

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

Applicant/Appellant's Name: Michael Perry Phone: 609-374-4989

Mailing Address: 401 Howland Avenue, North Cape May, NJ 08204

Owner's Name/Address: Michael Perry

401 Howland Avenue, North Cape May, NJ 08204

Subject Property: - Street Address 401 Howland Avenue

Block/Lot Numbers 630 / 8

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 checked="" type="checkbox"/> 70c.1 Hardship Variance           | <input type="checkbox"/> 76 Planning Board powers, where appropriate - eg. subdivision, site plan, conditional use |
| <input type="checkbox"/> 70c.2 Variance                               |  |
| <input type="checkbox"/> 70d Use/Density                              |  |
| <input type="checkbox"/> 40:55D-68 Certificate of Non-Conforming Use. |  |
| <input type="checkbox"/> Other (Specify): _____                       |  |

2. Request is hereby made for permission to Exceed front yard set back by five feet. Build a 18'x10' Deck with overhang.

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

2a. LIST by description, not number, all variance sought: front yard set back

Said property measures 105.9 x 105 and contains approximately 11,025 sqft square feet

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

3. Size of building after (and including) construction/addition(s)  
2006 square feet (1st floor) Height 18 Stories 1

4. Setbacks of Principal Building will be:  
Front Yard 15; Front Yard \_\_\_\_\_:(corner lots have 2 front yards)  
Side Yard 6; Side Yard 4.5; Rear Yard 4.3; Lot Coverage 18 %

5. Setbacks of Accessory Building/Use will be:  
Front \_\_\_\_\_; Rear \_\_\_\_\_; Side \_\_\_\_\_; Side N/A; 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 front deck will NOT obstruct anyone's view OR interfere with any property

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)

The construction of the front deck will enhance the appearance of the property and will allow our family an outdoor seating area to enjoy.

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

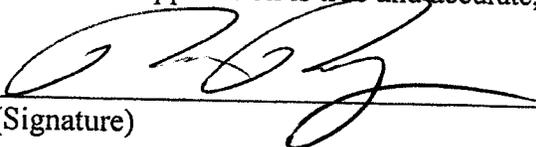
N/A

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

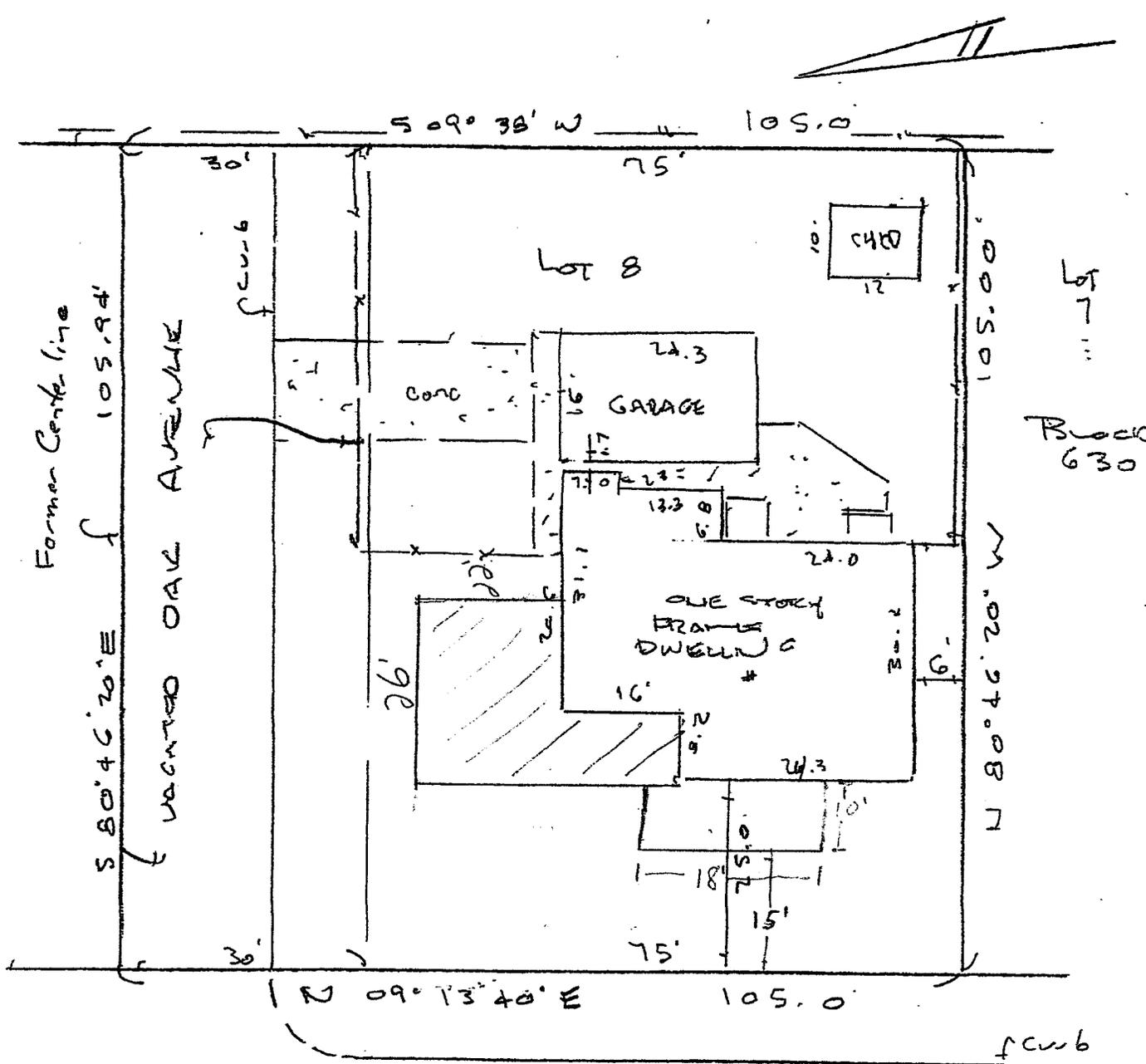
- Proof of payment of all taxes due on the property.
- Survey of subject property, with all existing structures drawn to scale by a NJ licensed surveyor with dimensions and setbacks marked.
- Signed, notarized affidavit attesting to the fact that said sealed survey is accurate as to the current conditions.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

Supply name, address, phone of attorney representing applicant.

  
(Signature)

mPerry178@GMAIL.COM  
(Applicant E-mail address)



HOWLAND AVENUE (60' wide)

Certified as correct to:  
Mike Perry

*W.P.S.*  
7/27/12/19  
WILLIAM P. SWEENEY  
Lic Land Surveyor  
N.J. LIC. # 15881.

PLAN OF SURVEY  
BLOCK 630, LOT 8  
TOWNSHIP OF LOWER  
CAPE MAY COUNTY, N.J.

Prepared by  
WILLIAM P. SWEENEY  
LIC LAND SURVEYOR  
3410 BAYSHORE ROAD  
NORTH CAPE MAY, N.J.

DATE: 07-12-19  
SCALE - 1" = 20'  
SURVEY NO. S-6264  
Clients No.