

**RESOLUTION OF MEMORIALIZATION OF THE LITTLE EGG HARBOR
TOWNSHIP BOARD OF ADJUSTMENT**

**RESOLUTION NO.: 2016-21
VARIANCE APPLICATION NO.: 2016-11**

RE: ESAREY, WILLIAM
BLOCK 69, LOT 10
351 THOMAS AVENUE
Application for Bulk Variance

WHEREAS, William Esarey, whose mailing address is 351 Thomas Avenue, Little Egg Harbor, New Jersey 08087, has applied for relief pursuant to N.J.S.A. 40:55D-70(c) affecting premises located at Block 69, Lot 10, as shown on the Tax Map of the Township of Little Egg Harbor and otherwise known as 351 Thomas Avenue, Little Egg Harbor, New Jersey; and

WHEREAS, a public hearing was held on said application on June 8 2016, in the Municipal Building of the Township of Little Egg Harbor and testimony was presented on behalf of the applicant and all interested parties having been heard; and

WHEREAS, said Board having considered said application and testimony of the applicant, makes the following findings:

1. The application is deemed complete pursuant to the applicable provisions of the Little Egg Township Zoning Ordinance.

2. The subject property is located within the R3A (Residential) Zone and is located on the north side of Thomas Avenue, west of Birch Lane in the Grove Park portion of the Township. The site is rectangular in shape and currently contains a single family residential dwelling with a shed, detached garage and driveway. The Applicant proposes to remove a shed and detached garage and replace them with a proposed 24' x 28' carport. The proposed garage/carport

structure would be considered a permitted accessory use in the zone. The proposed structure does not meet the height and size requirements of the zone.

3. The applicant requires the following variances:

A. From §15-7.14B – Accessory buildings shall not exceed fifteen (15) feet in height, whereas 24.4' is proposed.

B. From §15-7.14F – Any building with a gross floor area in excess of 900 square feet or containing living space shall not be considered an accessory building, whereas 924 square feet is proposed.

4. Applicant provided testimony on his own behalf, stating it would be a benefit to the surrounding community for the new structure would be compatible with the existing homes in the area.

4. Applicant supplied plans to depict the appearance of the garage/carport. In the Applicant's opinion there would be no detriment to the surrounding community by the granting of this variance relief which would, in applicant's opinion, constitute a benefit to the neighborhood without being inconsistent with the zone plan and zoning ordinances.

5. No member of the public appeared to testify on this Application.

6. Based upon the foregoing evidence, the Board makes the following findings:

A. The applicant has demonstrated that the requested variance relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan or Zoning Ordinances of the Township of Little Egg Harbor.

NOW, THEREFORE, BE IT RESOLVED, by the said Board that on this 13th day of July, 2016, based upon the findings herein above stated, the application is hereby granted subject to the following conditions, together with all stipulations of the applicant:

1. The applicant shall strictly adhere to the representations, plans and exhibits submitted with regard to the proposed development of the subject property and should further comply in all respects with the technical review letter as prepared by the Little Egg Harbor Township Zoning Board of Adjustment Engineer dated May 31, 2016, a copy of which is annexed hereto and made a part hereof.

2. Applicant is specifically granted the following variances:

A. From §15-7.14B – Accessory buildings shall not exceed fifteen (15) feet in height, whereas 24.4' is proposed.

B. From §15-7.14F – Any building with a gross floor area in excess of 900 square feet or containing living space shall not be considered an accessory building, whereas 924 square feet is proposed.

3. The Applicant shall remove the box trailer thirty (30) days after the construction is completed, and shall remove the existing garage and shed.

4. The garage will not be used for habitation and shall have no bathroom, sewer or septic connections.

5. The accessory dwelling shall not be used for commercial purposes.

6. The applicant shall further reimburse the Little Egg Harbor Township Zoning Board of Adjustment for all professional fees expended with regard to this application within forty-five (45) days from the date of memorialization of this Resolution or any approvals granted herein

shall automatically become null and void.

7. The applicant shall further secure any and all other necessary applications, permits or approvals and post any surety bonds that may be required by any other governmental agency.

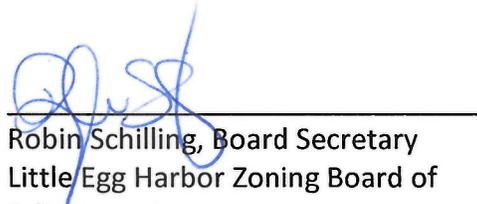
8. The applicant shall resubmit this entire proposal should there be any substantial deviation from this Resolution or the submitted plans, documents, or oral representations made by this applicant.



ED GAUTIER, Chairman
Little Egg Harbor Zoning Board of Adjustment

CERTIFICATION

The foregoing is a true copy of a memorializing resolution by said Board at its meeting of June 8, 2016, as copied from the minutes of said meeting.



Robin Schilling, Board Secretary
Little Egg Harbor Zoning Board of
Adjustment