

Application No. _____

Application Fee _____

Date of Filing _____

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 AYUSHMAN & SONALI HAZARIKA for relief from the strict application of the provisions of the Zoning Ordinance of the Township of Berkeley Heights.

Petitioner Name AYUSHMAN HAZARIKA, residing at 106 CEDAR GREEN LANE
Telephone No. 908-262-8061, Email address ayushmanhazarika@hotmail.com

1. Petitioner is Owner of property at 106 CEDAR GREEN LN, Block 3001, Lot 2
(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:
1. OTHER COVERAGE (10% MAX.) WHERE 9.7% EXISTS AND 12.89% PROPOSED.
2. TOTAL LOT COVERAGE (25% MAX.) WHERE 17.93% EXISTS AND 26.35% PROPOSED.
3. COMBINED SIDE YARD SETBACK (30' MIN) WHERE 43.82' EXISTS AND 24' PROPOSED.

3. Does the Application concern a request for Certificate of Nonconformity? YES
Does the Application concern a Use Variance? NO, and: a) Site Plan NO b) Subdivision NO

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 _____ Section 6.1.10 of the Zoning Ordinance.

5. a. Description of the Property:

	Required See Attached Schedule 6.1.1B	Existing	Proposed	Variance Required: Y / N
Lot Area (sq. ft.)	20,000 SF	21,427	26,427	N
Lot Width	100 FT.	100 FT.	10,000 FT.	N
Lot Depth	150 FT.	214 FT.	214 FT.	N
Front Setback	50 FT.	50.98 FT.	50.19 FT.	N
Side Setback	12 FT.	12.02 FT.	12.02 FT.	N
Side Setback	18 FT.	31.80 FT.	11.98 FT.	N
Combined side setbacks	30 FT.	43.82 FT.	24 FT.	Y
Rear Setback	40 FT.	109.25 FT.	88.09 FT.	N

b. Please provide numbers below. Please do not include slotted deck in this section:

- 1-Area of existing buildings/structures (house, attached/detached garage, covered porch, shed) to remain 1,762 sq. ft.
- 2-Area of proposed buildings/structures (house, attached/detached garage, covered porch, shed) 1,122 sq. ft.
- 3- Total area to be occupied by buildings/structures 2,884 sq. ft.
- 4-Area of existing Other Items (patio, driveways, walks, pool) 2,080 sq. ft.
- 5-Area of proposed Other Items (patio, driveway, walks, pool) 681 sq. ft.
- 6-Total area to be occupied by Other Items 2,761 sq. ft.
- 7-TOTAL AREA OF EXISTING BUILDINGS/STRUCTURES AND OTHER ITEMS 3,842 sq. ft.
- 8-TOTAL AREA OF EXISTING & PROPOSED BUILDINGS/STRUCTURES & OTHER ITEMS 5,645 sq. ft.

c. Accessory structures (if applicable): NONE
(type: slotted deck, pool, etc.)

Area proposed square feet Proposed Set Backs
Maximum height proposed feet Side Side Rear

		Maximum Allowed	
		R-15/20 Zone	R-10 Zone
d. Impervious Lot Coverage (from 5.b., Page 1)			
Existing buildings/structures (Item 1/sq.ft. of lot)	<u>8.22</u> percent	15%	20%
Existing Other items (Item 4/sq.ft. of lot)	<u>9.70</u> percent	10%	10%
Total existing lot coverage (Item 1 + Item 4/sq. ft. of lot)	<u>17.93</u> percent	25%	30%
Proposed buildings/structures (Items 1 + 2/sq. ft. of lot)	<u>13.46</u> percent	15%	20%
Proposed Other items (Items 4 + 5/sq. ft. of lot)	<u>12.89</u> percent	10%	10%
Total proposed lot coverage (Items 1+2+4+5/sq. ft. of lot)	<u>26.35</u> percent	25%	30%

6. Has there been a previous petition for relief involving the property? NO (If yes, attach Resolution.)

7. Facts in support of petitioner's relief:
OWNER IS SEEKING MORE USEABLE SPACE FOR THEIR SPLIT-LEVEL. PROPERTY SLOPES STEEPLY TOWARDS THE FRONT WITH LITTLE "FLAT" USEABLE AREA. ADDITIONS TO THE RIGHT SIDEYARD & REARYARD WILL SATISFY THEIR REQUIREMENTS WITHOUT MAJOR IMPACT TO ZONING REQ'TS.

8. Set forth the particular Statute under which this Application is made (NJS 40:55D-70)
a) Appeal X b) Interpretation c) Hardship d) Use

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. (ATTACHED)

10. If the property is not owner occupied, name the Lessee and Use of the existing building and premises N/A

If the property is not to be owner occupied, name the Lessee and the proposed Use of the building and premises.
N/A

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.

Ayushman
 Petitioner signature
AYUSHMAN HAZARIKA
 Address
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 E-Mail Address