

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.

We are requesting variances to allow the construction of an addition to the rear of our house located at 23 Triplet Road, Somersct. Our house is part of the Levitt Development and was built around 1960. The lots in this development do not meet the current requirements of the R-20 Zone. We are requesting three variances, rear yard setback, impervious coverage and building lot coverage. The addition we are proposing would be to the rear of the house and would be for a sunroom and work-out room.

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

"C" Variance(s)

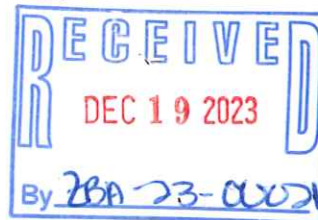
- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A.. 40:55D-70.C(1)
- The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance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

December 2018

 **FILE**



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

<u>Ordinance Section</u>	<u>Requirement</u>	<u>Proposed Deviation</u>
<u>§112- schedule 3</u>	<u>Max. Lot Coverage</u>	<u>15% max - 16.53% proposed</u>
<u>§112- schedule 3</u>	<u>Max. Impervios Surface</u>	<u>25% max. - 26.88% proposed</u>
<u>§112- schedule 2</u>	<u>Rear Yard Setback</u>	<u>50' required - 31' proposed</u>
<u>§112-</u>	_____	_____
<u>§112</u>	_____	_____
<u>§112</u>	_____	_____
<u>§112-</u>	_____	_____

PART B

APPLICANT: Individual Partnership Corporation

APPLICANT: Owner Applicant Other _____

Name Thomas Hauss

Street Address 23 Triplet Road Apt./Ste/Unit # _____

City Somerset State NJ Zip Code 08873

Phone 732-616-8027 Fax _____

Email thausswra@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 396 Lot/s 5 Zone R-20

Street Address 23 Tripplet Road

City Somerset State NJ Zip Code 08873

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

Present use of the property, specify: Single-Family Residential

Proposed use of the property, specify: Single-Family 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* None

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? * 21 years

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: C - Variances for ① Rear setback ② Lot coverage

③ Impervious coverage

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.

_____ 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:

The benefit of granting the variances would substantially outweigh any detriment to the public good or adjoining property owners. The houses in this development are part of the Levitt Development which was constructed in the early 1960's. These houses do not meet the current requirements of the R-20 Zone which causes undue hardship. Granting the variances and allowing the addition to our house will increase the property values and benefit the neighborhood.

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.

Granting the variances would substantially outweigh any detriment to the public good or adjoining property owners. The houses in this development are part of the Levitt Development and do not meet the current requirements of the R-20 Zone. This causes undue hardship. Of the 26 houses on Triplet Road, 8 properties have obtained variances for rear additions.

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 variances we are requesting would result in minor deviations from the zoning ordinance and would not cause any detriment to the public good or the adjoining property owners.

PART F

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
25	Site plan

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 Thomas Hauss
Street Address 23 Tripplet Road Apt./Ste/Unit # _____
City Somerset State NJ Zip Code 08873
Phone 732-616-8027 Fax _____
Email thausswra@gmail.com

PART H

APPLICANT'S CERTIFICATION

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 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 8th day of SEPTEMBER, 20 23

APPLICANT'S SIGNATURE

B. Watson
NOTARY PUBLIC



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, Thomas Hauss, of full age, being duly sworn according to law and upon my oath depose that: I reside at 23 Triplet Road, 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 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 8th day of SEPTEMBER, 20 23

Thomas Hauss
OWNER'S SIGNATURE

B. Watson
NOTARY PUBLIC



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Thomas Hauss
APPLICANT'S SIGNATURE

Beverly L. Watson

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