



PLANNING/ZONING APPLICATION

DATE RECEIVED:	<div style="border: 1px solid black; padding: 5px; text-align: center;"> RECEIVED OCT 28 2020 By <i>Amy Russo</i> </div>	APPLICATION NO:
RECEIVED BY:		413-20

(Items above to be filled out by the Planning Board Secretary)

INDICATE TYPE(s) of APPLICATION *(please check all that apply)*

- | | |
|--|--|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Preliminary Major Site Plan |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Final Major Site Plan |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Bulk Variance ("C" Variance) |
| <input type="checkbox"/> Conditional Use Approval | <input type="checkbox"/> Use Variance ("D" Variance) |
| <input type="checkbox"/> Amended Board Approval | <input type="checkbox"/> Amended Preliminary, Final or Minor Site Plan |

APPLICANT

Name	FELICIA JUMAN	
Address	425 CONOVER STREET	
City, State, Zip	SOUTH AMBOY, NJ, 08879	
Phone/Email	732-621-7795	ATDMOVING@gmail.com.

OWNER

Property owner if different from Applicant

Name		
Address		
City, State, Zip		
Phone/Email		

ATTORNEY

Name/ Firm	N/A	
Address		
City, State, Zip		
Phone/Email		

PLANNER

Name/ Firm	N/A	
Address		
City, State, Zip		
Phone/Email		

ENGINEER

Name/Preparer Firm	N/A	
Address		
City, State, Zip		
Phone/Email		

ARCHITECT

Name/Preparer Firm	6A ARCHITECTURE, GEORGE AZRAK, P.A.	
Address	151 WASHINGTON STREET	
City, State, Zip	BLOOMFIELD NJ 07003	
Phone/Email	973-748-8922	ga.arch.nj@gmail.com

**PROPERTY
INFORMATION**

Address	425 CONOVER STREET SOUTH AMBOY, NJ 08879										
Block(s)	145	Lot(s)	26								
Zone		Tax Sheet#									
Total Site Area	Acreage	.138	Sq. Ft. 6000 SF								
Date property acquired by present owner											
List any business or commercial activities at the property	N/A.										
List any prior appeals, variances and developmental approvals involving this property	NONE										
List and describe all existing structures on the property	<table> <tr> <td>MAIN HOUSE</td> <td>1092 SF</td> </tr> <tr> <td>GARAGE</td> <td>330 SF</td> </tr> <tr> <td>DECK</td> <td>248 SF</td> </tr> <tr> <td>PORCH</td> <td>154 SF</td> </tr> </table>			MAIN HOUSE	1092 SF	GARAGE	330 SF	DECK	248 SF	PORCH	154 SF
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VARIANCE(s) REQUESTED (NJSA MLUL 40:55D) (please check all that apply)

"C" VARIANCE

Bulk (c) Variance

the applicant must prove hardship as outlined in the MLUL 40:55D-70c (1) where:

"C-1"

- (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or;
- (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or;
- (c) by reason of an extraordinary situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act (C40:55D-62 et seq.) would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an appeal relating to, such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship.

"C-2"

40:55D-70c (2), proof of hardship is not necessary.

Two things must be proven to receive approval for a C-2 variance:

- (1) An applicant must show that the purposes of the MLUL (40:55D-2) would be advanced by a deviation from the zoning ordinance requirement and
- (2) that the variance can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance (negative criteria).

"D" VARIANCE

Use (d) Variance

Six instances for granting a "D" variance in the MLUL (40:55-70d):

- (1) a use or principal structure in a district restricted against such a use or principal structure;
- (2) an expansion of a nonconforming use;
- (3) deviation from a specification or standard pursuant to section 54 of P.L. 1975, c. 291 (C.40:55D-67) pertaining solely to a conditional use;
- (4) an increase in the permitted floor area ratio as defined in section 3.1 of P.L. 1975, C.291 (C.40:55D-4);
- (5) an increase in the permitted density as defined in section 3.1 of P.L. 1975, c.291 (C.40:55D-4) except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings, which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision;
- (6) an increase of height which exceeds either 10 feet or 10% of the max building height permitted in the district of the principle use.

PLEASE COMPLETE ALL THAT APPLY	Required	Existing	Proposed	Variance (check if yes)
Minimum Lot Requirements				
Lot Area (sq. ft.)	5000	6000	NO CHANGE	
Lot Width (ft.)	50	60	NO CHANGE	
Lot Depth (ft.)	100	100	NO CHANGE	
Minimum Setback Requirements				
Front Yard (ft.)	25-0	23-6"		
One Side Yard (ft.)	5	8'-9"		
Total Two Side Yards (ft.)	5	16-5"		
Rear Yard (ft.)	25-0	11-10"		
Maximum Percentage of Lot Occupied				
Lot Coverage (%)	25%	30	23.25	
Impervious Land Coverage (%)	60%	56.5	52.35	
Maximum Height Requirement				
Building Height (ft.)	35	31	31	
Stories	2 1/2	2 1/2	2 1/2	
Parking				
Number of Parking Spaces	2	2		
Parking Stall width/length	1	1	1	1
Accessory Uses				
Garage Area (sq. ft.)		303	303	
Garage Height (ft.)		12	12	
Fence Height (ft.)		6	6	
Shed Area (sq. ft.)		-	-	
Shed Height (ft.)		-	-	
Deck Area (sq. ft.)		527	248	
Minimum Distance of Accessory Use				
Side Yard Setback (ft.)				
Rear Yard Setback (ft.)				
Maximum Area (sq. ft.)				
Maximum Height (ft.)				
Density				
Maximum dwelling units per acre				
Maximum dwelling units per building	1	1	1	
Other				
Minimum floor areas per dwelling unit (sq. ft.)				
Distance Between Buildings				
Signage - Type				
Landscaped Buffers				

N.A

NA

DETAILED DESCRIPTION OF EXISTING AND PROPOSED USE:

EXISTING SINGLE FAMILY USE WITH UNFINISHED ATTIC PROPOSED SINGLE FAMILY USE WITH 50% FINISHED ATTIC SPACE. USE AT UNFINISHED PORTION TO BE STORAGE. USE OF FINISHED PORTION TO BE PLAY ROOM ONLY.

Existing Building Area/Sq. Ft:
Existing Building Height in Ft:

Proposed Building Area/Sq. Ft:
Proposed Building Height in Ft:

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING VARIANCES

OWNER IS RAISING CHILDREN AND HAS NEED FOR SEPARATE PLAY AREA FROM GENERAL COMMON 1ST FLOOR LIVING | DINING ROOMS

PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING WAIVER

SHE DOES NOT HAVE LOT COVERAGE AREA AVAILABLE FOR FAMILY ROOM ADDITION.

PLEASE LIST ANY POTENTIAL AREAS OF ARCHITECTURAL OR HISTORICAL SIGNIFICANCE.
Year Structure(s) Built:

NONE.

➤ If additional space is needed for any of the above areas, please attach a rider