

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

**RESOLUTION NO.: 2018-01
VARIANCE APPLICATION NO.: 2017-09**

RE: KATHRYN BRADY
Block 285.11, LOT 3
Application for use variance

WHEREAS, KATHRYN BRADY, whose mailing address is 145 Oak Lane, 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 285.11 Lot 3, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 145 Oak Lane, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on December 13, 2017 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 subject property is located along the south side of Oak Lane, approximately 800 ft west of Radio Road. The 3.7 acre site is located within the PRD – Planned Residential Development Zone. The site is currently developed with a 600 sf mobile home and gravel driveway. The Applicant is proposing to remove the mobile home and to construct a new 1000 sf single family dwelling with a detached two car garage. The applicant requires the following

variances:

- a. Minimum Lot Width, where 6,500 sf is required and 161,337 sf is proposed.
- b. Minimum Lot Width, where 65 feet is required and 297 ft is proposed.
- c. Minimum Lot Depth, where 100 ft is required and 543 ft is proposed.
- d. Minimum Front Yard Setback, where 30 ft is required and 75 ft is proposed.
- e. Minimum Side Yard Setback, where 0 ft is required and 63 ft is proposed.
- f. Minimum combined Side Yard Setback, where 15 ft is required and 215 ft is proposed.
- g. Minimum Rear Yard Setback, where 20 ft is required and 426 ft is proposed.
- h. Minimum Side Yard Setback for Accessory Structure, where 5 ft is required and 25 ft is proposed.
- i. Minimum Side Yard Setback for Accessory Structure, where 5 ft is required and 265 ft is proposed.
- j. Maximum Building Height, where 35 ft is required and 17 ft is proposed.
- k. Maximum Building Percent, where 30% is required and 0.7% is proposed.

Applicant requests no other variances or waivers.

3. The Applicant testified that there would be no detriment to the surrounding community by the grant 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.

6. No member of the public appeared to testify on this Application.

7. 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 January, 2018, 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 November 6, 2017, a copy of which is annexed hereto and made a part hereof.

2. Applicant is specifically granted the following variances:

a. Minimum Lot Width, where 6,500 sf is required and 161,337 sf is proposed.

b. Minimum Lot Width, where 65 feet is required and 297 ft is proposed.

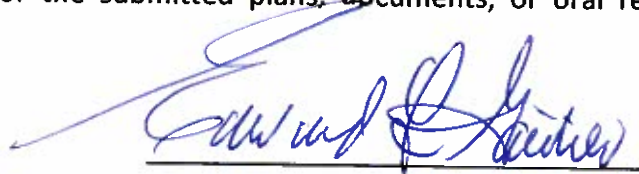
c. Minimum Lot Depth, where 100 ft is required and 543 ft is proposed.

- d. Minimum Front Yard Setback, where 30 ft is required and 75 ft is proposed.
 - e. Minimum Side Yard Setback, where 0 ft is required and 63 ft is proposed.
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 - i. Minimum Side Yard Setback for Accessory Structure, where 5 ft is required and 265 ft is proposed.
 - j. Maximum Building Height, where 35 ft is required and 17 ft is proposed.
 - k. Maximum Building Percent, where 30% is required and 0.7% is proposed.
3. Applicant shall remove the mobile home within 90 days.
 4. Applicant shall fill the septic system/tank within 90 days.
 5. Applicant shall not construct any side structure within 25 ft of the property line.
 6. The ridge height of the proposed garage shall not exceed the ridge height of the house.
 7. The proposed garage shall not be used as living space.
 8. 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.

9. 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.

10. 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.



ED GAUTIER, 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 December 13, 2017, as copied from the minutes of said meeting.



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