

FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Application: _____

Docket Number: _____

PART A

APPLICANT REQUESTS THE FOLLOWING:

Explain, in detail sufficient for the Board to understand the nature of the proposal, the exact nature of the proposed application and proposed physical modifications to be made to the site, building(s) and/or signage including the proposed use of the premises.

I'm applying for my shed variance. I have built it for storage of my gardening tools and equipment. I was blindly sure it was 200 sq ft. Unfortunately it is 216 sq ft. I'm a proud volunteer firefighter in district #1. Playing by rules is very important to me. I'm very sorry for not doing it.

Identify the type of variance(s) requested. Check all that apply.

"C" Variance(s)

- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A.. 40:55D-70.C(1)
- The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment - N.J.S.A.. 40:55D-70.C(2)

"D" Variance(s):

- Use or principal structure in a district restricted against such use or principal structure - N.J.S.A.. 40:55D-70.D(1)
- Expansion of a nonconforming use - N.J.S.A.. 40:55D-70.D(2)
- Deviation from a specification or standard pertaining solely to a conditional use - N.J.S.A.. 40:55D-70, D(3)
- Increase in the permitted floor area ratio - N.J.S.A.. 40:55D-70.D(4)
- Increase in the permitted density - N.J.S.A.. 40:55D-70.D(5)
- Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure - N.J.S.A.. 40:55D-70.D(6)

expansion of an existing single-family or two-family dwelling, or an accessory structure on the existing residential lot improved with a single-family or two-family dwelling.

- (4) Per Section §112-320.1 this requirement shall not apply to single- or two-family homeowners preparing submittals on their own behalf and shall not include submittal of the W-9 form (which shall be provided in hard copy only).
- (5) Twenty-five (25) sets shall be provided for each of the following.

LOT DATA TABLE

Zoning District: _____

Applicable Special Zoning Requirements (e.g., conditional use standards): _____

Category	Required	Existing	Proposed
Lot Area (sf or acres)	.414		
Lot Frontage (ft)	100 ft		
<u>Setbacks for Principal Structure</u>			
Front Yard (ft)			
One Side Yard (ft)			
Total Side Yard (ft)			
Rear Yard (ft)			
<u>Setback for Accessory Structure over 200 sf</u>			
Front Yard (ft)	178.69	178.69	
Side Yard (ft)	5'	5'	
Rear Yard (ft)	5'	5'	
<u>Setback for Accessory Structure 200 sf and under</u>			
Front Yard (ft)			
Side Yard (ft)			
Rear Yard (ft)			
<u>Height, Coverage and Building Requirements</u>			
Building Height (Stories)		12' 1	
Building Height (ft)		12'	
Lot (Building) Coverage (%)			
Impervious Coverage (%)			
FAR (floor area ratio)			
Off-Street Parking (# spaces)			

Identify requested variances from the requirements of the Franklin Township Land Development Ordinance:

<u>Ordinance Section</u>	<u>Requirement</u>	<u>Proposed Deviation</u>
§112- 327		
§112- 213 B		
§112-		
§112-		
§112		
§112		
§112-		

PART B

APPLICANT: Individual Partnership Corporation

APPLICANT: Owner Applicant Other _____

Name MARCIN BAGINSKI

Street Address 12 CROWN RD Apt./Ste/Unit # _____

City SOMERSET State NJ Zip Code 08873

Phone 908 487 0945 Fax _____

Email MARCIN.BAGINSKI1@GMAIL.COM

OWNER (if different from Applicant):

Name _____

Street Address _____ Apt./Ste/Unit # _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Email _____

PART C

Note: "*" indicates not required in association with signage variances

SUBJECT PROPERTY:

Block/s 468.06 Lot/s 2 Zone _____

Street Address 12 CROWN RD

City SOMERSET State NJ Zip Code 08823

Approximate Site Size * .44 Acres/ _____ Sq. ft.

Present use of the property, specify: Residential

Proposed use of the property, specify: Residential

Public water available: * Yes No If not, proposed? Yes No

Public sanitary sewer available: * Yes No If not, proposed? Yes No

Describe any off tract improvement required or proposed* _____

Deed restrictions, covenants, easements, association by-laws:

Yes (Provide a copy) No Proposed (Must be submitted for review)

Does the applicant own any contiguous property?* Yes No

If yes, state the address, block and lot of such property: * _____

Has there been any previous appeal, request, or application to this or any other Township Boards involving this property? Yes No

If, yes, state type, docket number, the nature and date of such appeal: _____

How long has the present owner had title to this property? * 3 Years 7 months

Is the property under contract to be sold? Yes No

If yes, state the date of contract and name of the contract purchaser: _____

PART D

Identify if the application is proposed to be bifurcated (i.e., variances identified herein sought at this time with approval for other development approvals, such as subdivision and/or site plan approval, to be sought at a later date): Yes No

If not bifurcated, identify the associated development approvals sought at this time (check all that apply):

- Waiver of Site Plan
- Minor Site Plan
- Preliminary Site Plan
- Final Site Plan
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Conditional Use Approval
- Other(s) (Specify: _____)

Note: Applicant must consult the respective Instruction Sheet(s) and Submission Checklist(s) for the associated development approvals being sought at this time. The submission will not be deemed an Application for Development unless all required submissions are provided for all requested development approvals.

If bifurcated, identify the nature of subsequent development approvals to be sought: _____

For signage variances indicate the following:

- Single Tenant Building
- Multiple Tenant Building

PART E

C Variance(s):

The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship under N.J.S.A.. 40:55D-70.C(1)

List in detail wherein this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situation uniquely affecting the property or the structures lawfully existing thereon.

I have build the shed under false impresion that it is at 200 sq ft. so I kept the required distneces from property lines. I have put a lot of effort and determination to build it so it will last a lifetime. Only way of relocating it is by demolishing it and building again.

_____ and/or

The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment under N.J.S.A., 40:55D-70.C(2).

List in detail wherein this case conforms to this requirement:

D Variance(s):

State why the property is particularly suitable for the proposed use, including any inherently beneficial conditions and/or any undue hardship, if any, showing that the property cannot reasonably be adapted to a conforming use:

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good.

I'm writing to seek a shed variance. I have constructed one believing it is at 200 sq ft. 5' from the side and 5' from the back. Unfortunately it is 216 sq ft. The base of it is made out of concrete 5" thick, and the structure is anchored to it, which makes it difficult or impossible to move without destroying the entire structure. I'm a proud volunteer firefighter and that gives me no room for mistakes, regrettably I made this one. I'm very sorry for my actions. Please review my application positively.

Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance.

The shed is located in back corner of my property, 5' from the side and 5' from the back. It is being used for gardening tools and equipment. To comply with regulation for 200 sq ft. structure size I would have to move the entire structure. I have made sure the rain spouts are directed to my property. The building doesn't obstruct any light or wind paths to any of my neighbors.

PART F

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>

PART G

CONTACT PERSON INFORMATION/ CERTIFICATION

The person indicated below shall serve as the point-of-contact with the Township Department of Planning and Zoning and shall be the sole recipient of official correspondence from the Department. By signing this form, in Part H below, the Applicant and Owner certify that that the party listed below is authorized to act on their behalf as the designated contact person with the Department.

Owner Applicant Attorney Engineer Architect Other

Name MARCIN BAGINSKI

Street Address 12 CROWN RD Apt./Ste/Unit # _____

City SOMERSET State NJ Zip Code 08873

Phone 908 487 0945 Fax _____

Email MARCIN.BAGINSKI1@GMAIL.COM

PART H

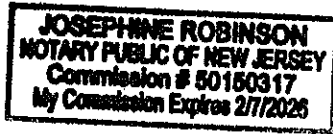
APPLICANT'S CERTIFICATION

I, MARCIN BAGINSKI, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 12 CROWN RD, SOMERSET in the County of SOMERSET and State of NEW JERSEY, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant and I am authorized to sign the application for the partnership or corporation.

Sworn to and subscribed before me this 10th day of

December, 20 21

[Signature]
NOTARY PUBLIC



M. Baginski
APPLICANT'S SIGNATURE

OWNER'S CERTIFICATION

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

I, _____, of full age, being duly sworn according to law and upon my oath depose that: I reside at _____ in the County of _____ and State of _____, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner of the property which is the subject of this application, and I am the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Sworn to and subscribed before me this 10th day of

December, 20 21

NOTARY PUBLIC

OWNER'S SIGNATURE

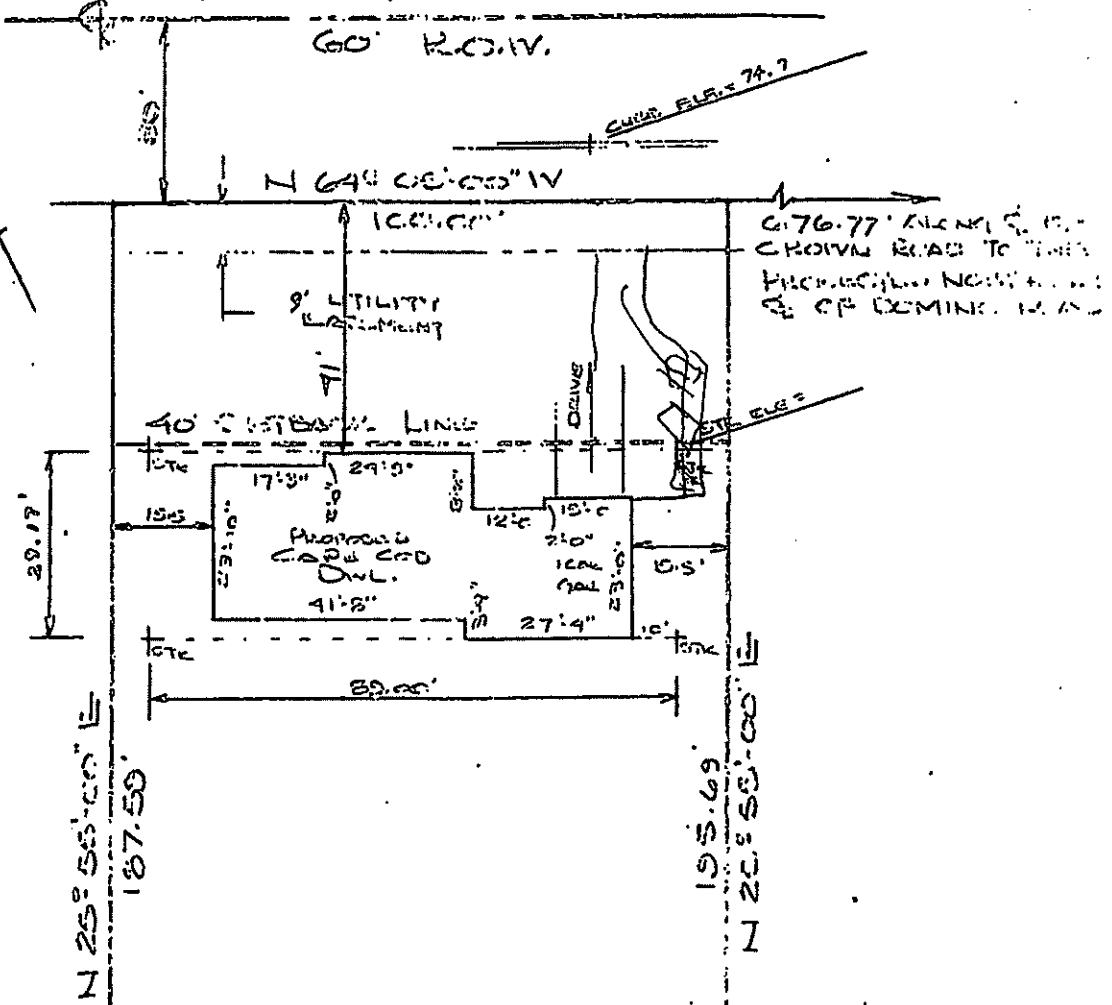
MAP OF SURVEY LOT 2 BLOCK 128

FRANKLIN TOWNSHIP SOMERSET COUNTY NEW JERSEY
AS SHOWN ON MAP OF "FRANKLIN HALL ESTATES - SECTION ONE" FILED IN S.C.C.O AS MAP #

CROWN ROAD

60' R.O.W.

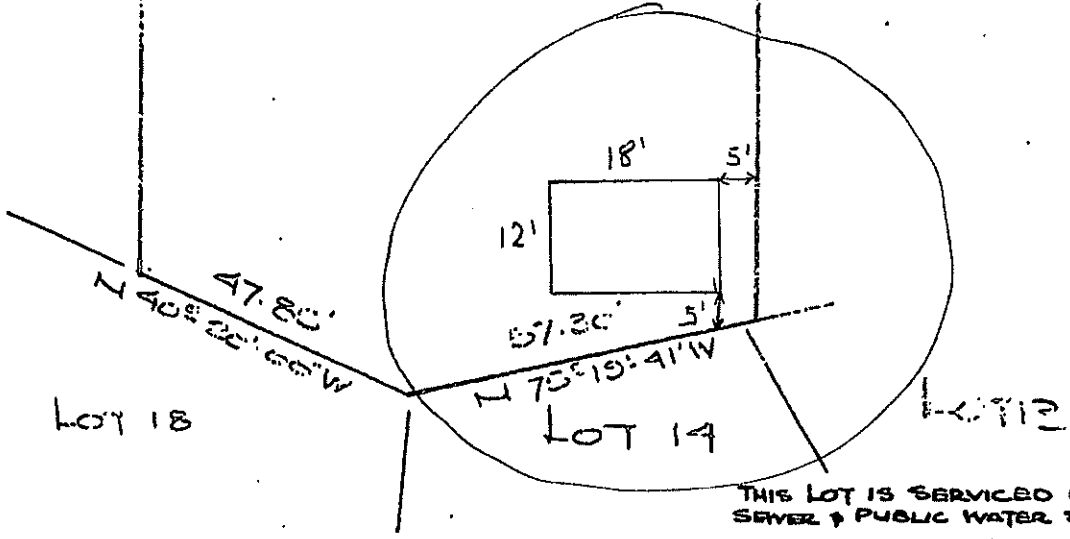
CURB ELEV. 74.7



LOT 1

LOT 13

LOT 13



LOT 18

LOT 14

LOT 12

THIS LOT IS SERVICED BY SAN. SEWER & PUBLIC WATER SUPPLY

DATE	REV. DESC.	INIT.