

LOWER TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR DEVELOPMENT

Applicant/Appellant's Name: Patrick & Tracy Teesdale Phone: 609-617-3704

Mailing Address: 210 Essex Ave Sewell NJ 08080

Owner's Name/Address: Patrick & Tracy Teesdale

Subject Property: - Street Address 9 Englewood Rd

Block/Lot Numbers 553 lots 25, 26, & 27

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 checked="" 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 Front yard encroachment
for covered porch

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

2a. LIST by description, not number, all variance sought: variance to encroach
2 foot in front yard setback.

Said property measures 60 x 100 and contains approximately 6000
square feet

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

3. Size of building after (and including) construction/addition(s)
_____ square feet (1st floor) Height 22.6 Stories 2

4. Setbacks of Principal Building will be:
Front Yard 18; Front Yard _____:(corner lots have 2 front yards)
Side Yard 17'11"; Side Yard 9'1"; Rear Yard 40'5"; Lot Coverage 4 %

5. Setbacks of Accessory Building/Use will be:
Front N/A; 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:

Front porch will not impair any view of
surrounding neighbors

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

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

The house was built on an undersized lot.

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

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.

Patrick Teesdale
(Signature)

P.Teesdale@gmail.com
(Applicant E-mail address)

PIN & CAP FOUND

160.00'

PIN & CAP FOUND

160.00'

BLOCK 553

LOT 24

LOT 42

CONCRETE MONUMENT FOUND

CHAIN LINK FENCE

N 12°32'30"E

CONCRETE MONUMENT FOUND

100.00'

LOT 25
DB.1176, PG.784
6,000sq.ft.

LOT 43

ENGLEWOOD (40' WIDE) ROAD

N 77°27'30" W

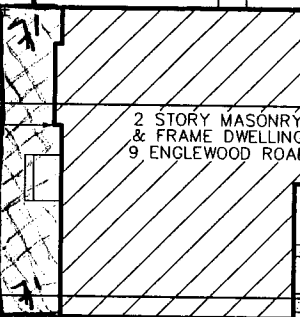
VINYL FENCE

9.1'

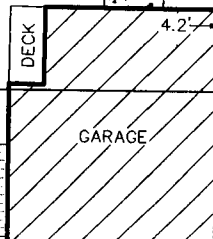
SHED

LOT 44
DB.3346, PG.131

24.3'



LOT 26



CHAIN LINK FENCE

18'

25.0'

BLOCK DRIVEWAY

LOT 27

LOT 45

POB

100.00'

VINYL FENCE ON LINE

S 12°32'30" W

CHAIN LINK FENCE

CORNER IS INACCESSIBLE

LOT 46

LOT 47

LOT 48
DB.2808, PG.556

LOT 49

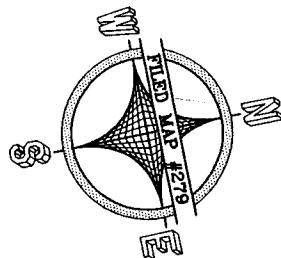
LOT 50

LOT 51
DB.2097, PG.108

100.00'

IRON PIPE FOUND

FAIRVIEW (40' WIDE) ROAD



THE SITE IS KNOWN AS LOTS 25, 26, AND 27 IN BLOCK 553 AS SHOWN ON SHEET 6.02 OF THE TAX MAP OF LOWER TOWNSHIP.

DEED DESCRIPTION
THE SITE IS KNOWN AS LOTS 145, 146, AND 147 AS SHOWN ON A PLAN ENTITLED "MAP OF CAPE MAY BEACH TOWNSHIP OF LOWER CAPE MAY COUNTY, NEW JERSEY LOT NUMBERS: 1 TO 1416 INCL. AS AMENDED," FILED IN THE COUNTY CLERK'S OFFICE ON 07/18/31 AS MAP #279.

REFER TO A TITLE REPORT PREPARED BY DUNE ABSTRACT, INC. DATED 01/08/21, FILE #111-DA-4560-20.

THE SITE MAY BE SUBJECT TO AN EASEMENT DESCRIBED IN DEED BOOK 564, PAGE 403.

CERTIFIED TO: PATRICK V. TEESDALE AND TRACY A. TEESDALE
DUNE ABSTRACT COMPANY, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
WELLS FARGO BANK, N. A.

DATE

REVISION

BY

THIS PLAN IS THE RESULT OF A SURVEY MADE IN THE FIELD BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS AS PROMULGATED BY THE NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE INFORMATION SHOWN ON THIS PLAN CORRECTLY REPRESENTS THE CONDITIONS FOUND AT THE TIME OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE. THIS DECLARATION IS GIVEN ONLY TO THE ABOVE LISTED PARTIES.

**BOUNDARY SURVEY OF
BLOCK 553 LOTS 25, 26, & 27**

(TAX MAP NUMBERS)
LOWER TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

Domenick McGonigle
DOMENICK A. MCGONIGLE
NJ PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER GS043269

LATITUDE ADJUSTMENT SURVEY SERVICES
NEW JERSEY PROFESSIONAL LAND SURVEYOR
762 CANDIDUS AVENUE
WOODBURY HEIGHTS, NJ 08097

CAUTION: IF THIS PLAN DOES NOT HAVE THE RAISED SEAL IMPRESSION OF THE LAND SURVEYOR, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

DATE:
01/21/21

SCALE:
1"=20'

DRAWN BY
Dam

DRAWING #
21-010