

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

LOWER ZONING BOARD OF ADJUSTMENT

Submitted for September 7, 2017 - 7: PM

A. MEETING CALLED TO ORDER

Approval of minutes of past meeting, Engineer's vouchers, etc.

Approval of resolution concerning applications heard on August 3, 2017:

Craig: Block 753.01, Lot 19.03

Family Promise of Cape May County: Block 494.03, Lot 19.05

B. NEW BUSINESS:

1. Hardship variance application to construct a 9 x 24 sunroom over an existing deck encroaching into the rear yard setback and exceeding allowed building coverage, submitted by Linda Lakitsky for the location known as Block 512.32, Lot 6, 508 Mistletoe Road, Villas. (ZBA 3390)
2. Hardship variance application to construct an addition encroaching into the rear yard setback and allow shed encroaching into the side yard setback, submitted by David Cresswell for the location known as Block 512.09, Lot 3061, 403 Baywyn Drive, Villas. (ZBA 3391)
3. Extension of hardship variance approval, submitted by Steven & Mary Scott for the location known as Block 512.12, Lot 2949, 3702 Shore Drive. (ZBA 3179A)
4. Hardship variance application to construct an addition encroaching into the front yard setback, submitted by Charles Eckel, Jr., for the location known as Block 508.01, Lot 21.04, 804 Kathryn Blvd. (ZBA 3392)
5. Hardship variance application to construct a detached garage encroaching into the side yard setback and closer to principal structure than allowed, submitted by Seashore Propertis, LLC for the location known as Block 539, Lot 60, 1 Cliffside Road, NCM. (ZBA 3393) **CONTINUED UNTIL THE OCTOBER 5, 2017 AT THE APPLICANT'S REQUEST.**

6. Hardship variance application to extend an existing deck and add a roof over entire deck encroaching into the side yard setback, submitted by John Bargull for the location known as Block 753.22, Lot 22, 201 East Vineyard Court. (ZBA 3394)
7. Hardship variance application to allow a six (6) foot fence in the front yard, submitted by Stephen & Heather Lewis for the location known as Block 753.01, Lot 39.06, 2 Tranquility Drive. (ZBA 3395)
8. Hardship variance application to demolish the existing single family dwelling and detached garage with an apartment above and construct a new single family dwelling on a lot deficient in lot area, frontage & width and encroaching into the front & side yard setbacks, submitted by Linda Kennedy for the location known as Block 154, Lot 1, 300 West New York Avenue, Villas. (ZBA 3396)