

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

Applicant/Appellant's Name: Thomas J Moore Phone 915-760-5683

Mailing Address: 602 E. St. Johns Ave, Villas, NJ. 08251

Owner's Name/Address: Thomas J. Moore  
602 E. St. Johns Ave, Villas, NJ. 08251

Subject Property: - Street Address 602 E. St. Johns Ave

Block/Lot Numbers Block 54 Lot's # 3, 4, 5

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 Construction of deck roof  
2205sqft, 94in Height with 4in Pitch, 20ft in length,  
11ft, 3in in wide, Replacing 20' CANVAS AUVING  
contrary to the requirements of Section(s) 400-15D of the Zoning Ordinance.

2a. LIST by description, not number, all variance sought: SIDE YARD VARIANCE

Said property measures 90 x 100 and contains approximately 9000 square feet

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

3. Size of building after (and including) construction/addition(s)  
1645 square feet (1st floor) Height 94ins Stories 1 1/2

4. Setbacks of Principal Building will be:  
Front Yard —; Front Yard 36x90' (corner lots have 2 front yards)  
Side Yard 39x15'6" Side Yard 36x23'-11" Rear Yard 25x90'; Lot Coverage 20 %

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

Replace most present functionally obsolete manually operated 20ft Awning with a Wood deck Roof

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)

Improved safety of the home owner AND the Community with a fixed Roof Structure.

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.

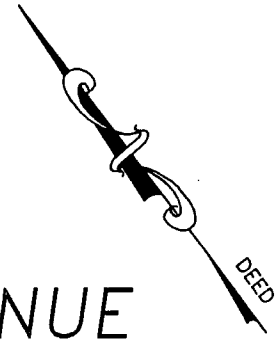
*Thomas Moore*  
(Signature)

Supply name, address, phone of attorney representing applicant.

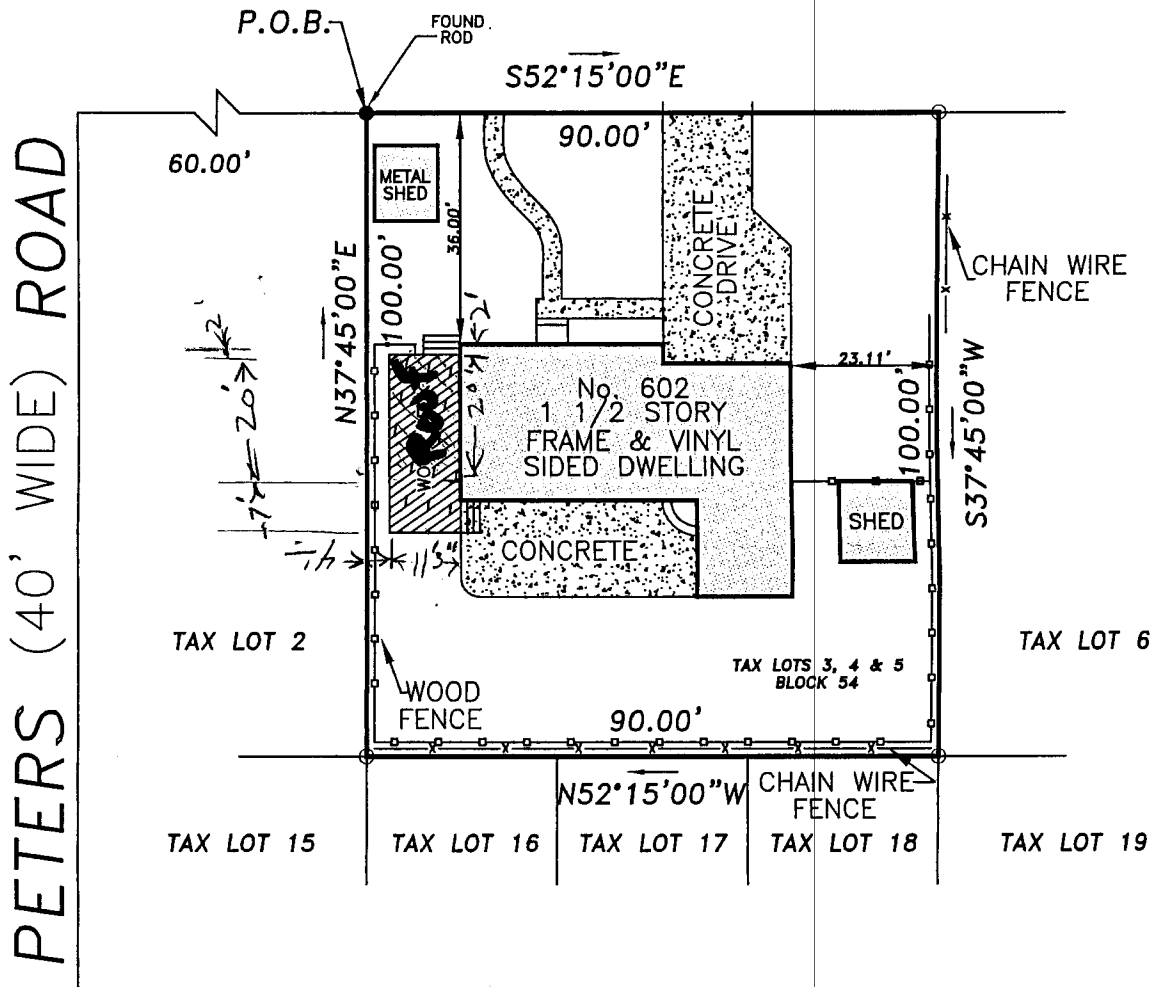
602 St Johns @ Comcast, Net

PROPERTY CORNERS, SERVICE WALKS, CURB, OVERHEAD WIRES, NOT ENCROACHING, AREA AND DESCRIPTION ARE OMITTED BY CONTRACTUAL AGREEMENT. BUYER MAY ORDER PROPERTY MARKERS AT A COST OF \$60 PER CORNER WITHIN 90 DAYS OF THE DATE OF THIS SURVEY. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP. WE ARE NOT EXPERTS IN WETLANDS IDENTIFICATION. WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED ON THIS PLAN.

20 0011-



# ST. JOHNS (50' WIDE) AVENUE



GROSS AREA = 9,000.00 S.F./0.21 ACRES

RESURVEYED 04/14/21

**DESCRIPTION:**

BEING LOTS 3, 4 & 5, BLOCK 54, ON THE TOWNSHIP OF LOWER TAX MAP.  
 BEING LOTS 3, 4 & 5, BLOCK 31, PLAN OF MIAMI BEACH, SECTION 1, FILED.

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES TO, AND SOLELY FOR THE BENEFIT OF,  
 THOMAS J. & KATHLEEN A. MOORE

THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES SHOWING, AS OF THE DATE OF THIS CERTIFICATE, THE LOCATION OF ALL BUILDINGS, EASEMENTS, OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL AND SIGNATURE IN RED INK ARE FOR MERE CONVENIENCE OF REFERENCE ONLY.

NOTES. 1. NOT TO BE USED WITH A SURVEY AFFIDAVIT.



STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR  
 PO BOX 24, MEDFORD, N.J. 08055-0024  
 PHONE (800) 433-0384

MAP SHOWING SURVEY SITUATE IN  
 TOWNSHIP OF LOWER  
 COUNTY OF CAPE MAY, N.J.  
 602 EAST ST. JOHNS AVENUE

LICENSED PROFESSIONAL LAND SURVEYOR No. 22714, LICENSED PROFESSIONAL PLANNER No. 1979

**STEVEN R. KELLY, P.L.S., P.P.**

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DATE 12/18/02	SCALE 1"=30'	DRAWN RK/CK	CHKD SK	JOB No. 2002759
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04/15/21