

**TOWNSHIP OF EWING
LAND DEVELOPMENT APPLICATION**

PLANNING BOARD []
ZONING BOARD [X]

APPLICATION NO. ZBA-21-003
DATE OF SUBMISSION 4/5/2021

Filing Fee \$ 100.00

Receipt or Check NO. 1030

Received By: IW

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DO NOT WRITE ABOVE THIS LINE
.....

1. **TYPE OF APPLICATION:** (Check as many boxes as applicable)

- | | | |
|--------------------------|--------------------------|----------------------|
| 1. Minor Subdivision [] | 4. Site plan Prelim. [] | 7. C.40:55D-70A [] |
| 2. Major Sub-Prelim. [] | 5. Site Plan Final [] | 8. C.40:55D-70B [] |
| 3. Major Sub-Final [] | 6. Conditional Use [] | 9. C.40:55D-70C [] |
| | | 10. C.40:55D-70D [] |

2. APPLICANT'S NAME: Paul Liucci
STREET ADDRESS: 2152 Pennington Rd. TELEPHONE: (908) 319-1322
CITY & STATE: Ewing NJ ZIP CODE: 08638

3. OWNER'S NAME: Paul Liucci
STREET ADDRESS: 2152 Pennington Rd. TELEPHONE: (908) 319-1322
CITY & STATE: Ewing NJ ZIP CODE: 08638

4. LOCATION:
STREET ADDRESS: 2152 Pennington Rd.
SECTION NO. 223.04 LOT NO. 11+12 TAX MAP 17 ZONE DIST. R-1

5. **DESCRIPTION OF PROPOSED USE:**

Brief Description of Application Applicant seeks variance to construct a 704 sq ft or 22 ft x 32 ft garage within the front yard setback. Proposed indicates garage to be placed 16 ft. from the property line whereby 50 ft is required. Other variance include fence 6 ft high where max 4' is permitted. Garage height 19' where 15' is Max. + accessory building coverage of 1304 sq. ft where 1173 sq ft is Max. permitted. Applicant is also requesting any other variances or waivers deemed necessary by the board.

6. **ZONE REQUIREMENTS:**

	Lot #	Lot #	Lot #	Lot #	Required	Variance Requested
Front /street	11				50'	16'
One Side	11				10'	10' @ Right-of-way
Both Sides						
Rear						
Other						
Height	11				15'	19'
Bldg. Coverage	11				1173 sq. ft.	1304 sq. ft.
Total Coverage						
Parking						
Other						
Other						
Other						

7. **DEED RESTRICTIONS OR COVENANTS:**

NO [] YES [] Attach copy if yes. ARE TAXES PAID TO DATE: YES [X] NO []

8. **ARGUMENTS FOR VARIANCES (IF REQUESTED) TO BE COMPLETED BY APPLICANT:**

Undue Hardship Consideration: see separate pg.

9. **SPECIAL REASONS AND NEGATIVE CRITERIA: (To be completed for "D" variances):**
N/A
10. **REQUESTS FOR WAIVERS: (Reasons)**
N/A
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: Paul Lucci Phone: (908) 319 1322
 Address: _____
 Planner: _____ Phone: () _____
 Address: _____
 Lawyer: _____ Phone: () _____
 Address: _____
13. **LIST OF MAPS, REPORTS, TAX AFFIDAVITS AND OTHER MATERIAL ACCOMPANYING APPLICATION**
Form 3 Affidavit
Filing Fee / Escrow Fee checks
Tax ID Form
Copy Notice of Public Hearing to Property Owners
Contribution Disclosure
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

Township of Ewing Land Development Application:

Part 8. Argument for Variances (If Requested) to be completed by applicant:

Variance 1; Street Frontage Setback of 16 ft where 50 ft. is required.

The reason for the request is to have a backyard of lot 11, equal to the backyard on lot 12; the proportions of each lot being the same. The placement at 16' setback would allow the next door neighbor to maintain the view from their dining room and kitchen where if the garage was placed at the 50' setback it would block her view completely.

Variance 2; 6 ft fence requested where 4 ft is required.

The reason for the 6 ft fence is to provide privacy to the area requested for backyard consideration in Variance 1. Note that the view from neighbors at this end of the Woodbury Rd. street frontage will not be too unusual meaning; one of the neighbors has a similar situation where the street frontage is on the rear of his lot. The other neighbor's backyard rear line is on Woodbury Rd. (Sommers Rd. address)

Variance 3; Garage height of 19 ft. where 15 ft. is required.

The reason for this request is for the garage to match the roof angle of other buildings in the area. It would also allow for a loft window above the garage doors, adding to the attractive design of the garage. One neighbor noted that they hoped it wouldn't be a commercial looking garage but, rather one that looked consistent with the older homes in the area.


4-5-2021