

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

Applicant/Appellant's Name: Anne Ryan Phone: 609-892-4567

Mailing Address: PO Box 415 Cape May, NJ 08204

Owner's Name/Address: Anne Ryan

PO Box 415 Cape May, NJ 08204

Subject Property: - Street Address 1042 Seashore Rd

Block/Lot Numbers 752.01/10.03

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 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 Anne Ryan  
\_\_\_\_\_

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

2a. LIST by description, not number, all variance sought: height variance, garage planned is larger than existing house

Said property measures 201 x 262 and contains approximately 52,260 square feet

ZONING DISTRICT R1 Off-site sewer \_\_\_\_\_ On-site septic

3. Size of building after (and including) construction/addition(s)  
2016 square feet (1st floor) Height .30' Stories 2

4. Setbacks of Principal Building will be:  
Front Yard 15'; Front Yard \_\_\_\_\_;(corner lots have 2 front yards)  
Side Yard 40'; Side Yard 114; Rear Yard 230; Lot Coverage .02 %

5. Setbacks of Accessory Building/Use will be:  
Front 156" ; Rear 40' ; Side 13' ; Side 139' ; Lot Coverage .04 %  
\* Distance to nearest building: 120' Height 30' # of Stories 2

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 improvement of this property wil help better the life of the homeowner  
and have minimal impact on the public.

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)

n/a

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

To keep my car out of the elements, and give my granddaughter a craft room.

10. All applicants must attached the following to this application:

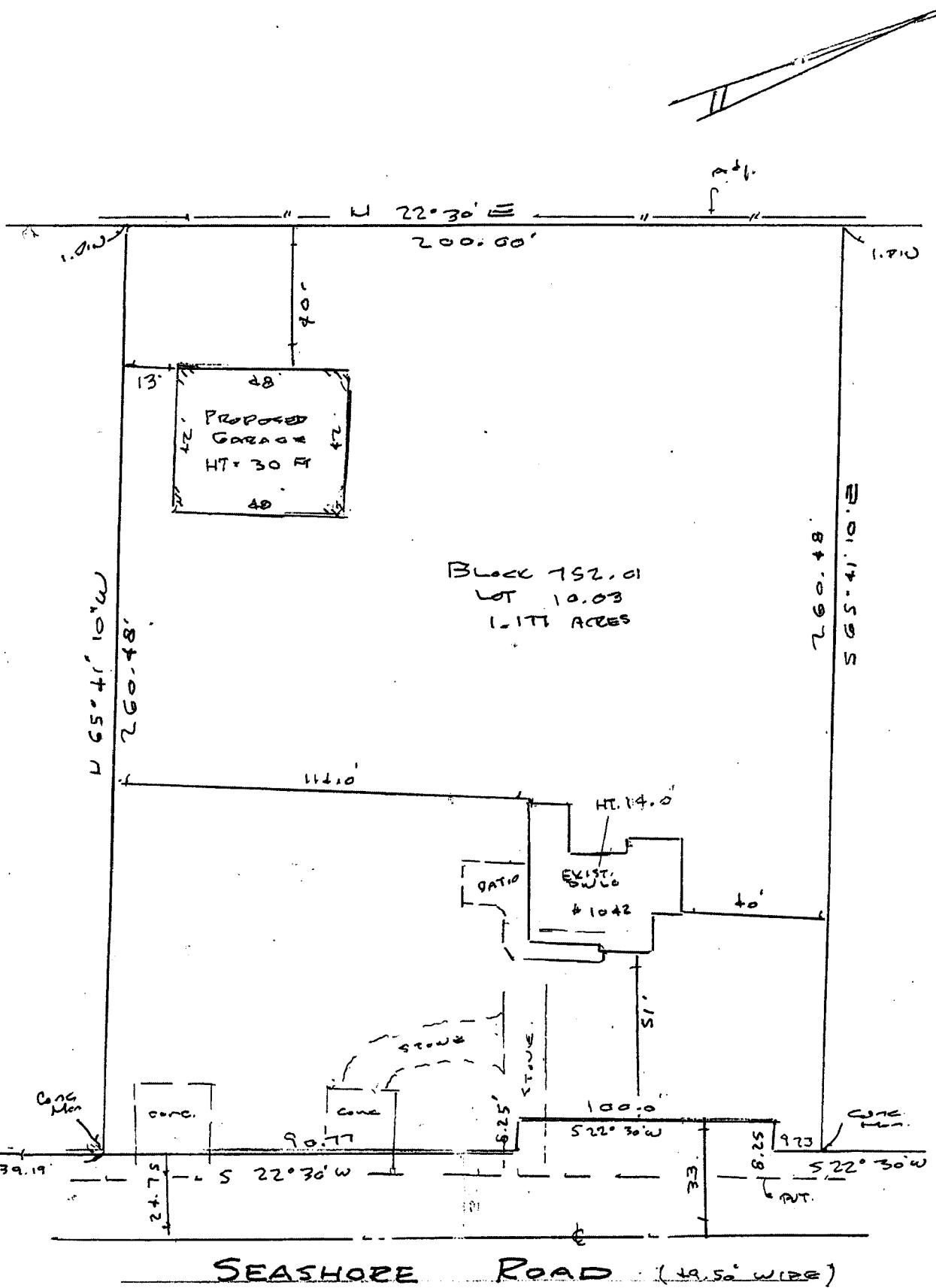
- Proof of payment of all taxes due on the property.
- Survey of subject property, with all existing structures drawn to scale by a NJ licensed surveyor with dimensions and setbacks marked.
- Signed, notarized affidavit attesting to the fact that said sealed survey is accurate as to the current conditions.
- 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.

Anne Ryan  
(Signature)

c21gilmart@aol.com  
(Applicant E-mail address)



PLAN OF SURVEY  
 BLOCK 752.01, LOT 10.03  
 TOWNSHIP OF LOWER  
 CAPE MAY CO., N.J.

Certified as correct to;  
 Joseph Gilmartin

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

02-02-21  
 William P. Sweeney  
 Lic. Land Surveyor  
 N.J. Lic. # 15881

Date; 02-02-21  
 Scale - 1" = 30'  
 Survey No. S-6506