

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

Applicant/Appellant's Name: **Erminio Savelloni** Phone: **484-889-5622**  
Mailing Address: **1518 Walton Drive**  
**Downingtown, PA 19335**

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

Subject Property: - Street Address: **421 Sandalwood Road**  
**Lower Township, New Jersey 08251**

Block/Lot Numbers: Block **512.23** Lot **3**

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 8' x 44' 10" covered front porch that will extend approximately 3.2' into the front setback leaving a 16.8' front yard setback.**

Contrary to the requirements of Section(s) 400-16-4.3 of the Zoning Ordinance

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

**A Hardship Variance, as well as, any other relief that which might be required by the Zoning Board.**

Said property measured approx, 75 x 100.96 and contains approximately 7,502 sq. ft.

ZONING DISTRICT **R-3** Off-site sewer **X** On-site septic \_\_\_\_\_

3. Size of building after (and including) construction/addition(s)  
**918** square feet (1<sup>st</sup> floor) Height **20'** Stories **1**

4. Setbacks of Principal Building will be:  
 Front Yard 16.8' Front Yard N/A (corner lots have 2 front yards)  
  
 Side Yard 21.3'; Side Yard 5.5; Rear Yard 50'; Lot Coverage 12.2 %
5. Setbacks of Accessory Building/Use will be: **Existing**  
 Front 50'; Rear 3.7'; Side 4.2'; Side 3.8; % Lot Coverage Approx. 9.5%  
 Distance to nearest building: 17'
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 covered front porch on his single family residence. Proposed porch will be a de minimis encroachment into the front setback of 3.2' and is consistent with the surrounding properties and will not change the present or future use in any way.**
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). **Property is presently a single family residence in a R-3 zone. Applicants seeks to construct a covered front porch that is more functional and aesthetically pleasing as opposed to the small porch that presently exists.**
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.

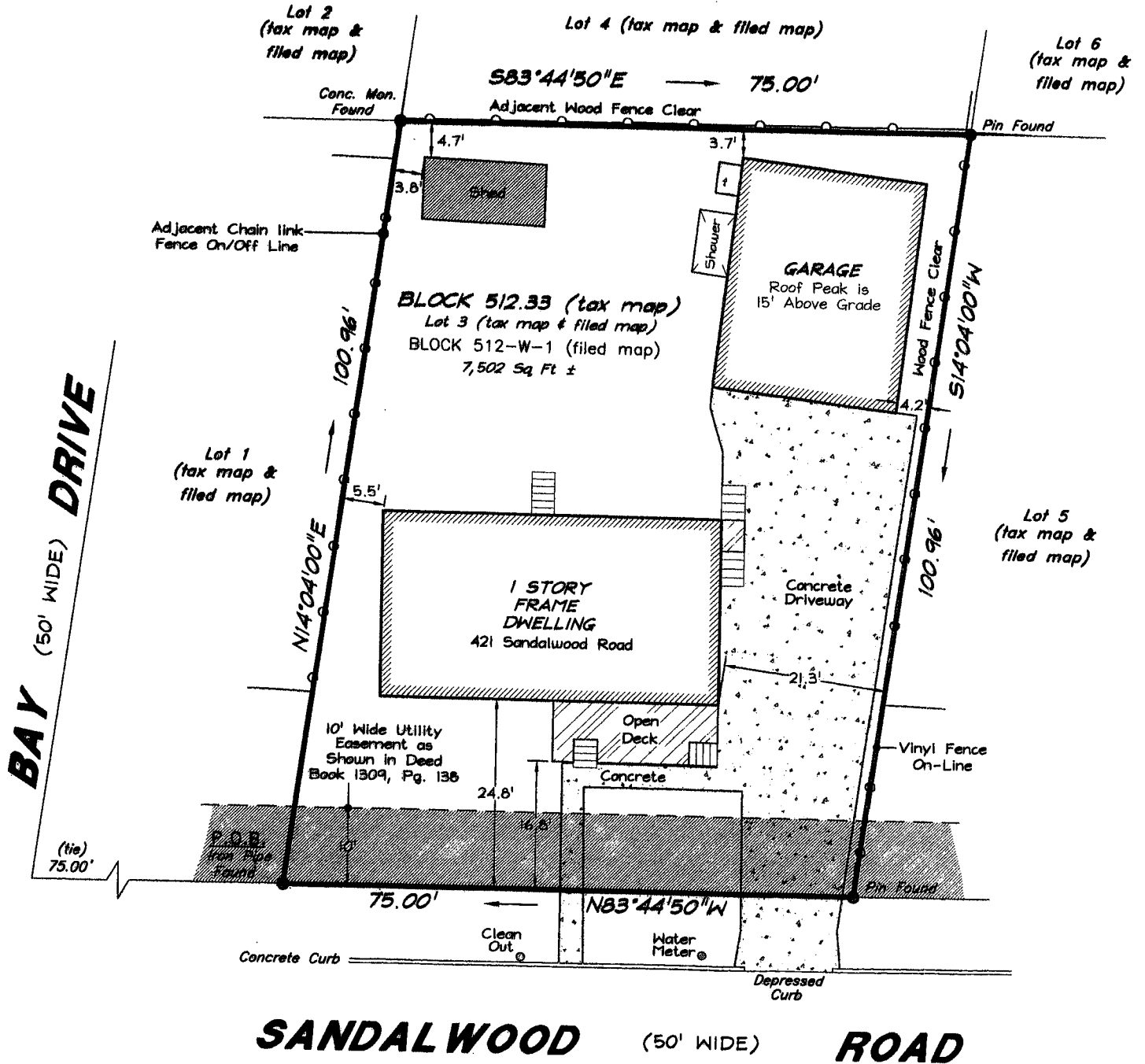
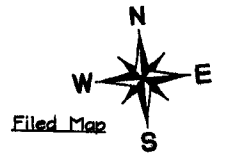
I do hereby certify that the information presented in this Application is true and accurate, to the best of my knowledge.

  
 \_\_\_\_\_  
**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**

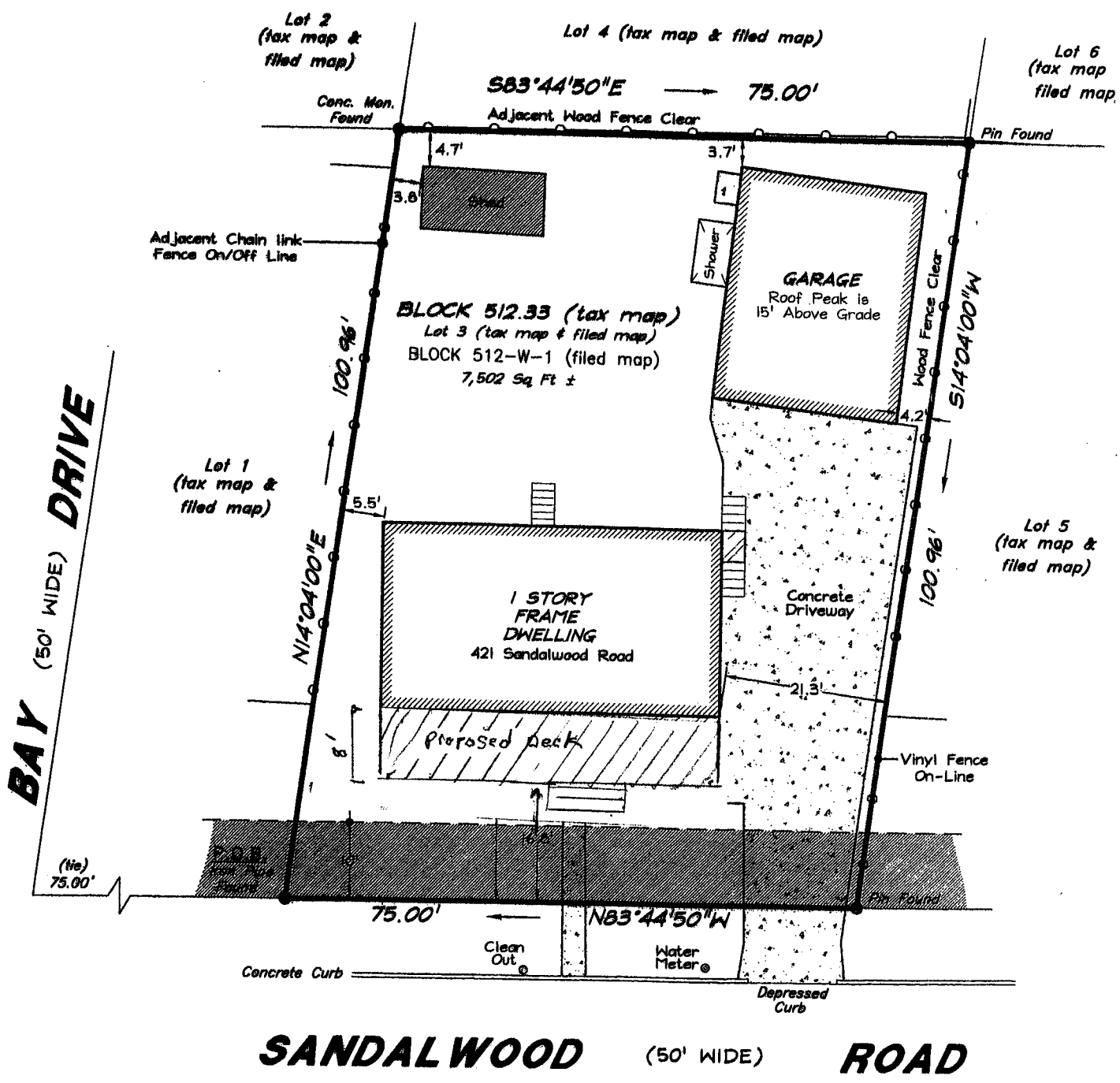
**sandman06@comcast.net**  
 \_\_\_\_\_  
 (Applicant email address)

EXISTING



BEING LOT 3, IN BLOCK 512-W-1, AS SHOWN ON "FIFTH MAP OF CAPE MAY BEACH, SECTION 3" PREPARED BY CLARENCE DE VAUL DATED SEPTEMBER 1970 AND FILED

Proposed



BEING LOT 3, IN BLOCK 512-W-1, AS SHOWN ON "FIFTH MAP OF CAPE MAY BEACH, SECTION 3" PREPARED BY CLARENCE DE VAUL DATED SEPTEMBER 1970 AND FILED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON 11/16/1970 AS FILED MAP No. 1066.

WEST SIDE SET BACK - 9' 1"

16' 8" SET BACK

EAST SET BACK 21'

8'

10' 6"

11' 0"

