

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

**RESOLUTION NO.: 2021-08
VARIANCE APPLICATION NO.: 2020-09**

RE: WIDTH-SYSOL, HEATHER E. AND SARAH M.
BLOCK 282, LOT 1.36
12 KARA COURT
Application for Bulk Variance

WHEREAS, HEATHER E. WIDTH-SYSOL AND SARAH M. WIDTH-SYSOL., whose mailing address is about to be 12 Kara Court, Little Egg Harbor, New Jersey 08087, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 382, Lot 1.36, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 12 Kara Court, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on February 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 and testimony of the applicant, 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 cul-de-sac of Kara Court. The PIQ is located within the R-150 Residential Zone. The site is a 0.24 acre lot and currently contains a two-story single-family dwelling with garage, a porch, concrete, sidewalk and asphalt driveway in the front yard, and a deck, concrete patio, paver patio and a 6 ft. wood fence at the rear of

the property.. The Applicant proposes to construct a proposed 16 ft x 18 ft screened porch, a proposed 18 ft x 21 ft raised deck, and a proposed 16.7 ft x 18 ft ground level deck attached to the rear of the dwelling. The proposed porch and decks are attached to the principal structure and therefore considered an expansion and/or addition to the principal single-family dwelling. A single-family dwelling is a permitted use in the R-150 Zone. The applicant requires the following variance:

A. **Minimum Rear Yard Setback (Deck Steps) §15-4.9 & §15-4.8 F(5)(a)[7]**: whereas the minimum rear yard setback for a principal structure is 25 ft. whereas the steps of the attached proposed deck are 8.3 ft.

B. **Minimum Rear Yard Setback {Screened Porch} §15-4.9F & §15-4.8F(5)(a)[7]**: whereas the minimum rear yard setback for a principal structure is 25 ft. whereas the attached screened in porch is 8.4 ft.

Applicant requests no other bulk variances or waivers.

3. The Applicant was represented by Richard M. Kitrick, Esquire

4. The Applicant testified that there would be no detriment to the surrounding community by the granting of this variance relief which would, in applicant's opinion, constitute a benefit to the neighborhood without being inconsistent with the zone plan and zoning ordinances.

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

6. 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 10th day of March, 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 the representations, plans and exhibits submitted with regard to the proposed development of the subject property and should further comply in all respects with the technical review letter as prepared by the Little Egg Harbor Township Zoning Board of Adjustment Engineer dated December 30, 2020, a copy of which is annexed hereto and made a part hereof.

2. The Applicant is granted the following variances:

A. **Minimum Rear Yard Setback (Deck Steps) §15-4.9 & §15-4.8 F(5)(a)[7]**: whereas the minimum rear yard setback for a principal structure is 25 ft. whereas the steps of the attached proposed deck are 8.3 ft.

B. **Minimum Rear Yard Setback {Screened Porch} §15-4.9F & §15-4.8F(5)(a)[7]**: whereas the minimum rear yard setback for a principal structure is 25 ft. whereas the attached screened in porch is 8.4 ft.

3. Applicant testified that no vegetation or trees would be removed.

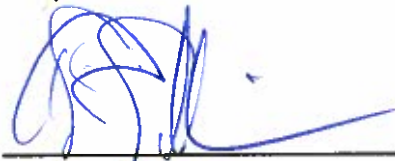
4. Applicant testified that the grading to the property would not be changed.

5. The applicant shall further reimburse the Little Egg Harbor Township 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. 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.


7. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



EUGENE F. SULLIVAN, Chairman
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 February 10, 2021 as copied from the minutes of said meeting.



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