

**RESOLUTION OF MEMORIALIZATION OF THE LITTLE EGG HARBOR  
TOWNSHIP BOARD OF ADJUSTMENT**

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**RESOLUTION NO. 2021-23  
VARIANCE APPLICATION NO. 2021-18**

**RE: TAGGART, DONALD AND DESPINA  
28 SOUTH LOS ANGELES DRIVE  
Block 325.312, LOT 15  
Application for Bulk Variance**

**WHEREAS, DONALD AND DESPINA TAGGART, whose mailing address is 8 Chelsea Drive, Randolph, New Jersey 07869, has applied for relief pursuant to N.J.S.A. 40:55D-70c(2), affecting premises located at Block 325.312, Lot 15, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 28 South Los Angeles Drive, in the Township of Little Egg Harbor, State of New Jersey; and**

**WHEREAS, a public hearing was held on said application on November 10, 2021, in the Municipal Building of the Township of Little Egg Harbor and testimony was presented on behalf of the applicant and all interested parties having been heard; and**

**WHEREAS, said Board having considered said application, testimony and exhibits submitted and inspection of the site, if any, makes the following findings:**

- 1. The application is deemed complete pursuant to the applicable provisions of the Little Egg Harbor Township Zoning Ordinance.**
- 2. The property in question (PIQ) is located on the west side of South Los Angeles Drive on the lagoon. The entire 0.11 acre (5,000 sf) site is upland property. The site is currently improved with a 1 story single family dwelling with an outdoor shower, a concrete driveway, a shed, a ground level deck, wood docks and a bulkhead. The lot is surfaced with stone. The applicant is seeking relief for an existing 10 ft x 15 ft shed in**

the rear yard of the dwelling in the R-50 Residential Zone. A shed is a permitted accessory use.

3. The applicant requires the following variances

a. **§15-4.14E(8)** – The required minimum side yard setback for an accessory structure is 5 ft, whereas 2.0 ft is existing.

b. **§15-4.14E(10)** – The required maximum building coverage is 30%, whereas 30.2% is proposed.

4. Applicant requests no other bulk variances or waivers.

5. The Applicant was represented by Richard Kitrick, Esquire.

6. Applicant provided testimony on his own behalf, stating that it would be a benefit to the surrounding community, in that the relief requested will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning Plan or Zoning Ordinance, while enhancing the use, value and layout of the subject property.

7. No person appeared in opposition to the subject application.

8. Donna Przyeylek, Charles Garske and Barbara Garske, testified in favor of the the Applicant's variance requests.

9. Based upon the foregoing evidence, the Board makes the following findings:

A. The applicant has demonstrated that the requested variance relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan or Zoning Ordinances of the Township of Little Egg Harbor.

**NOW, THEREFORE, BE IT RESOLVED**, by the said Board that on this 8<sup>th</sup> day of December, 2021, based upon the findings herein above stated, the application is hereby granted subject to the following conditions, together with all stipulations of the applicant:

1. The applicant shall strictly adhere to all representations, plans and exhibits submitted with regard to the subject property and shall further comply in all respects with the technical review letter as prepared by the Little Egg Harbor Township Zoning Board of Adjustment Engineer dated November 1, 2021, a copy of which is annexed hereto and made a part hereof.

2. The applicant is specifically granted the following variances:

a. **§15-4.14E(8)** – The required minimum side yard setback for an accessory structure is 5 ft, whereas 2.0 ft is existing.

b. **§15-4.14E(10)** – The required maximum building coverage is 30%, whereas 30.2% is proposed.

3. Applicant shall provide an accurate survey.

4. Said application is subject to the granting of all necessary construction and other permits.

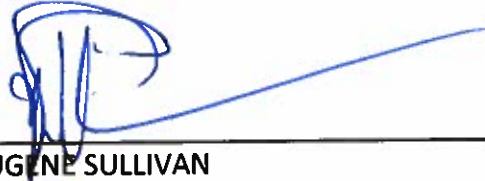
5. The applicant shall further reimburse the Township of Little Egg Harbor Zoning Board of Adjustment for all professional fees expended with regard to this

application within thirty (30) days from the date of memorialization of this Resolution or any approvals granted herein shall automatically become null and void.

6. This variance is subject to §15-3.11 of the Little Egg Harbor Township Land Use Development Ordinance. Construction or alteration shall commence on each and every structure permitted by the variances within one (1) year from the date of entry of this Resolution.

7. The applicant shall further secure any and all other necessary applications, permits or approvals and post any surety bonds that may be required by any other governmental agency.

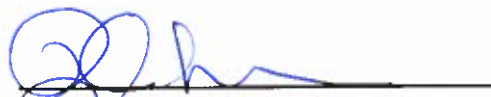
8. The applicant shall resubmit this entire application should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant, his attorneys or other professionals.



EUGENE SULLIVAN  
Little Egg Harbor Zoning Board of Adjustment

**CERTIFICATION**

The foregoing is a true copy of a memorializing resolution by said Board at its meeting of November 10, 2014 as copied from the minutes of said meeting.



Robin Schilling, Board Secretary  
Little Egg Harbor Zoning Board of  
Adjustment