

LOWER TOWNSHIP PLANNING BOARD
APPLICATION FOR DEVELOPMENT (FORM #1)

Applicant's Name: Michael and Margaret Kiess Phone 845-235-2038

Address: 1 Delaware Bay Drive Villas, NJ Zip 08251

Owner's Name: Same as Applicant

Owner's Address: _____

Subject Property - Street Address: 1 Delaware Bay Avenue

Subject Property - Block & Lot Numbers Block 164.02, Lot 1.03

1. Specify which power(s) the Planning Board is requested to exercise:

70c.1 Hardship Variance

70c.2 Variance

67 Conditional Use

34 Building Permit in street bed, public drain area, etc.

35 Building Permit where lot does not abut street

Other (Specify)

2. Request is hereby made for permission to construct a swimming pool in the front yard and to construct a deck and garage within the front yard setback

contrary to requirements of Section (s) 400-15 and 400-38 of the Development Ordinance.

2a. List all variances sought: front yard setback to proposed garage, front yard setback to proposed deck and construction of a swimming pool in the front yard.

Said property measures 72.40' x 340.78' and contains approximately 19,981 s.f.

square feet, and is located in the R-3 Zoning District.

with x without _____ sewer.

3. The size of the proposed building is 17' x 38.5'; Height _____; stories 2; square feet 654.5.

4. The setbacks of the principal building will be: Front 17.8'; Front 27.2'; Rear 239.1; Side 5.5'; Side _____; Percent of lot coverage 8.83%.

5. Setbacks of Accessory Building/Use will be:
Front 14.2'; Rear 242.26'; Side 39.5'; Side _____; Lot Coverage 1.20 %
* Distance to nearest building: 7.5' Height _____ # of Stories N/A

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 property is mostly encompassed by a dune with limited area for expansion. In addition, the property is a corner lot with two front yards. No other location for the proposed deck and pool exists on the property. The garage addition complies with the zoning ordinance requirements.

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)

The property is mostly encompassed by a dune and is a corner lot with two front yards.

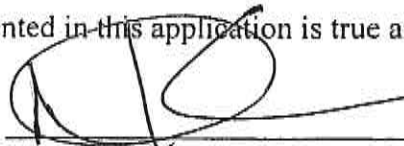
9. What are the special reasons for granting this variance? (If 70d)

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.

Supply name, address, phone of attorney representing applicant.


MICHAEL KIESS
(Signature)

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


MARGARET KIESS

TOWNSHIP OF LOWER

APPLICATION FOR DUNE PLAN REVIEW

1. Applicant's Name: Michael and Margaret Kiess

Mailing Address: 1 Delaware Bay Drive Villas NJ ZIP: 08251

Phone Number: 845-235-2038

2. Owner of Record: Same as Applicant

Address:

3. Site Planner's Name: Joseph Maffei, P.E. Engineering Design Assoc.

Mailing Address: 5 Cambride Drive Ocean View, NJ ZIP: 08230

Phone Number: 609-390-0332

4. Proposed Development Name: Kiess Residence

Block: 164.02 Lot(s): 1.03

Street Address: 1 Delaware Bay Drive Tax Map Sheet: 1.04

Zoning District: R-3

5. Sewered: X Non-Sewered:

6. SPECIFIC Use of Proposed Development: Proposed garage addition to residence (Parking, Type of Store or Shop, Type of Facility, Etc.) construction of swimming pool and deck

7. Number of Units in Development: 2

8. Land Area: Acreage: .46 ac Square Footage: 19,981 s.f.

9. Building Area: Square Footage: 19,981 s.f. % of Lot Coverage: 8.83 %

10. Parking: Number Spaces Required: 4 Number Provided: 4

Parking Space Width: Parking Space Length:

Drive Aisle:

11. Date of Documents: Date of Revisions:

SIGNATURE OF APPLICANT DATE: 5/17/21

WIFE or AGENT DATE: 5/17/21

APPLICANT E-MAIL ADDRESS MTKiess@icloud.com

SIGNATURE OF TAX COLLECTOR,

Certifying Taxes Paid to Date: DATE:

ALL POINTS ABOVE MUST BE ADDRESSED.

DEVELOPERS IN DIAMOND BEACH MUST SUPPLY COPY OF APPLICATION AND PLAN TO: Wildwood Water Utility, 3100 New Jersey Avenue, Wildwood, NJ 08260

APPLICANT AND/OR ATTORNEY MUST ATTEND HEARING

REPRESENTATION OF PARTIES

OWNER Michael and Margaret Kiess

Zoning Board X


BLOCK 164.02 LOT 1.03

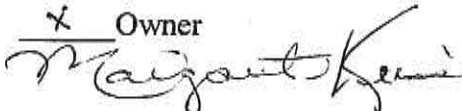
Planning Board _____

I, Michael and Margaret Kiess, have made the above referenced application for development, and shall;

X represent myself at the Board hearing.

_____ will be represented by an attorney at law, admitted to practice in the State of New Jersey.


Signature _____
Applicant _____

X Owner


NAME AND MAILING ADDRESS OF ATTORNEY REPRESENTING APPLICANT:

PHONE _____

**CORPORATE DISCLOSURE certifies the stockholders owning ten percent (10%) or more of stock in the corporation

*CORPORATION MUST BE REPRESENTED BY A NJ ATTORNEY AT LAW.

** SHALL BE FILED BY CORPORATION OR PARTNERSHIP APPLYING FOR PERMISSION TO: (a) SUBDIVIDE A PARCEL OF LAND INTO 6 OR MORE LOTS: or (b) OBTAIN A VARIANCE TO CONSTRUCT A MULTIPLE DWELLING OF 25 OR MORE FAMILY UNITS: or © USE A SITE FOR COMMERCIAL PURPOSES.

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

TOWNSHIP OF LOWER
ZONING BOARD OF ADJUSTMENT
SEALED SURVEY AFFIDAVIT FORM

Michael and Margaret Kiess, being duly sworn according to law, upon his/her oath and
(Name)

says:

- I am the owner of the property known and identified as Block 164.02,
(Owner or purchaser)
Lot(s) 1.03 in the Township of Lower.
- The attached sealed survey, prepared by Thomas B. Park, PLS and
dated 2-22-2021, accurately reflects the physical condition of the property as of the date
of this affidavit, and there have been no changes or alterations to the property since the
date of this sealed survey.
- I make this affidavit in support of my application for development and so as to accurately
present the current condition of the property to the Township of Lower Zoning Board in
connection with their consideration of my application.

State Of New Jersey
Kayla D. Layton - Notary Public
Commission No. 2409768
My Commission Expires 6/22/2021

NOTARY CERTIFICATION

Sworn to and subscribed before me
this 17th day of May, AD
2021

Chauk D. Stewart

Signature of owner or purchaser

MICHAEL KIESS

MARGARET KIESS