

Paul Liucci
2152 Pennington Rd.
Ewing NJ 08638

**Re: Lot 11 and 12
Block 223.04**
Township of Ewing
Mercer County, New Jersey

February 26, 2021

Charles Latini Jr.
Zoning Officer
Ewing Township

Dear Sir:

I would like the Zoning Board to consider the following variance request.

Setback adjustment to 16' from the street, on street frontage where 50' is permitted:

Most of the property is on street frontage where the front door is on the small side yard facing the interior lot (Pennington Rd. frontage). The setback adjustment I would like the board to consider is on the east end of the Woodbury Rd frontage adjacent to the rear line of the property. This part of lot 12 is next to the Lot 11 Rear yard so it is logical to combine the two and view them both as the Back Yard of the property

The reason for the setback is to open up the space and to consider the view my neighbor currently enjoys. To build a garage without a setback adjustment would essentially combine it with an existing garage and block her open view from both her kitchen and dining room; it is mutually beneficial to use the width of the back yard by requesting the adjustment. I indicated this on the **drawing marked Reasoning for Variance Request.**

Variance request for 6' fence where 4' fence is permitted

There is an existing 6' fence on the rear line along the right-of-way that I would like to extend on the Woodbury street frontage up to the stone driveway on lot 12. This would be reasonable for privacy most people enjoy that previous owners never considered. I would also add shrubs to the existing trees (and deer salad; we seem to be offering a buffet to some of the locals).

Variance for building height for the proposed garage of near 19' (details pending), where 15' max is permitted.

The width of the garage design is 22ft wide x 32ft. deep. The structural integrity and visual aesthetics of the building dictates a steeper roof angle, which would also allow for a window in a storage area. The height and angle of existing structures would also be matched if we were able to go with this adjustment. most of the trees on this frontage will remain so visually the roof height may be inconsequential but, it will be a beautiful building not just a garage and shop.

Consider any other variance the Board feels is necessary

Mr. Latini, please advise me of any adjustments you deem necessary.

Sincerely

Paul Liucci





Ewing

ZA# _____

Application for Zoning Permit

Location/Street Address: 2152 Pennington Rd. Ewing N.J. 08658					
Block:	Lot:	Zoning District:	Property Size: (AC/SF)		
Owner of Record:	Paul Liucci		Phone:	319.1322 cell	
Owner Address : (If different)			Email:	paul.liucci@gmail.com	
Applicant's Name: (Owner, Tenant, contractor)	Paul Liucci		Phone:	319.1322	
Applicant's Address	as above		Email:		
Existing/Prior Use: (IF APPLICABLE: Year approved/built and Prior Variances. Please detail as necessary) Built Approx 1927 - no changes except stone Driveway					
Proposed Project: (Provide detail - Use reverse side if necessary)					
<input type="checkbox"/> Commercial CO (Tenant/Property Transfer)** <input type="checkbox"/> Clothing/Donation Bin** <input type="checkbox"/> POD <input type="checkbox"/> Driveway** <input checked="" type="checkbox"/> Building, pool, fence** <input type="checkbox"/> Flood Hazard Area					
Proposed Setback (In feet)	FRONT YARD: 16'	SIDE (L):	I:	REAR:	Distance from Principal Structure: ~40'
Dimensions: (In feet and inches)	Total Square Feet: ~ 754 SF		Total Lot Size: (SqFt) 21,331 SF		
% Total Bldg Coverage: 15%	% Total Lot Coverage: 20% incl. driveway	Height: Variance Requested (In Feet and stories) ~ 18'			
Encroachments: (Flood plain, wetlands, easements, etc.)					

I hereby certify that the information provided is true and accurate. And all proposed work if applicable is authorized by the owner of record and we agree to conform to applicable laws of this jurisdiction including obtain construction permits when necessary.

Signature of Applicant Paul Liucci Date 2-26-2021
OFFICIAL USE ONLY

Date Received:	Fee: Residential Zoning (\$25) Commercial Zoning (\$50) Property Transfer (\$200) Driveway Expansions (R - \$50 C-\$150)	Payment Received by: Payment Type:
Approved ()	Denied ()	COAH Fee ()
Review/ Prior Approval Required (Engineer, MC Soils, D&R Canal, etc) () If yes, detail below		

Remarks:

***Zoning Officer: _____ Date: _____

* Zoning approval does not relieve the applicant of the responsibility for obtaining other required permits.
 ** A SURVEY IS REQUIRED upon submission of this application UNLESS the Zoning Officer determines otherwise. If no survey included the application will be deemed incomplete. Survey should indicate the soils of the drawing.
 *** Under certain circumstances the Construction Code Official may grant approval under emergency conditions.