

**TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION**

PLANNING BOARD
ZONING BOARD

APPLICATION NO. PBA-23-012
DATE OF SUBMISSION 8/25/2023

Filing Fee \$ 900.00 Receipt or Check NO. 130 Received By: KB

DO NOT WRITE ABOVE THIS LINE

1. **TYPE OF APPLICATION:** (Check as many boxes as applicable)
- | | | |
|---|---|---|
| 1. Minor Subdivision <input type="checkbox"/> | 4. Site plan Prelim. <input type="checkbox"/> | 7. C.40:55D-70A <input type="checkbox"/> |
| 2. Major Sub-Prelim. <input type="checkbox"/> | 5. Site Plan Final <input type="checkbox"/> | 8. C.40:55D-70B <input type="checkbox"/> |
| 3. Major Sub-Final <input type="checkbox"/> | 6. Conditional Use <input type="checkbox"/> | 9. C.40:55D-70C <input type="checkbox"/> |
| | | 10. C.40:55D-70D <input type="checkbox"/> |

2. **APPLICANT'S NAME:** Yuliia Dubchak
STREET ADDRESS: 79 Graveland Avenue TELEPHONE: 609-989-3374
CITY & STATE: Ewing, NJ ZIP CODE: 08638

3. **OWNER'S NAME:** Oleh Dubchak
STREET ADDRESS: 79 Graveland Avenue TELEPHONE: 609-972-2043
CITY & STATE: Ewing NJ, 08638 ZIP CODE: 08638

4. **LOCATION:**
STREET ADDRESS: 79 Graveland Avenue, Ewing, NJ, 08638
SECTION NO. 122.01 LOT NO. 18 and 19 TAX MAP 13 ZONE DIST. R-2

5. **DESCRIPTION OF PROPOSED USE:**
Brief Description of Application: the applicant seeks preliminary and final site plan and minor subdivision approval to construct a single-family residence on an undersized lot with variances.

6. **ZONE REQUIREMENTS:**

	Lot #R	Lot #19	Lot #	Lot #	Required	Variance Requested
Front	22.40	14.60			40	Yes
One Side	11	1.77			10	No
Both Sides	22	15.25			20	Yes
Rear	37.14	46.82			35	No
Other						
Height	2.5 sly	2.5 sly			2.5 sly. max	No
Bldg. Coverage	20.2%	23.6%			18% max	Yes
Total Coverage	29.8%	46.3%			26% max	Yes
Parking						
Other						
Other						
Other						

7. **DEED RESTRICTIONS OR COVENANTS:**
NO YES Attach copy if yes. ARE TAXES PAID TO DATE: YES NO

8. **ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:**
Undue Hardship Consideration: The neighborhood zone requirements do not reflect the existing conditions. The proposed project is in the character of the neighborhood.

9. SPECIAL REASONS AND NEGATIVE CRITERIA: (To be completed for "D" variances):

10. REQUESTS FOR WAIVERS: (Reasons)

11. PREVIOUS APPEALS OR ACTIVITY:

NO YES If yes, Date: _____ Type: _____ Zoning Board Approved
Planning Board Disapproved

12. LIST OF INDIVIDUALS WHO PREPARED PLANS:

Engineer: Trenton Engineering Co. Phone: (609) 882-0616
Address: 2143 Spruce St. Ewing, NJ, 08538
Planner: Alfredo R. Trevino Architects Phone: (609) 902-3356
Address: 600 Lawrenceville Rd. Lawrenceville, NJ, 08648
Lawyer: _____ Phone: () _____
Address: _____

13. LIST OF MAPS, REPORTS, TAX AFFIDAVITS AND OTHER MATERIAL ACCOMPANYING APPLICATION

1. Minor Subdivision and Proposed House Location Plan
2. Construction Details
3. Topographic Survey
4. Surrounding Lot Frontages Map, 5. Plan of new residence.

14. ADDITIONAL INFORMATION:

IMPORTANT NOTICE TO APPLICANT

Before filing this application or serving notices, inquiry should be made as to the next meeting of the Board. This application must be filed at least 10 days prior to the date set for hearing. At least 10 days prior to the time set for said hearing, applicant shall give personal notice to all owners of property situate within or without the municipality, as shown by the most recent tax lists of the municipality or municipalities whose property or properties shown by said lists are located within 200 feet of the said property to be affected by said appeal. Such notice shall be given by sending written notice thereof by registered or certified mail to the last known address of the property owner of owners, as shown by the most recent tax lists of said municipality or by hand delivering a copy thereof to the said property owners.


Where the owners are partnerships, service upon any partner as above outlined shall be sufficient, and where the owners are corporations, service upon any officer, as above set forth, shall be sufficient.

Applicant agrees to pay all costs related to review and processing of this application. A set of drawings to scale showing all details, adjoining properties affected, and all features involved in the appeal should accompany application of appeal.

Applicant must provided satisfactory evidence of payment of taxes on the property under consideration.

Said applicant shall by AFFIDAVIT present satisfactory proof to the said Board at the time of the hearing that said notices have been duly served as aforesaid.

Corporations appearing before the Ewing Township Planning or Zoning Board must be represented by an attorney at law of the State of New Jersey.



Applicant's Signature