

Application No. APP 22-0012

Application Fee _____

Date of Filing _____

Escrow _____

REVISED 8.10.22

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 & MARINA ROTSHTEYN for relief from the strict application of the provisions of the Zoning Ordinance of the Township of Berkeley Heights.

Petitioner Name LEO & MARINA ROTSHTEYN residing at 116 WASHINGTON AVE.

Telephone No. 917-501-7241, Email address marina.rotshteyn@gmail.com

1. Petitioner is Owner of property at 116 WASHINGTON, 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:
BUILDING COVERAGE: 20% MAX; 22.68%; 26.29% PROPOSED, OTHER COVERAGE: 10% MAX; 12.27% EXIST.; 14.48% EXIST. PROPOSED - TOTAL COVERAGE: 30% MAX; 34.95% EXISTING; 40.73% 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 6 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 (sq. ft.)	10,000	7,500	7500	N
Lot Width	100'	75'	75'	N
Lot Depth	100'	100'	100'	N
Front Setback	30'	29.39' / 25.39' (1)	24.43' / 20.43' (1)	Y
Side Setback	12'	12.53'	12.53'	N
Side Setback	18'	18.42'	18.42'	N
Combined side setbacks	30'	30.95'	30.95'	N
Rear Setback	30'	26' (2)	26'	N

(1) PORTICO (2) PRIOR APPROVAL RESOLUTION # 22-17

b. Provide coverage numbers below. Do not include slotted deck in this section:

- Area of existing buildings/structures (house, attached/detached garage, covered porch, shed) to remain 1701 sq. ft.
- Area of proposed buildings/structures (house, attached/detached garage, covered porch, shed) 208 sq. ft.
- Total area to be occupied by buildings/structures 1,909 sq. ft.
- Area of existing Other Items (patio, driveways, walks, pool) 920 sq. ft.
- Area of proposed Other Items (patio, driveway, walks, pool) 166 sq. ft.
- Total area to be occupied by Other Items 1,086 sq. ft.
- TOTAL AREA OF EXISTING BUILDINGS/STRUCTURES AND OTHER ITEMS 2,621 sq. ft.
- TOTAL AREA OF EXISTING & PROPOSED BUILDINGS/STRUCTURES & OTHER ITEMS 3,055 sq. ft.

c. Lot Coverage (from 5.b., Page 1)

Existing buildings/structures (Item 1/sq.ft. of lot) 22.68 percent
 Existing Other coverage (Item 4/sq.ft. of lot) 12.27 percent
 Total existing lot coverage (Item 7/sq. ft. of lot) 34.95 percent
 Proposed buildings/structures (Item 3/sq.ft. of lot) 26.25 percent
 Proposed Other coverage (Item 6/sq. ft. of lot) 14.48 percent
 Total proposed lot coverage (Item 8/sq. ft. of lot) 40.73 percent

	Maximum Allowed	
	R-15/20 Zone	R-10 Zone
Existing buildings/structures	15%	20%
Existing Other coverage	10%	10%
Proposed buildings/structures	25%	30%
Proposed Other coverage	15%	20%
Total proposed lot coverage	10%	10%
	25%	30%

d. Accessory buildings/structures (if applicable): SHED (EXISTING)

Area proposed 916 square feet

(type: pool, etc.)

Maximum height proposed 12 feet

Proposed Set Backs

Side _____ Side 6.17 Rear 6.25

6. Has there been a previous petition for relief involving the property? YES (If yes, attach Resolution.)

7. Facts in support of petitioner's relief:

FOYER ADDITION REQUEST TO CREATE A LARGER ENTRY; REAR ADDITION TO PROVIDE 1ST FLOOR STUDY; GARAGE EXPANSION TO IMPROVE UNDERSIZED GARAGE

8. Set forth the particular Statute under which this Application is made (NJSA 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.

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.

Lor Rothstein
 Petitioner Signature

116 WASHINGTON AVE
 Address

BERKELEY HEIGHTS, NJ

917-501-7241

Phone _____ Cell Phone _____

marina.rothstein@gmail.com
 E-Mail Address