

# Zoning Permit



DENIED

<input type="checkbox"/> ACCESSORY STRUCTURE (\$35)	<input type="checkbox"/> PORCH/DECK/BALCONY/ENTRY PLATFORM (\$35)
<input checked="" type="checkbox"/> COMMERCIAL/RESIDENTIAL ADDITION (\$35)	<input type="checkbox"/> RETAINING WALL (\$35)
<input type="checkbox"/> CONTINUING THE USE/OCCUPANCY OF A PROPERTY, BUILDING OR STRUCTURE UNDER NEW BUSINESS/PROPERTY OWNERSHIP (\$35)	<input type="checkbox"/> SIGN (\$35)
<input type="checkbox"/> DRIVEWAY (\$35)	<input type="checkbox"/> SOLAR PANEL (\$35)
<input type="checkbox"/> FENCE (\$35)	<input type="checkbox"/> STARTING/CHANGING A USE/OCCUPANCY OF A PROPERTY, BUILDING, OR STRUCTURE (\$35)
<input type="checkbox"/> HISTORIC DISTRICT: AC UNIT/GENERATOR/EXHAUST FAN (\$35)	<input type="checkbox"/> STORAGE SHED (\$35)
<input type="checkbox"/> IMPERVIOUS COVERAGE (\$35)	<input type="checkbox"/> SUBDIVISION (\$35)
<input type="checkbox"/> INTERIOR REMODELING (\$35)	<input type="checkbox"/> SWIMMING POOL/HOT TUB/TENNIS COURT (\$35)
<input type="checkbox"/> NEW PRINCIPAL STRUCTURE (\$35)	<input type="checkbox"/> ZONING DETERMINATION LETTER (\$35)
<input type="checkbox"/> OTHER: _____ (\$35)	

\*Indicate location, height, and type of fence or wall on survey / plot plan.

**PLEASE REVIEW THE ZONING PERMIT INFORMATION SHEET, AND ALL APPLICABLE LAND DEVELOPMENT ORDINANCE REQUIREMENTS, PRIOR TO COMPLETING THIS APPLICATION**

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be located online at [www.neptunetownship.org/departments/land-use](http://www.neptunetownship.org/departments/land-use).

As per the Neptune Township Land Development Ordinance Section 1102, a Zoning Permit shall be issued prior to the commencement or change of use of a property, building or structure; the occupancy of any building or structure; the construction, erection, reconstruction, alteration, conversion, or installation of any building or structure; or the issuance of a Certificate of Appropriateness, where applicable.

PLEASE NOTE: If any of the requested information is submitted incomplete, this application shall be returned, unprocessed.

**PLEASE PRINT CLEARLY:**

1. Block: 5215	Lot: 6	Zoning District: R-3
2. Property Address: 27 PINWOOD DR		
3. Current Property Owner Information:		
<b>(AS IDENTIFIED ON THE TAX ASSESSORS RECORD)</b> Applicant Information:		
Name: NASCIMENTO, JOSE CARLOS	Name: NASCIMENTO, JOSE CARLOS	
Address: 27 PINWOOD DRIVE	Address: 27 PINWOOD DRIVE	
NEPTUNE, NJ 07753	NEPTUNE, NJ 07753	
Phone: (732)693-7388	Phone: (732)693-7388	
Email Address: CARLOSPAVERSLLC1@GMAIL.COM	Email Address: CARLOSPAVERSLLC1@GMAIL.COM	
4. Present zoning use of the property: _____		
5. Proposed zoning use of the property: _____		

Unchanged



# Zoning Permit

6. Describe in detail all zoning related activities you are proposing.

(PROVIDE DETAILED DESCRIPTION ON ADDITIONAL PAGES IF NECESSARY)

7. Has the above referenced premises been the subject of any prior application to the **ZONING BOARD OF ADJUSTMENT** or **PLANNING BOARD**?

Yes ☐ No ☐ If Yes, state date: \_\_\_\_\_ Board: \_\_\_\_\_ Resolution #: \_\_\_\_\_

(SUBMIT A COPY OF THE RESOLUTION WITH THE BOARD SIGNED PLANS WITH THIS APPLICATION SUBMISSION)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 0 \_\_\_\_\_ % Lot Coverage: 0 \_\_\_\_\_ %

-----FOR OFFICE USE-----

## Zoning Review Notes:

09/03/2024 The applicant has submitted this application for the proposed construction of additions to the existing single-family residence.

The property is located within an R-3 Zoning District. The property presents with pre-existing, nonconforming conditions as the principal structure does not meet the required setbacks nor does the existing detached garage. The location of the existing detached garage does not comply with the Land Development Ordinance as it is not permitted to be located within a front yard area.

As per Ordinance, a nonconforming structure may not be enlarged, extended, increased in height, width or depth, moved or relocated, modified in such a way so as to increase habitable or usable space, number of dwelling units or number of bedrooms; unless such structure is changed to a structure conforming to the requirements of this Chapter except that an existing one-family structure may be rebuilt, enlarged, extended or added to provided:

1. The enlargement, extension or addition conforms to all zone requirements; or
2. The portion of the enlargement, extension or addition which does not conform to zone requirements consists entirely of the enclosure of existing side or rear porches.
3. Where a structure is nonconforming solely because it intrudes on the current required yard area.

(a) If the proposed horizontal addition to that building would not protrude further than the furthest point of the existing building line into that required yard area, then the Zoning Official can issue the permit and no application to the Board of Adjustment is necessary. The proposed addition must be equal to the existing building line, but cannot exceed the same if it violates the setbacks.

(b) If a proposed vertical addition would be located within the building envelope or existing building footprint (and assuming no violation of height restriction or other ordinance provision), the Zoning



Official may also issue a permit for such vertical expansion provided that the addition would not exacerbate the nonconformity.

4. An existing one-family structure located in a residential district destroyed by fire or other natural calamity may be rebuilt, provided the new structure complies with all zone requirements relating to setbacks and height; however, the existing lot need not comply with minimum lot width, depth and area requirements where the existing condition is non-conforming.

#### Zoning Permits:

- The architectural plans do not contain the existing elevations; however, a supplemental sheet dated August 14, 2024 entitled A4 has been submitted.

- As per Land Development Ordinance Section 201 the definition of a BASEMENT is as follows:

#### BASEMENT

Any area of a building having its floor located at or below a grade level on all sides.

It appears in reviewing the existing and proposed elevations that the existing home consists of a 3-story dwelling which is not permitted in the zone; therefore, proposed expansion of the 3<sup>rd</sup> story will require a variance. Zoning Board of Adjustment review and approval is required.

There has been no grading or topographic survey submitted demonstrating that the proposed construction is compliant with Ordinance Section 421 Slope Regulations and Retaining Walls. The Zoning Officer cannot grant a waiver of providing a grading plan for review as requested as there appears to be greater than a 150 s.f. disturbance of land. Zoning Board of Adjustment review and approval is required.

As per Land Development Ordinance Section 411.14 Dormers:

- Area. Dormers shall not occupy more than 25% of the roof area on which it is situated.
- Height. No part of the dormer shall extend beyond the projection of the roofline.
- Maximum Permitted Area: 25% of roof area on which it is situated.

The applicant does not display compliance with this section of the Ordinance. Zoning Board of Adjustment review and approval is required.

This zoning permit is DENIED and the applicant must make application to the Zoning Board of Adjustment for any necessary variance relief required as indicated above and as determined by the Board.

#### Status

Approved ☐ Denied ☒

#### Referrals

Construction ☐ HPC ☐ Engineering ☐ Planning Board ☐ Zoning Board ☒ Mercantile ☐ Code Enforcement ☐