

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

Applicant/Appellant's Name: **Roy and Deborah Ramsey** Phone: **410-570-1469**
Mailing Address: **824 Clifton Avenue**
Arnold, MD 21012-1425

Owner's Name/Address: **Same as Above**

Subject Property: - Street Address: **705 Atlantic Avenue**
Lower Township, New Jersey 08204

Block/Lot Numbers: Block **676** Lot **3**

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"/> | 70c.2 Variance | <input type="checkbox"/> | |
| <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:

Applicant seeks permission to join the main house and garage to make it part of the dwelling.

Contrary to the requirements of Section(s) 400-15 of the Zoning Ordinance

- 2a. LIST by description, not number, all variance sought:

A Hardship Variances, as well as, any other relief that which might be required by the Zoning Board.

Said property measured approx, 62.5 x 125 and contains approximately 7,812.5 sq. ft.

ZONING DISTRICT **R-3** Off-site sewer **X** On-site septic _____

3. Size of building after (and including) construction/addition(s)
1,263.5 square feet (1st floor) Height **20'** Stories **1**

4. Setbacks of Principal Building will be:
 Front Yard 25.2' Front Yard N/A (corner lots have 2 front yards)
 Side Yard 15.9'; Side Yard 14.5'; Rear Yard 35'; Lot Coverage 16.2 %
5. Setbacks of Accessory Building/Use will be: N/A
 Front _____; Rear ____; Side _____; Side _____; % Lot Coverage _____
 Distance to nearest building: _____
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: **Applicant seeks to attach the garage to the house to make it part of the dwelling on their single family residence and to continue to use same as in the past. Proposed is consistent with the surrounding properties and will not change the present or future use in any way.**
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). **Property is presently a single family residence in a R-3 zone. Applicants seeks to join the garage and house in order to maximize their living space.**
9. What are the special reasons for granting this variance? (If 70d.)
 N/A
10. All applicants must attach 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.



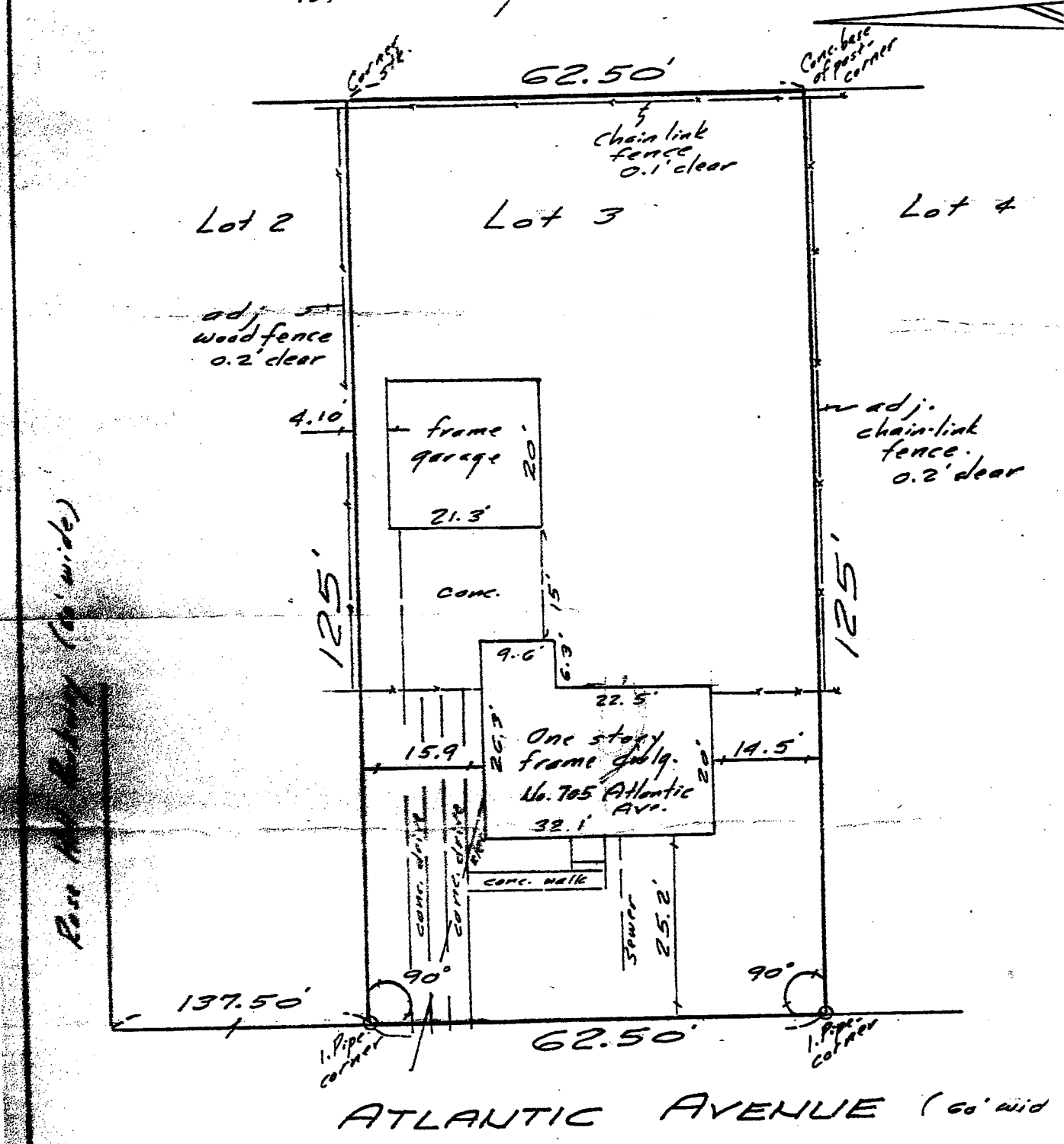
CHARLES W. SANDMAN, III, ESQUIRE
ATTORNEY FOR APPLICANT

Supply name, address, phone of attorney representing Applicant and Owner.
CHARLES W. SANDMAN, III, ESQUIRE
18 NORTH MAIN STREET
CAPE MAY COURT HOUSE, NJ 08210
609-463-0094

January - 1963

Existing

lots fronting on Pacific Ave.



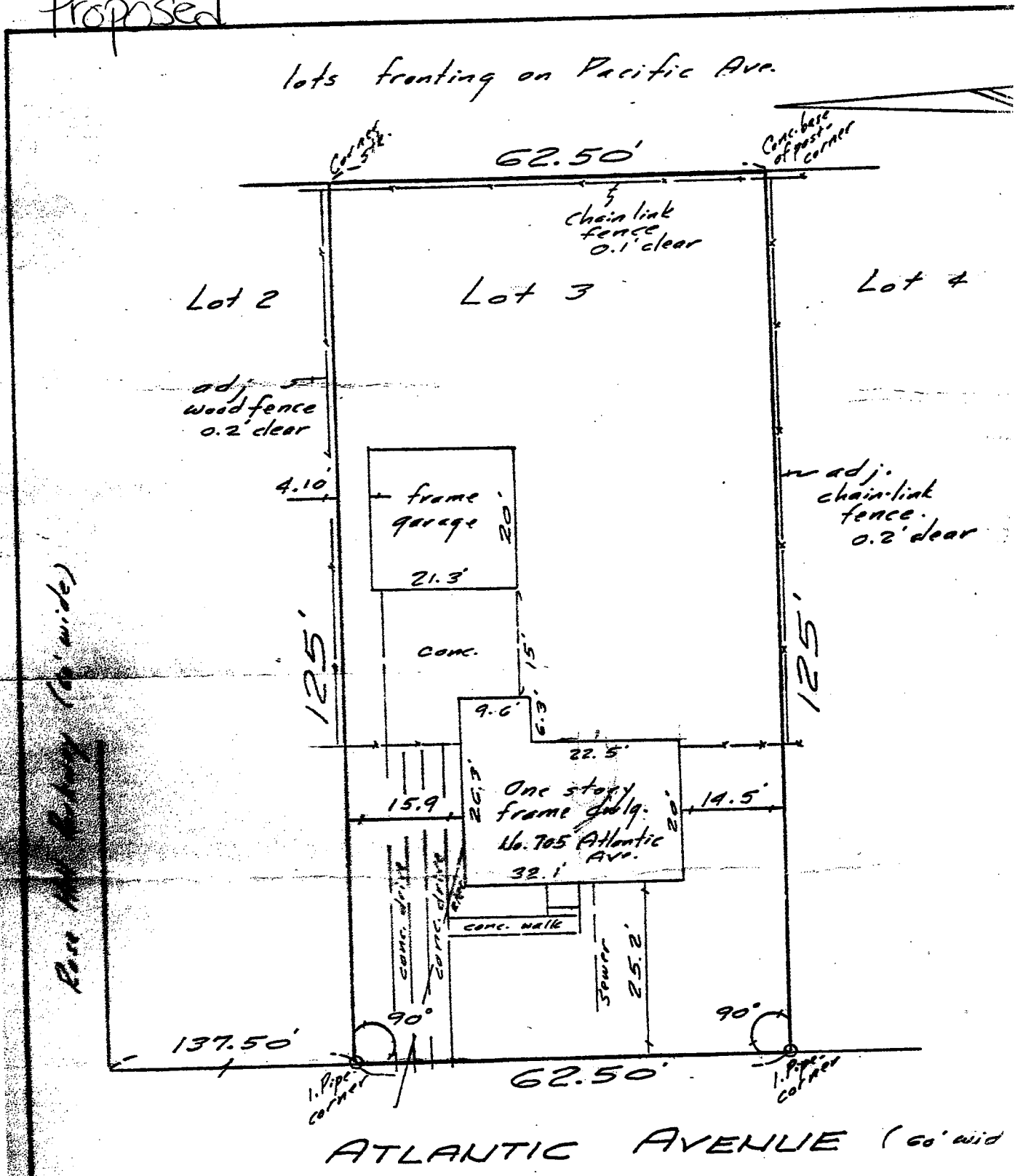
Being Lot 3, on Plan of portion of Block 111, North Cape May Div. C North Cape May, Lower Twp, Cape May Co., N.J. May, 1963, by O.H. Carr.

Certified as correct to:
Dorothy Fr Smith & Mobil, N.J.
Insurers; & Guarantee Bank,

PLAN OF SURVEY
BLOCK 676
LOT 3

January - 1963

Proposed



Being Lot 3, on Plan of portion of Block 111, North Cape May Dev. Co. North Cape May, Lower Twp, Cape May Co., N.J. May, 1963, by O.H. Carr

Certified as correct to:
Donald F. Smith & Mobley, Inc.,
Surveyors; & Guarantee Bank,

PLAN OF SURVEY
BLOCK 676
LOT 3