



**TOWNSHIP OF LITTLE EGG HARBOR
ZONING BOARD OF ADJUSTMENT**

**APPLICATION & APPEAL
PART A**

Use additional sheets if necessary.

Applicant's Name: Oak Hill General Contractors, LLC

Applicant's Telephone Number: _____

Applicant's E-mail Address: _____

Applicant's Street Address: 0803

Applicant is an (check one): Individual ☐ Corporation ☐ Partnership ☒ LLC ☐ Other (describe) _____

Owner's Name: Same as Applicant

Owner's Telephone Number: _____

Owner's Mailing Address: _____

Relationship of Applicant to Owner (check all that apply): Same ☒ Tenant ☐ Agent ☐

Contract Purchaser ☒ Other (describe): _____

Location of Property which is the subject of this Application or Appeal:

Tax Map Reference (Block & Lot): Block 190.02, Lot 8

Street Address: 15 Birchwood Drive, Little Egg Harbor Township, New Jersey

Zoning District for the Subject Property: R400 Residential Zone
(For example: R50, R200, GB)

Lot Size: 200x200x200x200 Lot Area: 36,031 sq. ft.

Indicate and Describe any Structures Presently Situated on the Property: Vacant Land

(For example: Shed, Barn, Detached Garage or Residential Dwelling)

State the Present Use of any Structures Noted Above: Vacant

PART B

REASON FOR THE APPLICATION OR APPEAL (This Information is Required):

- _____ Appeal to the Zoning Board of Adjustment where it is alleged that there is error in any order, requirement, decision or refusal made by the administrative officer based on or made in the enforcement of the land use ordinance. [N.J.S.A. 40:55D-70(a.)]
- _____ Request that the Zoning Board of Adjustment render a decision upon the interpretation of the land use ordinance or zoning map. [N.J.S.A. 40:55D-70(b.)]
- _____ Request that the Zoning Board of Adjustment render a decision upon a special question(s) where the board is authorized to do so by ordinance. [N.J.S.A. 40:55D-70(b.)]
- x _____ Request or appeal to the Zoning Board of Adjustment for a "hardship variance". [N.J.S.A. 40:55D-70(c.) (1)]
- _____ Request or appeal to the Zoning Board of Adjustment for a variance under the "substantial benefit" provisions of N.J.S.A. 40:55D-70(c.) (2).
- _____ Request or appeal to the Zoning Board of Adjustment for a "special reasons" variance. [N.J.S.A. 40:55D-70(d.)] If you checked this item please read carefully and choose from the following options:
- _____ (d.) (1). Variance to permit a use or principal structure in a zoning district restricted against such use or principal structure (commonly known as an "use variance").
- _____ (d.) (2). Variance to permit expansion of a nonconforming use.
- _____ (d.) (3). Variance to permit deviation from a specification or standard pertaining to a conditional use pursuant to N.J.S.A. 40:55D-67.
- _____ Other: (d.) (4) _____ (d.) (5) _____ (d.) (6) _____
- _____ Request that the Zoning Board of Adjustment direct the issuance of a permit pursuant to N.J.S.A. 40:55D-34 for a building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32. [N.J.S.A. 40:55D-76 (a.) (1)]
- _____ Request that the Zoning Board of Adjustment direct the issuance of a permit for a lot lacking street frontage. [N.J.S.A. 40:55D-76 (a.) (2)]
- _____ Request that the Zoning Board of Adjustment issue a Certificate of Nonconformity for a nonconforming use or structure. [N.J.S.A. 40:55D-68]

PART C

To be completed only if applicant is seeking a "D" variance together with site plan, subdivision and/or conditional use approvals from the Zoning Board of Adjustment. Otherwise proceed directly to Part D below.

SUBDIVISION APPROVAL:

_____ Minor Subdivision

_____ Preliminary Major Subdivision

_____ Final Major Subdivision

Number of Lots to be Created: _____ Number of Proposed Dwelling Units: _____

SITE PLAN APPROVAL:

_____ Minor Site Plan Approval

_____ Site Plan Approval (Preliminary)
_____ Phases (if applicable)

_____ Site Plan Approval (Final)

_____ Amendment or Revision to Site Plan
_____ Phases (if applicable)

Area to be disturbed: _____ Number of Proposed Dwelling Units: _____

Request for waiver from site plan review and approval _____

CONDITIONAL USE APPROVAL: Request for conditional use approval (N.J.S.A. 40:55D-67J) _____

PART D

This section will provide Zoning Board of Adjustment members and the professional staff with important background information related to the relief you are seeking. This information is required. Please answer each and every question which applies to your application in full and with as much detail as possible.

1. Describe in clear, concise and general terms the nature of the relief you are seeking and/or the proposed use of the premises:

Applicant is seeking a variance to construct a single family home on a lot which does not front upon a public street improved to meet the Township requirements.

2. Identify which section(s) of the land use ordinance from which you are seeking relief:

215-7.10

3. Setbacks of the proposed structure: 65 ft Front 59.4 ft Rear 51ft Side Combined Side 115.1 ft.

4. Percentage of building coverage of the proposed structure 6.7% %.

5. Has there been any previous appeal, request or application for relief to this or any other municipal board or the Construction Official involving these premises? YES _____ NO x

If yes, state the nature, date and the disposition of said matter:

Zoning officer advised variance needed.

6. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and land use ordinance. Use additional sheets if necessary.

The applicant is seeking relief to construct a single family home which will comply with all bulk variances. The lot is on a 'paper street' which has not been improved by the township. Other lots on the street have been improved with single family homes.

7. What are the exceptional conditions of property preventing you from complying with the land use ordinance? Street not improved to township specifications.

8. Are there any existing or proposed deed restrictions, covenants, easements, or association by-laws affecting the premises? YES _____ NO x If yes, please describe and attach copies.

9. Public Water? YES _____ NO x Public Sanitary Sewer? YES _____ NO x

10. Are you proposing a well and/or septic system? YES x NO _____

11. Are all taxes and/or assessments due on the property paid in full YES x NO _____

PART E

Please provide the following:

1. Applicant's Attorney with Address, Telephone & E-mail:

Kevin S. Quinlan, Esq.

207 West Main Street

Tuckerton, NJ 08087

(609) 296-6400 kquinlan@ksqlaw.com

2. Applicant's Engineer with Address, Telephone & E-mail:

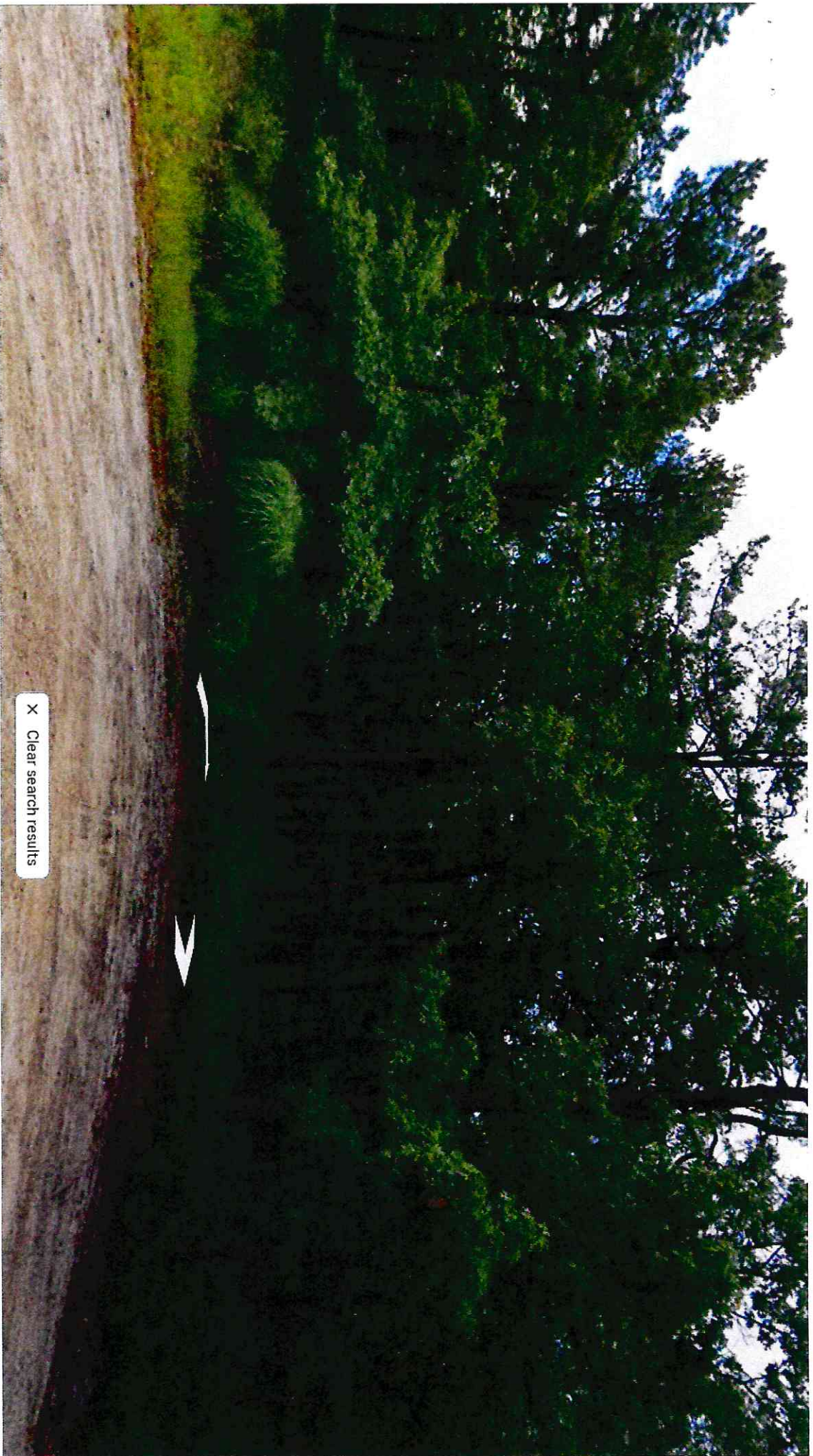
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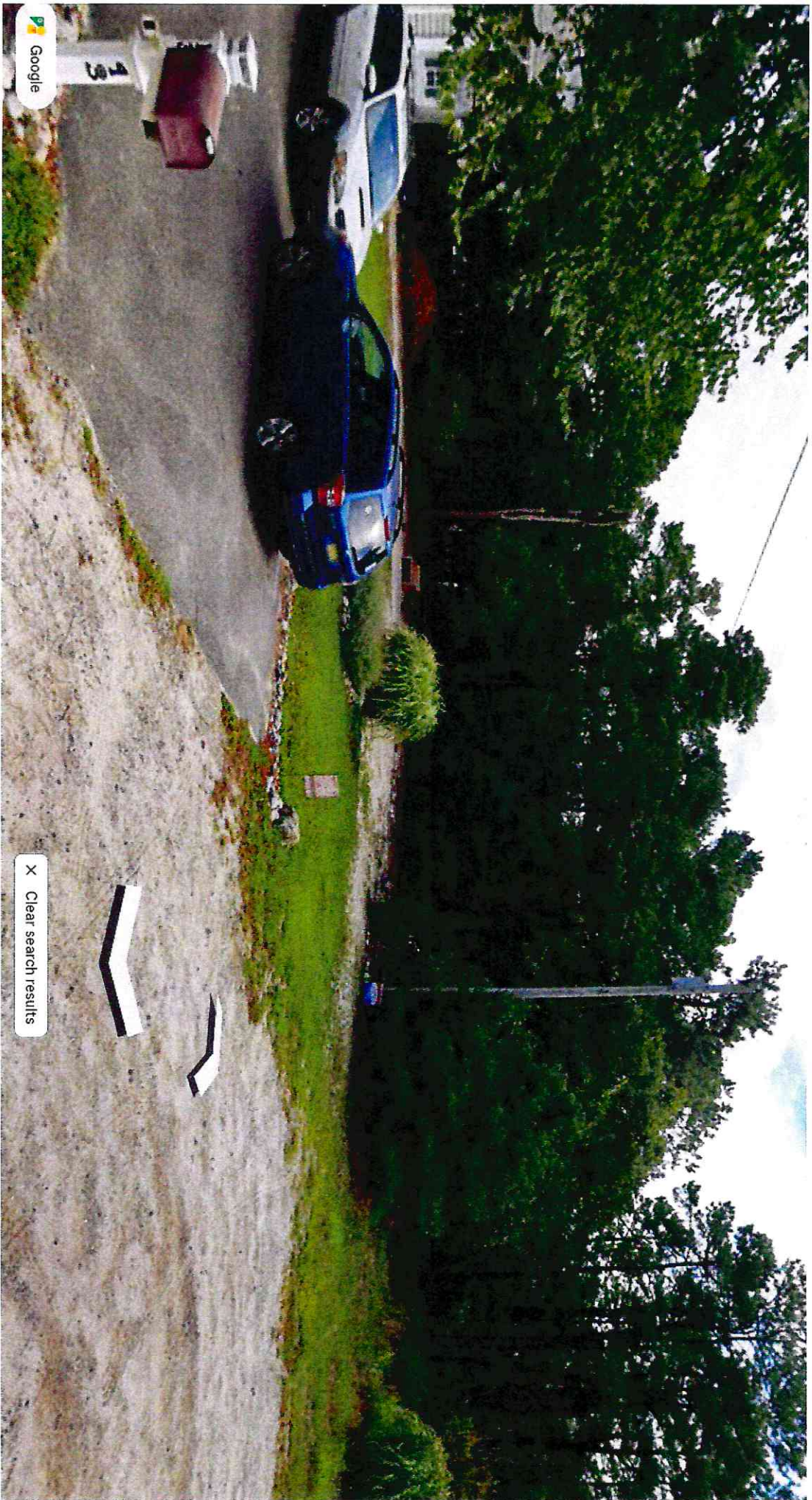
3. Applicant's Planner with Address, Telephone & E-mail:

TBD

4. List the Names, Addresses, Telephone Numbers, and E-mail of any expert who will submit a report or who will testify for the applicant:

TBD



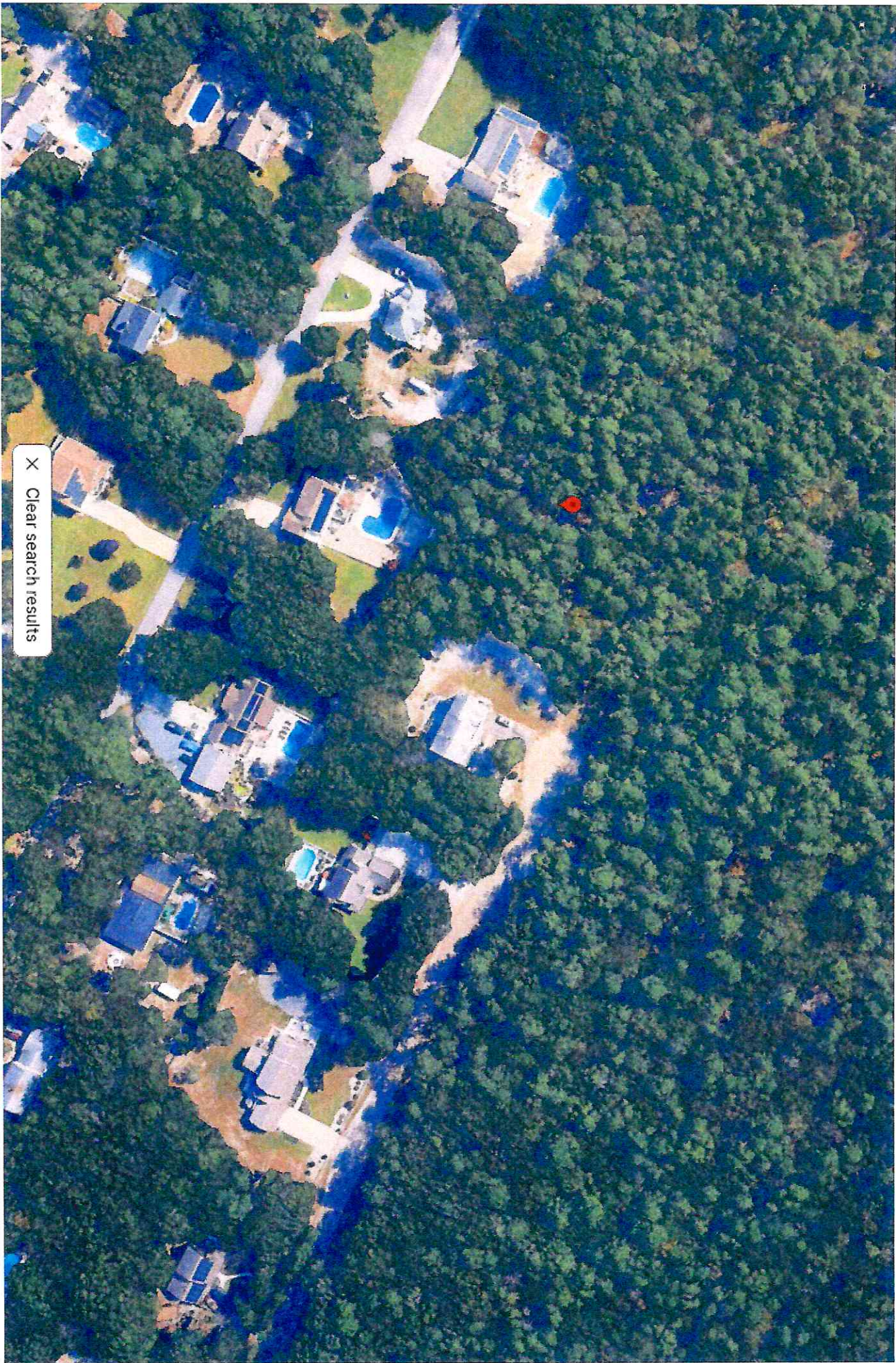


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