

Application No. _____
 Date of Filing 09-29-2020

Application Fee _____
 Escrow _____

APPLICATION TO ZONING BOARD OF ADJUSTMENT, Berkeley Heights, NJ

NOTE: It is the responsibility of the applicant to specify in this application all requests for relief from any section of the ordinance that may be needed. Should any unspecified violation be found prior to or during the course of a public hearing, no such relief can be granted and the case cannot be permitted to proceed without re-advertising the notices. If the failure is not discovered by the Board until it commences its deliberation after closing the public hearing, the result may be a denial of the entire application, or the grant or recommendation that the variance be granted limited to the specific relief requested, which will result in the necessity for a re-application to obtain the remaining relief required.

In the matter of the petition of Jose Rodriguez for relief from the strict application of the provisions of the Zoning Ordinance of the Township of Berkeley Heights.
(applicant name)

Petitioner Name Jose Rodriguez, residing at 250 Mountain Avenue, Warren, NJ 07059
 Telephone No. 973-390-6762, Fed.ID# (if applicable) _____

1. Petitioner is owner of property at 307 McMane Avenue, Block 4601, Lot 18
(owner or tenant etc.)
 on the Tax Map located in the R-20 Zone.

2. The Petitioner is requesting to use the property in the following manner with the following variances required:
Renovate interior and exterior of existing single family dwelling- replace roof with proper size lumber and pitch. Remove rear porch and add new side door entrance.

3. Does the Application concern a request for Certificate of Nonconformity?
 Does the Application concern a Use Variance? Yes, and: a) Site Plan Yes b) Subdivision _____

NOTE: If Application concerns site plan or subdivision, appropriate plans and additional forms must be filed with the Zoning Board of Adjustment as an additional part of the Application.

4. The proposed building/subdivision/use is contrary to Article 6.1 Section 6.1.1-A of the Zoning Ordinance.

5. a. Description of the Property:

	<u>Required</u> See Attached Schedule 6.1.1B	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u> <u>Required:</u> <u>Y / N</u>
Lot Area	20,000 SF	7,203 SF	7,203 SF	Y*- Existing, no change
Lot Width	100 FT	101(FRONT)-120'(REAR)	NO CHANGE	Y*- Existing, no change
Lot Depth	150 FT	67.91 FT	67.91 FT	Y*- Existing, no change
Front Setback I	50 FT	24 FT	24 FT	Y*- Existing, no change
Side Setback Front Setback II	50 FT	24 FT	24 FT	Y*- Existing, no change
Side Setback	12 FT	36 FT	36 FT	N
Combined side setbacks	30 FT	36 FT	36 FT	N
Rear Setback	40 FT	8.5 FT	8.5 FT	Y*- Existing, no change

Y* = Existing Variance

b. NOTE: DO NOT INCLUDE DECK IN THIS SECTION:

- 1-Area of existing structures (house, attached garage, covered porch) to remain 1,136 sq. ft.
- 2-Area of proposed structures (house, attached garage, covered porch) 15 sq. ft.
- 3- Total area to be occupied by structures 1,151 sq. ft.
- 4-Area of existing Accessory Items (detached garage, patio, driveways, walks, pool, shed) 1,050 sq. ft.
- 5-Area of proposed Accessory Items (detached garage, patio, driveway, walks, pool, shed) 85 sq. ft.
- 6-Total area to be occupied by Accessory Items 1,135 sq. ft.
- 7-TOTAL AREA OF EXISTING STRUCTURES AND ACCESSORY ITEMS 2,186 sq. ft.
- 8-TOTAL AREA OF EXISTING & PROPOSED STRUCTURES & ACCESSORY ITEMS 2,286 sq. ft.

c. Accessory structures (if applicable): None
(type: shed, deck pool, etc.)

Area proposed _____ square feet

Proposed Set Backs

Maximum height proposed _____ feet

Side _____ Side _____ Rear _____

d. Coverage (from 5.b., Page 1)

Existing structures (Item 1/sq.ft. of lot) 15.77 percent

Existing accessory items (Item 4/sq.ft. of lot) 14.6 percent

Total existing lot coverage 30.3 percent

Total existing impervious (Item 1 + Item 4/sq. ft. of lot) 30.3 percent

Proposed structures (Items 1 + 2/sq .ft. of lot) 15.98 percent

Proposed accessory items (Items 4 + 5/sq. ft. of lot) 15.76 percent

Total proposed lot coverage 29.21 percent

Total proposed impervious (Items 1+2+4+5/sq. ft. of lot) 31.74 percent

	<u>Maximum Allowed</u>	
	<u>R-15/20 Zone</u>	<u>R-10 Zone</u>
Existing structures (Item 1/sq.ft. of lot)	15%	20%
Existing accessory items (Item 4/sq.ft. of lot)	10%	10%
Total existing lot coverage	25%	30%
Total existing impervious (Item 1 + Item 4/sq. ft. of lot)	25%	30%
Proposed structures (Items 1 + 2/sq .ft. of lot)	15%	20%
Proposed accessory items (Items 4 + 5/sq. ft. of lot)	10%	10%
Total proposed lot coverage	25%	30%
Total proposed impervious (Items 1+2+4+5/sq. ft. of lot)	25%	30%

6. Has there been a previous petition for relief involving the property? NOT KNOWN (If yes, attach Resolution.)

7. Facts in support of petitioner's relief:

Dwelling needs to be updated to be made usable living space after years of being abandoned. Existing roof framing needs to be replaced with correct member sizes and new pitch.

8. Set forth the particular Statute under which this Application is made (NJSA 40:55D-70)

a) Appeal _____ b) Interpretation _____ c) Hardship X d) Use X

9. Has the Building or Zoning Department examined the plans for the proposed building and refused a building permit? Yes If Yes, please attach the Zoning Officer's Denial letter.

10. If the property is not owner occupied, name the Lessee and Use of the existing building and premises _____
Owner/ Renovation/ Single Family Dwelling

If the property is not to be owner occupied, name the Lessee and the proposed Use of the building and premises.
Owner/ Renovation/ Single Family Dwelling

11. Attach hereto and made a part hereof are the following:

- a) Complete set of plans of any proposed building alteration or extension, including all items set forth in instructions
- b) 200-foot radius map and copy of certified list (provided by the Township) of property owners within 200 feet
- c) Architectural plans or equivalent

I hereby certify that the above statements made by me and the statements contained in the papers submitted herewith are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Petitioner Signature
250 Mountain Ave, Warren, NJ
Address

973-390-6762

Phone _____ Cell Phone
alvitejr@yahoo.com

E-Mail Address

Township of Berkeley Heights

Township Official

General Construction and Design & Grounds and Landscaping Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(N/A)	()	Consider the orientation and design to maximize passive solar heat/cooling. For example, orient the building along its east-west axis to have a larger surface exposure to the south, and use deciduous vegetation to block the sun in the summer months and maximize light and heat in the winter months.
(X)	()	Minimize disturbance to soils and vegetation. Use proper planning to protect vegetation during construction and prevent damage to surrounding areas.
(X)	()	Create landscapes that use native plantings to limit the need for lawn chemicals and maintenance (mowing, trimming, watering). Consider using captured rainwater (rain barrel) or recycled grey water for irrigation.
(X)	()	Recycle and/or salvage non-hazardous construction and demolition debris.
(X)	()	Consider the use of renewable building materials and products. Consider choosing products with low VOCs and avoid products that contain hazardous chemicals (i.e. formaldehyde, cyanide).
(X)	()	The use of local construction companies and products (i.e. local and sustainable woods) is recommended.
(X)	()	Where practicable, place parking spaces in shaded areas and consider using paving materials with an SRI value >29 (this will reflect, not absorb solar heat).

Storm Water Management Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(X)	()	Consider limiting impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
(X)	()	Consider reducing impervious cover to promote infiltration that captures and treats storm water runoff from rainfall.
(X)	()	Consider avoiding runoff to other properties by installing an underground cistern or rain garden. This will keep water on your own property and out of the sewer.

Energy & Lighting Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(X)	()	Consider providing natural daytime lighting as much as possible with skylights or solo tubes. Consider using triple-pane windows, with protection against sun damage.
(X)	()	Consider choosing energy-efficient light bulbs. Use solar lighting outdoors.
(X)	()	Consider use of motion sensor lighting where applicable. In commercial/industrial settings consider use of sensor controls.
(X)	()	Conserve energy, reduce electricity use and if possible incorporate renewable energy.
(X)	()	Consider choosing ENERGY STAR appliances.

Heating and Cooling Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(X)	()	Consider Increasing amount of insulation by using 2 x 6 studs.
(X)	()	Consider installation programmable thermostats and attic fans to regulate heating and cooling.
(X)	()	Consider installation heat pumps to transfer energy heat and cold.
(X)	()	Consider use high efficiency boilers/furnaces.
(X)	()	Consider use light color roofing materials to limit heat absorbed by dark colored roofs. Consider tile or metal roofs.
(X)	()	Consider use roofing material with a solar reflectance index (SRI) equal or greater than 78 for low roofs and 29 for steep-sloped roofs.

Water Usage Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(X)	()	Consider use of low-flow shower heads.
(X)	()	Consider installing dual-flush toilets.
(X)	()	If there are any other sustainable building practices not mentioned before, that will be used in this project, please describe: <u>As much of the existing building materials in good serviceable condition shall remain where possible.</u> _____ _____

TOWNSHIP OF BERKELEY HEIGHTS
PLANNING BOARD / ZONING BOARD OF ADJUSTMENT

SITE INSPECTION CONSENT FORM

Applicant: Jose Rodriguez Application No.: _____

Block: 4601 Lot: 18

Street Address: 307 McMane Avenue

I, Jose Rodriguez, the owner of the above property, hereby acknowledge that a site inspection may be scheduled with the Planning Board/Zoning Board of Adjustment for a mutually convenient date and time. I hereby authorize members of the Planning Board/Zoning Board of Adjustment and their representatives and consultants (or other designated officials) to enter onto the property which is the subject of this application at the time of any site inspections for the purpose of evaluating the application.

Signature: _____ Date: 9/22/2020

TO: BOARD OF ADJUSTMENT APPLICANTS

Effective July 2019 please provide a W-9 Form together with your escrow check.

Please sign below to indicate that you have read the information about the required escrow deposit.

I understand that the sum of \$ 500.00 will be deposited in an escrow account. In accordance with the Ordinances of the Township of Berkeley Heights, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials, drafting the resolution of decision, and publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

09/22/2020

(Date)

(Signature of Applicant)

Application # _____

Property Address: 307 McMane Avenue