

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

**RESOLUTION NO.: 2021-12
VARIANCE APPLICATION NO.: 2021-04**

RE: O'CONNELL, NANCY
BLOCK 285.01, LOT 45
76 ST. ANDREWS DRIVE
Application for Bulk Variance

WHEREAS, NANCY O'CONNELL, whose mailing address is 76 St. Andrews Drive, 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 285.01, Lot 45, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 76 St. Andrews Drive, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on April 14, 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 northwesterly side of Saint Andrews Drive, approximately 73 ft. north of Snead Court. The 0.19 acre site is located in the R-75 Residential Zone. The site is currently improved with a 2 story single family dwelling, 10 ft. x 20 ft. shed, an 8 ft. x 7 ft. shed, an 8 ft. x 8 ft. shed, a 6 ft. stockade fence and a chain link fence.

The lot is partially wooded. The Applicant is proposing to construct a 10 ft x 16 ft deck with screened porch with steps in the rear yard. A deck with a screened porch is a permitted accessory use to the principal structure.

3. The applicant requires the following variance:

A. Minimum Rear Yard Setback - Principal Building §15-4.11E(7): whereas the minimum rear yard setback for a principal structure is 25 ft. whereas 19.1 ft. is provided.

B. Applicant requests no other bulk variances or waivers.

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 12th day of May, 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 March 17, 2021, 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 - Principal Building §15-4.11E(7): whereas the minimum rear yard setback for a principal structure is 25 ft. whereas 19.1 ft. is provided.

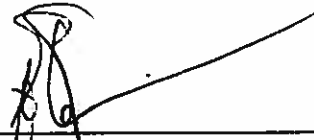
3. Applicant testified that the grading to the property would not be changed in any way which might cause additional run-off from the property onto neighboring properties.

4. Applicant testified that the sheds would be compliant with the building code.

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.

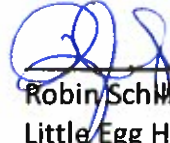
7. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



EUGENE E. 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 April 12, 2021 as copied from the minutes of said meeting.



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