

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

Applicant/Appellant's Name: Kimberlee Baker and Martin Baker Phone: (610)-357-3716

Mailing Address: 409 Sandy Bank Road, Media, PA 19063

Owner's Name/Address: Same as above

Subject Property: - Street Address 120 Pennsylvania Avenue, Villas, NJ 08251

Block/Lot Numbers Block 146, Lots 22 & 23

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 checked="" 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 _____
Raise and remodel an existing screen room with modern, safer materials.

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

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

Said property measures 97.4' x 50' and contains approximately 4,881 square feet

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

3. Size of building after (and including) construction/addition(s)
1,479 square feet (1st floor) Height .14'10" Stories 1

4. Setbacks of Principal Building will be:
Front Yard 16 ; Front Yard _____ : (corner lots have 2 front yards)
Side Yard 5.70' ; Side Yard 7.70' ; Rear Yard 21.24 ; Lot Coverage 30 %

* REVISED 6-19

5. **Setbacks of Accessory Building/Use will be:**
 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:
 Applicants wish to raise and remodel a pre-existing screen room into safer living space without increase in footprint or additional encroachment into the side-yard setback than what currently exists on the property. There will be no detriment to the surrounding properties.

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 exceptional conditions include the pre-existence of a porch in the side-yard setback of a narrow lot. Applicants simply wish to rebuild this with newer, safer materials without increase to the footprint. The surrounding properties would benefit from the modernization and would not be negatively affected.

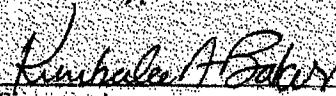
9. What are the special reasons for granting this variance? (If 70d)

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.

Justin Turner, Esq.
 Barry, Corrado, & Grassi, P.C.
 2700 Pacific Avenue, Wildwood, NJ 08260
 (609)-729-1333
 jturner@capelegal.com


 (Signature)

baker.appraisals@verizon.net
 (Applicant E-mail address)