

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 Leo Rotsheyn for relief from the strict application of the provisions of the Zoning Ordinance of the Township of Berkeley Heights.

Petitioner Name Leo Rotsheyn, residing at 116 Washington St  
Telephone No. (917) 501-7241, Fed.ID# (if applicable) N/A

1. Petitioner is owner of property at 116 Washington St, Block 105, Lot 15 on the Tax Map located in the R-10 Zone.

2. The Petitioner is requesting to use the property in the following manner with the following variances required:  
Build one 3 season porch enclosure on rear of property  
Variances required: Rear setback - Building coverage

3. Does the Application concern a request for Certificate of Nonconformity?  
Does the Application concern a Use Variance? X, and: a) Site Plan \_\_\_\_\_ 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 1 Section 6.1-1b 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	10,000	7500	7500	N
Lot Width	100	75	75	N
Lot Depth	100	100	100	N
Front Setback	30	29.42	29.42	N
Side Setback	12	18.42	18.42	N
Side Setback	12	12.53	12.53	N
Combined side setbacks	30	30.95	30.95	N
Rear Setback	30	33	26	Y

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

- 1-Area of existing structures (house, attached garage, covered porch) to remain 1345 sq. ft.
- 2-Area of proposed structures (house, attached garage, covered porch) 260 sq. ft.
- 3- Total area to be occupied by structures 1605 sq. ft.
- 4-Area of existing Accessory Items (detached garage, patio, driveways, walks, pool, shed) 1180 sq. ft.
- 5-Area of proposed Accessory Items (detached garage, patio, driveway, walks, pool, shed) 920 sq. ft.
- 6-Total area to be occupied by Accessory Items 920 sq. ft.
- 7-TOTAL AREA OF EXISTING STRUCTURES AND ACCESSORY ITEMS 2525 sq. ft.
- 8-TOTAL AREA OF EXISTING & PROPOSED STRUCTURES & ACCESSORY ITEMS 2525 sq. ft.

c. Accessory structures (if applicable): N/A

Area proposed \_\_\_\_\_ square feet (type: shed, deck pool, etc.)

Maximum height proposed \_\_\_\_\_ feet Proposed Set Backs Side \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_

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

		Maximum Allowed	
		R-15/20 Zone	R-10 Zone
Existing structures (Item 1/sq. ft. of lot)	<u>17.93</u> percent	15%	20%
Existing accessory items (Item 4/sq. ft. of lot)	<u>15.73</u> percent	10%	10%
Total existing lot coverage	<u>33.67</u> percent	25%	30%
Total existing impervious (Item 1 + Item 4/sq. ft. of lot)	<u>33.67</u> percent	25%	30%
Proposed structures (Items 1 + 2/sq. ft. of lot)	<u>21.40</u> percent	15%	20%
Proposed accessory items (Items 4 + 5/sq. ft. of lot)	<u>12.27</u> percent	10%	10%
Total proposed lot coverage	<u>33.67</u> percent	25%	30%
Total proposed impervious (Items 1+2+4+5/sq. ft. of lot)	<u>33.67</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:  
Lot is nonconforming in area, Lot width, principal front yard setback, other and total lot coverage. The existing total lot coverage and proposed lot coverage will remain the same

8. Set forth the particular Statute under which this Application is made (N.J.S.A. 40:55D-70)  
a) Appeal \_\_\_\_\_ b) Interpretation \_\_\_\_\_ c) Hardship \_\_\_\_\_ d) Use 6.1.1b

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 OCCUPIED

If the property is not to be owner occupied, name the Lessee and the proposed Use of the building and premises.  
OWNER OCCUPIED

11. Attach hereto and made a part thereof 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 \_\_\_\_\_

Address \_\_\_\_\_

116 Washington St

Berkeley Heights N.J.

Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

E-Mail Address \_\_\_\_\_