

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

Applicant/Appellant's Name: Don + Ann Marie Papa Phone: 267-968-0370

Mailing Address: 2704 Bybrook Drive

Owner's Name/Address: Don + Ann Marie Papa

Subject Property: - Street Address 2704 Bybrook Drive

Block/Lot Numbers Block 494.01 Lot 27.82

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
  - 70d Use/Density
  - 40:55D-68 Certificate of Non-Conforming Use.
  - Other (Specify): \_\_\_\_\_
  - 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

2. Request is hereby made for permission to CONSTRUCT A 12x14x12 SUN ROOM ON EXISTING FOUNDATION WITH A REAR SET BACK 16.7' Requirement = 20'

contrary to the requirements of Section(s) 400-15D of the Zoning Ordinance.

2a. LIST by description, not number, all variance sought: RELIEF FROM REAR YARD 20' SET BACK TO 16.7' w 3'.3

Said property measures 75' x 100' and contains approximately 7500 square feet

ZONING DISTRICT R-3 Off-site sewer \_\_\_\_\_ On-site septic \_\_\_\_\_

3. Size of building after (and including) construction/addition(s)  
1437 square feet (1st floor) Height 8' Stories 1

4. Setbacks of Principal Building will be:  
Front Yard 39.5; Front Yard \_\_\_\_\_:(corner lots have 2 front yards)  
Side Yard 14.1; Side Yard 15; Rear Yard 14.7; Lot Coverage 28.7 %

5. Setbacks of Accessory Building/Use will be:  
Front \_\_\_\_\_; Rear \_\_\_\_\_; Side \_\_\_\_\_; Side \_\_\_\_\_; Lot Coverage \_\_\_\_\_%

\* Distance to nearest building: \_\_\_\_\_ Height \_\_\_\_\_ # of Stories \_\_\_\_\_

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 Sunroom will NOT have any detrimental effect on others. It will be resulting setbacks still allowing a reasonable rear yard set back.

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)

Our home rear yard borders a heavily wooded lot that generates a lot of mosquitos and insects. That makes sitting on our patio unbearable.

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

\_\_\_\_\_  
\_\_\_\_\_

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

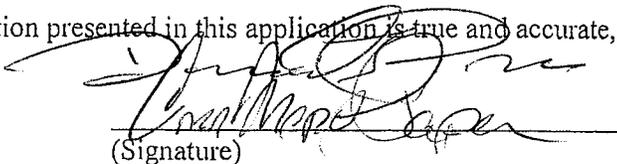
Proof of payment of all taxes due on the property.

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.

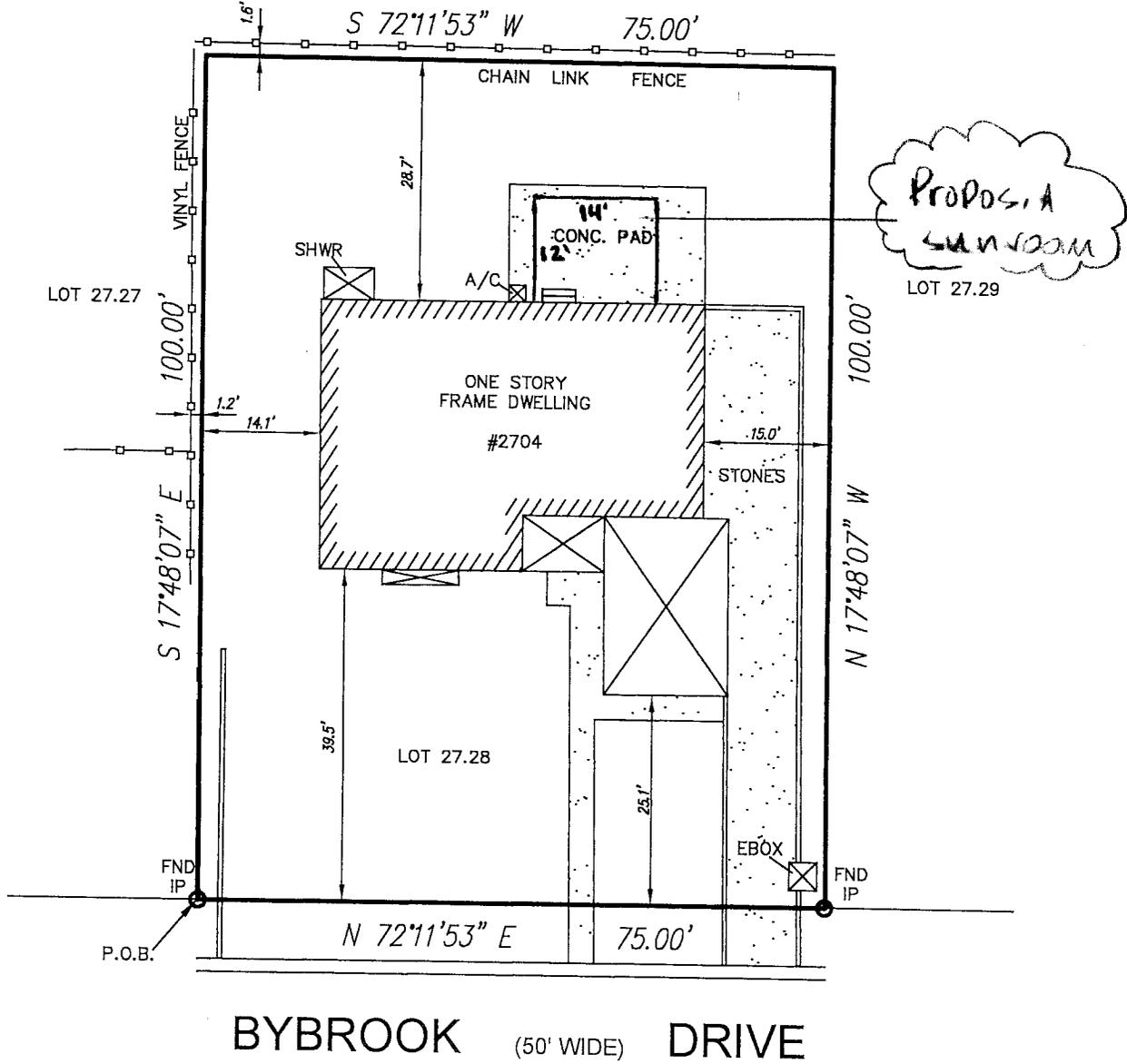
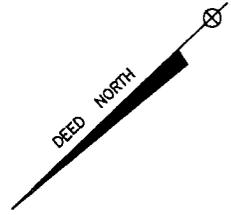
  
(Signature)

Supply name, address, phone of attorney representing applicant.

dpapa106@gmail.com  
(Applicant E-mail address)

NOTES:

1. BEING COMMONLY KNOWN AS LOT 27.28, BLOCK 494.01 ON THE CURRENT OFFICIAL TAX MAP OF THE TOWNSHIP OF LOWER.
2. STREET ADDRESS: 2704 BYBROOK DRIVE
3. ALSO BEING LOT 28.27, BLOCK 4994.01 AS SHOWN ON FINAL PLAN OF LAKE VILLAGE, SECTION TWO, DULY FILED 11-30-1984 IN THE CAPE MAY COUNTY CLERK'S OFFICE AS MAP #2959.
4. SURVEY CONDUCTED IN ACCORDANCE WITH SHORE TITLE COMPANY FILE NUMBER NCM-32441-20.



BYBROOK (50' WIDE) DRIVE

R-3

TO:  
 DONALD PAPA AND ANNMARIE PAPA, HUSBAND AND WIFE  
 SHORE TITLE COMPANY  
 WESTCOR LAND TITLE INSURANCE COMPANY  
 CALIBER HOME LOANS, INC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

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 MEASURED FROM THE FINISHED SIDING.

SURVEY OF:  
**BLOCK 494.01 LOT 27.28**  
 TOWNSHIP OF LOWER CAPE MAY COUNTY NEW JERSEY

DATE: 04-09-20

SCALE: 1"= 20'

DRN.BY: MJE

PROJ: 20-1166

REV:

*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