

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

Applicant/Appellant's Name: **James and Patricia Neville**
Mailing Address: **15 Adelpia Road**
Town Bank, NJ 08204

Phone: **609-374-2608**

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

Subject Property: - Street Address: **17 Adelpia Road**
Town Bank, New Jersey 08204

Block/Lot Numbers: Block **536** Lot(s) **41,42 & 43**

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:

Construct a single family residence on an undersized vacant lot.

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

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

A Hardship Variance with regard to frontage, width and area, as well as, any other relief that which might be required by the Zoning Board.

Said property measured approx, 60 x 111.5 and contains approximately 6,690 sq. ft.

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

3. Size of building after (and including) construction/addition(s)
2000 square feet (1st floor) Height 35' Stories 2

4. Setbacks of Principal Building will be:
Front Yard 20' Front Yard N/A (corner lots have 2 front yards)

Side Yard 10'; Side Yard 6'; Rear Yard 20'; Lot Coverage 29 %

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 construct a single family residence on a vacant lot. Proposed structure will be consistent with many homes in the immediate area and consistent with the zone plan.**

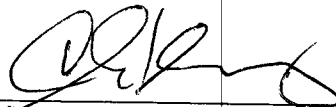
7. What is the question sought to be interpreted? (If 70b.) **N/A**

8. What are the EXCEPTIONAL CONDITIONS OF THE PROPERTY supporting the granting of variance? (If 70c). **If applicant is not permitted to build on this slightly undersized lot it would be an extreme hardship. The proposed is the highest and best use of this property and only rational use for this property.**

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.

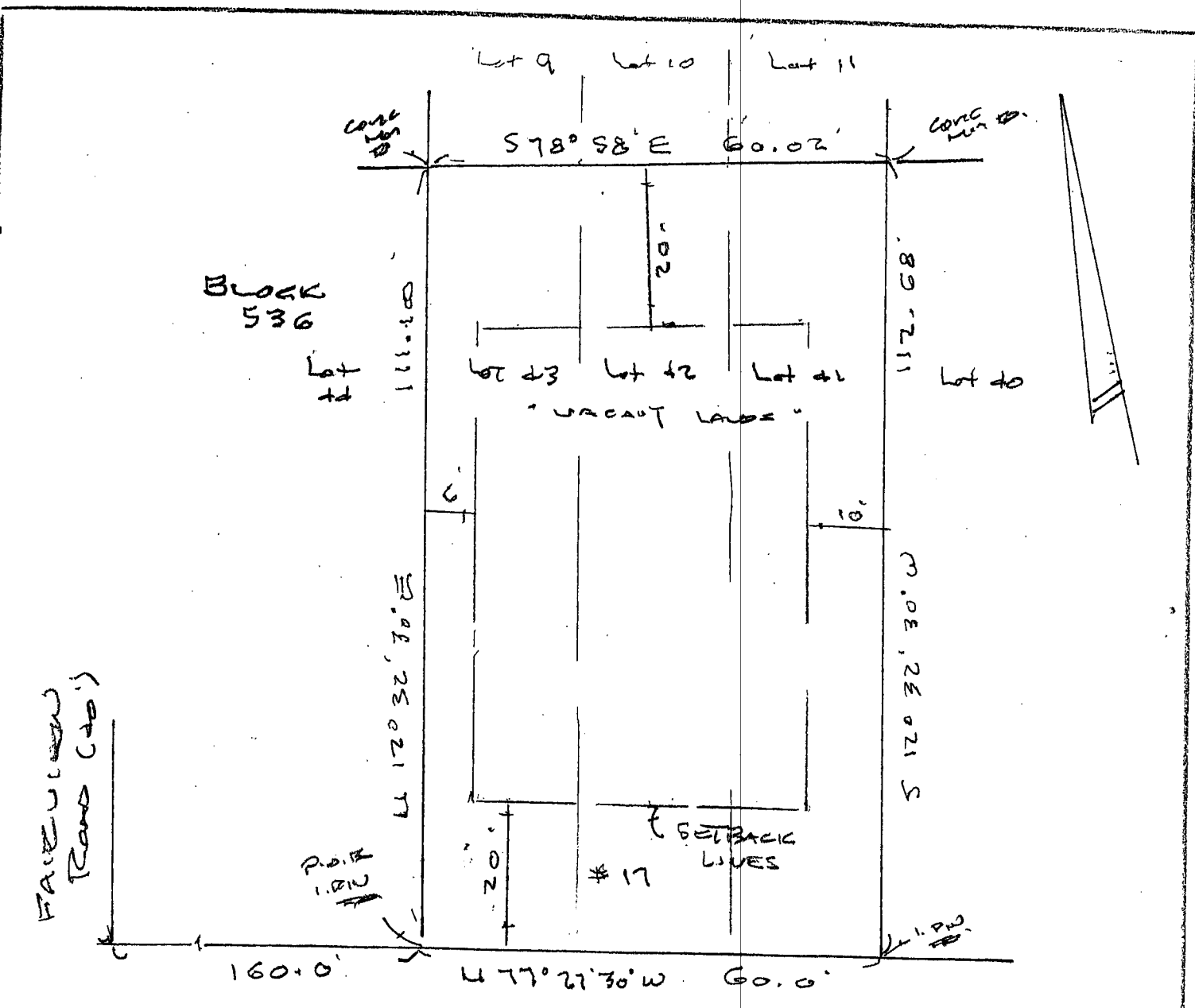
I do hereby certify that the information presented in this Application is true and accurate, to the best of my knowledge.



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

sandman06@comcast.net
(Applicant email address)



ADELPHIA ROAD (40' WIDE)

PLAN OF SURVEY
 BLOCK 536, LOTS 41-42-43
 TOWNSHIP OF LOWER
 CAPE MAY CO., N.J.

Prepared by
 WILLIAM P. SWEENEY
 LIC. LAND SURVEYOR
 3410 BAYSHORE ROAD
 NORTH CAPE MAY, N.J.

Date; 04-02-21
 Scale - 1" = 20'
 Survey No. S-6531

Certified as correct to;
 James Neville

William P. Sweeney
 Lic. Land Surveyor
 N.J. Lic. # 15881.