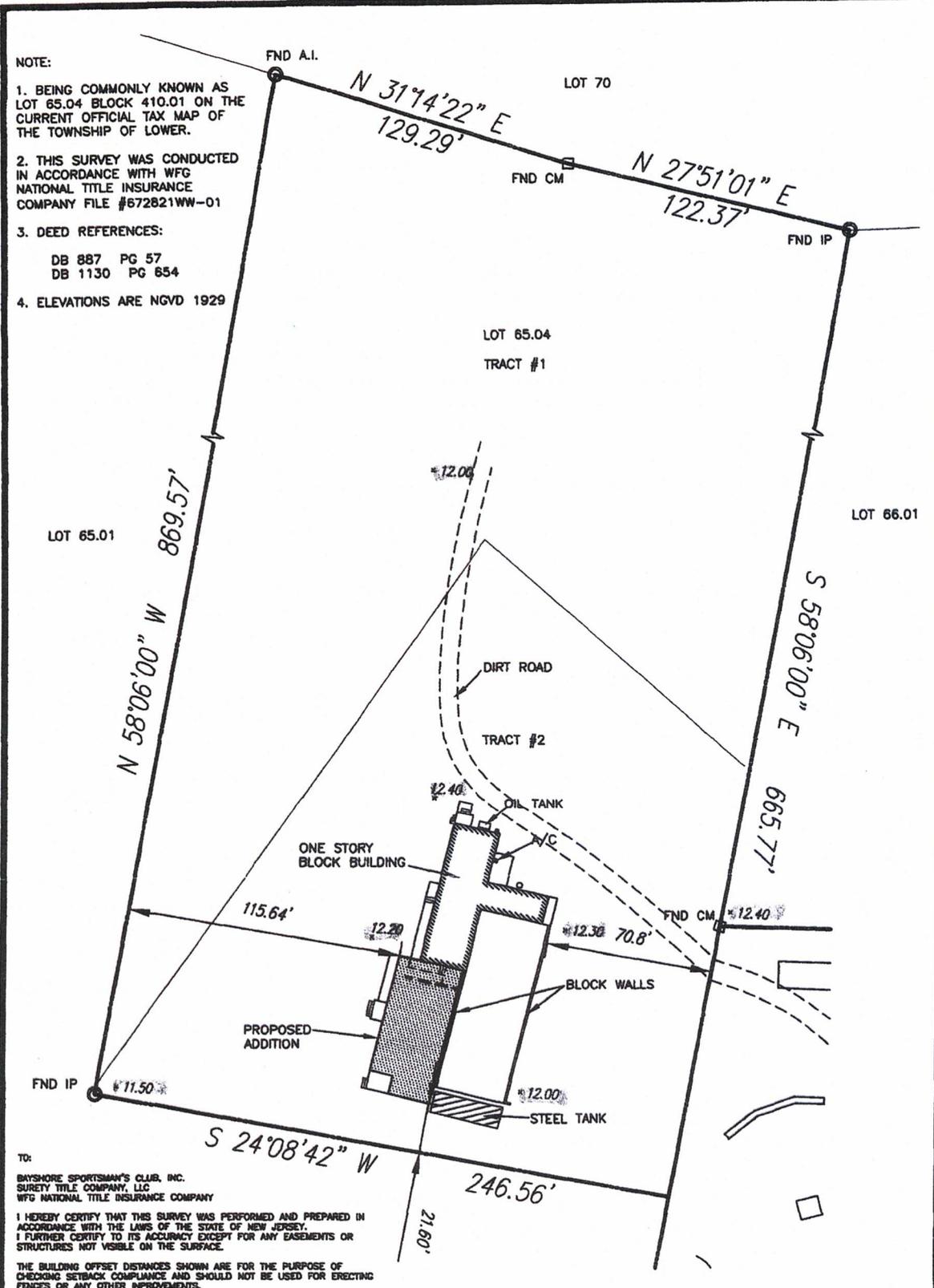
RonGelzunas@Comcast.net
(Applicant E-mail address)

PHOTOS OF EXISTING CONDITIONS
SURVEY



NOTE:

1. BEING COMMONLY KNOWN AS LOT 65.04 BLOCK 410.01 ON THE CURRENT OFFICIAL TAX MAP OF THE TOWNSHIP OF LOWER.
2. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH WFG NATIONAL TITLE INSURANCE COMPANY FILE #672821WW-01
3. DEED REFERENCES:
DB 887 PG 57
DB 1130 PG 654
4. ELEVATIONS ARE NGVD 1929



TO:
 BAYSHORE SPORTSMAN'S CLUB, INC.
 SURETY TITLE COMPANY, LLC
 WFG NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY. I FURTHER CERTIFY TO ITS ACCURACY EXCEPT FOR ANY EASEMENTS OR STRUCTURES NOT VISIBLE ON THE SURFACE.

THE BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING SETBACK COMPLIANCE AND SHOULD NOT BE USED FOR ERECTING FENCES OR ANY OTHER IMPROVEMENTS.

SURVEY PLAN OF:
 BLOCK 410.01 LOT 65.04
 "CLUBHOUSE LOT"

TOWNSHIP OF LOWER CAPE MAY COUNTY NEW JERSEY

James R. Boney
JAMES R. BONEY
 PROFESSIONAL LAND SURVEYOR
 NJ LICENSE No. 31264
 13 STONE MILL CT, E.H.T., NJ 08234 Ph: (609) 788-8013

DATE: 04-28-19
SCALE: 1"= 50'
DRN.BY: JRB
PROJ: 18-1068
REV:
12-03-19 ADDITION
03-06-20 SPOT EL