

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

Applicant/Appellant's Name: Marcello Mogavero Phone: 6094252205

Mailing Address: 8 Arthurs Cr., Cape May, NJ 08204

Owner's Name/Address: Marcello Mogavero

Same address

Subject Property: - Street Address 6116 Shunpike, Cape May, NJ 08204

Block/Lot Numbers 497.01, 5.02

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 type="checkbox"/> 70c.1 Hardship Variance | <input type="checkbox"/> 76 Planning Board powers, where appropriate - eg. subdivision, site plan, conditional use |
| <input type="checkbox"/> 70c.2 Variance | |
| <input checked="" 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 use the structure closest to the street as office space only

contrary to the requirements of Section(s) ~~400-14~~ ⁴⁰⁰⁻¹⁴ of the Zoning Ordinance.

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

Said property measures 188 x 981 and contains approximately 153,428 square feet, 3.5 acres

ZONING DISTRICT R2 Off-site sewer _____ On-site septic X

3. Size of building after (and including) construction/addition(s)
2,000 square feet (1st floor) Height 20 Stories 1

4. Setbacks of Principal Building will be:
Front Yard _____; Front Yard _____:(corner lots have 2 front yards)
Side Yard 29.5'; Side Yard _____; Rear Yard _____; Lot Coverage _____%

5. Setbacks of Accessory Building/Use will be:

Front 52.2; Rear _____; Side 29.5; 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:

Granting a use variance for the subject property will not impact the neighboring properties any differently than the current use variance granted. The request for office space will actually positively impact the area and diminish the traffic from the use as a church + church offices that has existed for many years. The footprint of the building will not be altered at all + will remain

7. What is the question sought to be interpreted? (If 70b.) the same.

8. What are the EXCEPTIONAL CONDITIONS OF THE PROPERTY supporting the granting of variance? (If 70c)

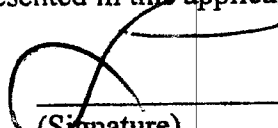
9.

What are the special reasons for granting this variance? (If 70d) The reason I purchased the property was to minimize a high traffic use for the property. If it were to remain a church with offices for the church, there may be church schooling, meetings + services weekly if not daily. I believe changing the status will positively affect the area. I live next to the property, therefore I have the same interest in maintaining the property + controlling the use of the property as my neighbors. The neighborhood already has storage units, mechanical garages, + office space across from this property. (continued) →

10.

- 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.



(Signature)

Marcello21@comcast.net
(Applicant E-mail address)

6. Granting a use variance for the subject property will not impact the neighborhood or neighboring properties any differently than the current use variance granted. The request for office space will actually positively impact the area and diminish the traffic from the use as a church and church offices that has existed for many years. The footprint of the building will not be altered at all and will remain the same.

9. The reason I purchased the property was to minimize a high traffic use for the property. If it were to remain a church with offices for the church, there may be church schooling, meetings and services weekly if not daily. I believe changing the status will positively affect the area. I live next to the property, therefore I have the same interest in maintaining the property and controlling the use of the property as my neighbors. The neighborhood already has storage units, mechanical garages and office space across from this property. While those businesses have existed for year, the church has had office space for many years as well. There are multiple electric meters on the subject property to accommodate office space. I would like to restrict the use of the property to not allow heavy machinery to be stored on site as well as restrict the hours of operation to avoid unwanted noise for the neighbors.