



**PLANNING/ZONING APPLICATION**

DATE RECEIVED: 09/02/2021	APPLICATION NO:
RECEIVED BY: Amy Russo	422-21

(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 checked="" type="checkbox"/> Use Variance ("D" Variance)        |
| <input type="checkbox"/> Amended Board Approval        | <input type="checkbox"/> Amended Preliminary, Final or Minor Site Plan |

**APPLICANT**

Name	Natasha + Michael McGrath Lebedev	
Address	14 Sandpiper Dr.	
City, State, Zip	South Amboy	
Phone/Email	732-8875609	

**OWNER**

*Property owner if different from Applicant*

Name	SAME AS ABOVE	
Address		
City, State, Zip		
Phone/Email		

**ATTORNEY**

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

**PLANNER**

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

**ENGINEER**

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

**ARCHITECT**

Name/Preparer Firm	Michael & Natasha McGrath (Homeowner drawing)	
Address	14 Sandpiper Dr	
City, State, Zip	South Amboy	
Phone/Email	732-887-5609	

**PROPERTY  
INFORMATION**

Address	14 Sandpiper Drive South Amboy NJ. 08879		
Block(s)	167	Lot(s)	10
Zone		Tax Sheet#	
Total Site Area	Acreage	6,002.23	Sq. Ft. 144
Date property acquired by present owner			
List any business or commercial activities at the property	None.		
List any prior appeals, variances and developmental approvals involving this property	None.		
List and describe all existing structures on the property	.None		

**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 <i>(check if yes)</i>
<b>Minimum Lot Requirements</b>				
Lot Area (sq. ft.)		6,002.		
Lot Width (ft.)		59.70		
Lot Depth (ft.)		100.54		
<b>Minimum Setback Requirements</b>				
Front Yard (ft.)		21'6"		
One Side Yard (ft.)		10'49"		
Total Two Side Yards (ft.)		20'83"		
Rear Yard (ft.)		20'		
<b>Maximum Percentage of Lot Occupied</b>				
Lot Coverage (%)		10.50 <sup>First Floor</sup>	Square Footage.	
Impervious Land Coverage (%)				
<b>Maximum Height Requirement</b>				
Building Height (ft.)		32'		
Stories		2		
<b>Parking</b>				
Number of Parking Spaces		2		
Parking Stall width/length	/	/	/	/
<b>Accessory Uses</b>				
Garage Area (sq. ft.)		576		
Garage Height (ft.)		9'		
Fence Height (ft.)		4'		
Shed Area (sq. ft.)		0		
Shed Height (ft.)		0		
Deck Area (sq. ft.)		0		
<b>Minimum Distance of Accessory Use</b>				
Side Yard Setback (ft.)		10'49"		
Rear Yard Setback (ft.)		20'		
Maximum Area (sq. ft.)				
Maximum Height (ft.)				
<b>Density</b>				
Maximum dwelling units per acre				
Maximum dwelling units per building				
<b>Other</b>				
Minimum floor areas per dwelling unit (sq. ft.)		1,050		
Distance Between Buildings		15'		
Signage - Type				
Landscaped Buffers				

**DETAILED DESCRIPTION OF EXISTING AND PROPOSED USE:**

Existing Building Area/Sq. Ft: 1,100  
Existing Building Height in Ft: 32'

Proposed Building Area/Sq. Ft: 144 sq Ft  
Proposed Building Height in Ft: 12'

**PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING VARIANCES**

Build New 12'x12' Screened In patio.  
OVER existing Area of paver patio.  
12' x 12'

**PLEASE DESCRIBE REASON AND JUSTIFICATION FOR REQUESTING WAIVER**

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

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