

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

Applicant/Appellant's Name: Katherine M. Sanders Phone: 267-971-6514

Mailing Address: 27 Maryland Ave Villas, N.J 08251

Owner's Name/Address: Katherine M. Sanders

27 Maryland Ave Villas, N.J. 08251

Subject Property: - Street Address 27 Maryland Ave Villas, N.J.

Block/Lot Numbers Block # 215 Lot # 12, 13, 14

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 allow applicant to build roof over existing deck which has a 12' rear yard setback as opposed to 20' rear yard setback contrary to the requirements of Section(s) 400-15D of the Zoning Ordinance.

2a. LIST by description, not number, all variance sought: 70.C.1 Hardship variance rear yard 12' setback contrary to Ordinance 70.C.1
Said property measures 75 x 90 and contains approximately 6,750 square feet

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

3. Size of building after (and including) construction/addition(s)
1044 square feet (1st floor) Height 7' Stories 1

4. Setbacks of Principal Building will be:
Front Yard 20 ; Front Yard _____ : (corner lots have 2 front yards)
Side Yard 36.0 ; Side Yard 21.0 ; Rear Yard 12.0 ; Lot Coverage 15 %

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:

roof to be installed over existing deck

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)

existing deck setback 12' from adjoining property.

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

no roof over deck, would like to be able to enjoy outdoor deck all year round in any weather.

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.

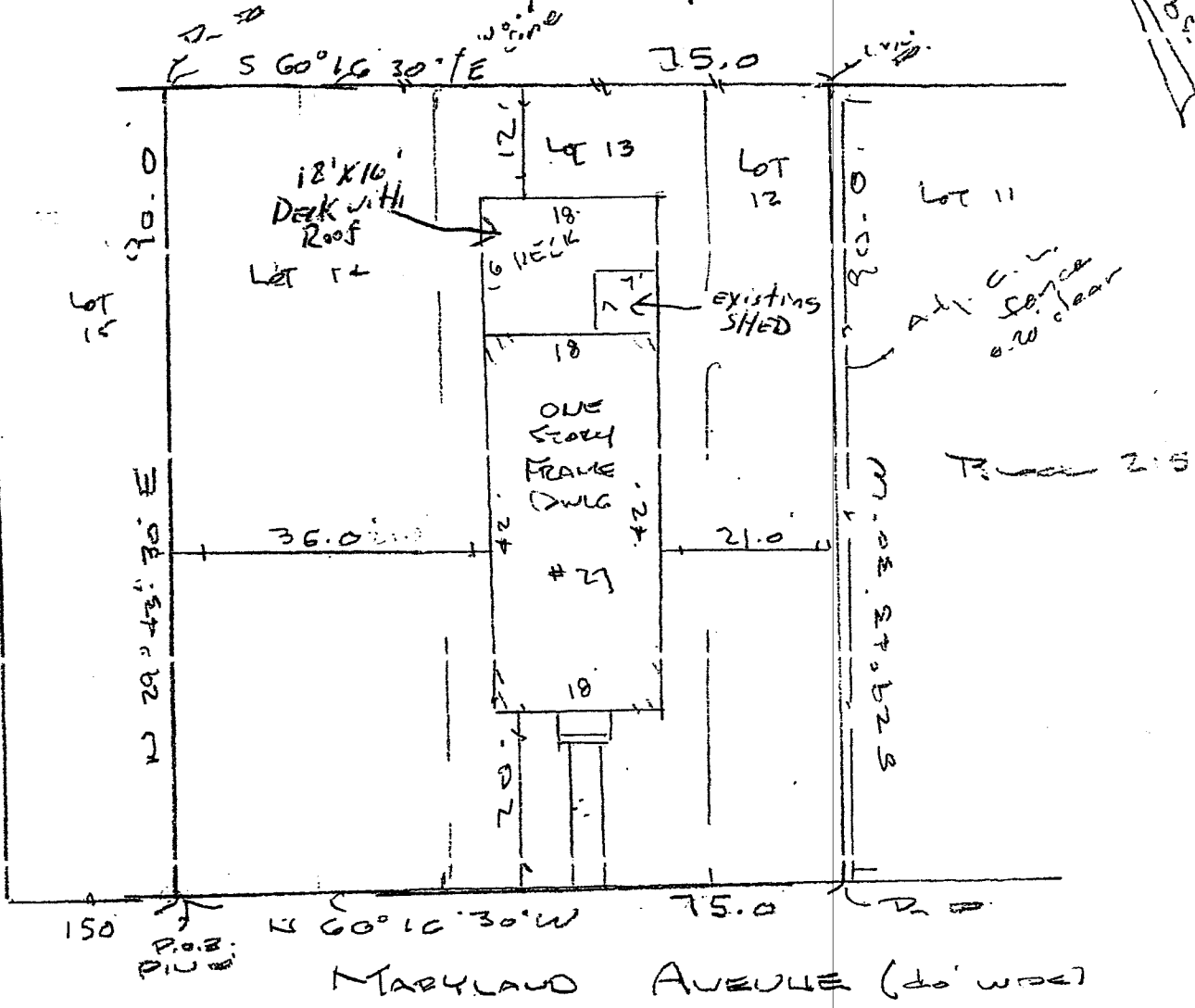
Supply name, address, phone of attorney representing applicant.

Katherine M Sanders
(Signature) GRANNIE10@MSN.COM

granne10@msn.com
(Applicant E-mail address)

BUTLER STREET (40')

lots fronting on Ohio Avenue



PLAN OF SURVEY
BLOCK 215, LOTS 12-13-14
TOWNSHIP OF LOWER
CAPE MAY CO., N.J.

Certified as correct to;
Kate Sanders

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

William P. Sweeney
Lic. Land Surveyor
N.J. Lic. # 15881.
06-18-20

Date; 06-18-20
Scale - 1" = 20'
Survey No. S-6396
Clients BNO.