



Fee Date: 04/22/2020
Check #: 3494
Cash: 0

ZONING PERMIT

ID: 552357399

Date: 04/27/2020

Fee: \$ 35.00

PROPOSED WORK

- Adding a New Use to a Property
- Air Condensor Unit(s)
- Commercial Addition
- Continuing/Changing Use
- Deck/Balcony
- Driveway / Sidewalk / Apron
- Fence/Retaining Wall
- Other: _____
- Home Occupation
- Interior Remodel - Comm / Res
- New Accessory Structure
- New Commercial Business
- New Ownership of Property/Business
- New Residence
- Porch
- Private Garage
- Residential Addition
- Signs
- Solar
- Storage Shed
- Swimming Pool/Hot Tub
- Zoning Determination

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at www.neptunetownship.org/departments/land-use.

ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

1. Location of property for which zoning permit is desired:
Street Address: 522 S RIVERSIDE DR Block: 5213 Lot: 1 Zone: R-3
2. Applicant Name: DYKEMAN ASSOCIATES Phone No. [REDACTED] Fax No. [REDACTED]
Applicant's Address: 1 DUKEMAN PLACE NEPTUNE, NJ 07753
Email: [REDACTED]
3. Property Owner Name: DYKEMAN ASSOCIATES Phone No. [REDACTED] Fax No. [REDACTED]
Property Owner's Address: 1 DUKEMAN PLACE NEPTUNE, NJ 07753
Email: [REDACTED]
4. Present Approved Zoning Use of the Property: Detached Single Family Residence
5. Proposed Zoning Use of the Property: Detached Single Family Residence
6. Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.

"Construct 2 story dwelling with a basment. House dimensions 37'X49'-6". Wood deck dimensions 19'-3"X10', at rear of the house. Asphalt driveway 20' wide, with retaining wall on one side. Wood steps from driveway to covered front porch. House & Porch = 1, 832 SQ.FT Rear Deck + Steps = 202 SQ.FT. Front Steps = 106 SQ.FT. Driveway = 1,121 SQ.FT. Retaining Wall = 71 SQ.FT Total = 3,332 SQ.FT."

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 # (if any): (submit a copy of the Resolution)

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

Building Coverage: 0

Lot Coverage: 0 (Please include calculations)

40:55D-68.3. Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

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

Zoning Review Notes:

04/27/2020 With this Zoning Permit Application Submission the applicant submitted:

- One (1) Zoning Permit Application.

- Two (2) copies of the "Plot Plan ~ Tree Removal Plan", by Nelson Engineering Associates, dated 04-15-20.

Two (2) copies of the "Grading ~ Soil Erosion & Sediment Control Plan", by Nelson Engineering Associates, dated 04-15-20.

- Two (2) copies of the Construction Plan, by Feldman & Feldman Architects, dated 4-8-20.

The property is located within the R-3 Zoning District. The present approved zoning use of the property is a Vacant Lot.

The applicant describes the proposed work in detail:

"Construct 2 story dwelling with a basement. House dimensions 37'X49'-6". Wood deck dimensions 19'-3"X10', at rear of the house. Asphalt driveway 20' wide, with retaining wall on one side. Wood steps from driveway to covered front porch.

House & Porch = 1, 832 SQ.FT

Rear Deck + Steps = 202 SQ.FT.

Front Steps = 106 SQ.FT.

Driveway = 1,121 SQ.FT.

Retaining Wall = 71 SQ.FT Total = 3,332 SQ.FT."

The applicant does not describes all proposed structures in detail on the zoning permit application.

The applicant indicates the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

DEMOLITION:

- The applicant is proposing to demolish the principal and accessory structures on the property, generating a vacant lot.

NEW RESIDENCE:

ZONING NOTES:

- The applicant is proposing to construct 37'X49.5' Detached Single Family Residence.
- The applicant indicates the principal structure to be setback 28' from the front yard lot line, 48.8' from the rear yard lot line, and 17' and 37.3' from the side yard lot lines.
- The applicant indicates the proposed mean building height to be "34.9 FT. ~ Above Lowest Fin. Grade", and "29.4 FT. ~ Above Avg. Fin. Grade". The elevation information provided on the "Plot Plan ~ Tree Removal Plan", by Nelson Engineering Associates, dated 04-15-20, is inconsistent with the elevation information provided on the Construction Plans, by Feldman & Feldman Architects, dated 4-8-20. The applicant does not display compliance with the Land Development Ordinance requirements. Denied zoning
- The applicant indicates the proposed number of stories to be "2 stories". The submitted construction plans do not clearly identify each story as defined by the Land Development Ordinance. The applicant does not display compliance with the Land Development Ordinance requirements. Denied zoning

DECK, REAR:

Land Development Ordinance section 411.07-B:

B Deck setbacks. For single family residential structures, a deck may extend no more than eight (8) feet into the required front setback area, provided the principal structure conforms to the front yard setback requirement. For single family residential structures, a deck may extend no further than fifteen (15) feet into a required rear yard setback area, provided the principal structure conforms to the rear yard setback requirements. In no instance shall a deck be closer than ten (10) feet to a front, rear or side lot line. No deck for a residential structure may extend into a side setback area. No deck associated with a multi-family residential use may extend into any required setback area.

ZONING NOTES:

- The applicant indicates that the proposed deck does not encroach into the rear yard setback.
- The applicant indicates that the proposed deck does not encroach into the side yard setbacks.

PORCH, FRONT:

Land Development Ordinance section 411.07-C:

C Porch setbacks. For residential structures, a porch may extend no more than eight (8) feet into the required front and/or rear setback area, provided the principal structure conforms to the front yard setback requirement. No porch for a residential structure may extend into a side setback area. No porch associated with any multi-family residential use may extend into any setback area. The front yard setback of a porch shall not be considered the front yard setback of the principal building to which it is attached.

ZONING NOTES:

- The applicant indicates that the proposed porch does not encroach into the front yard setback.
- The applicant indicates that the proposed porch does not encroach into the side yard setbacks.

DRIVEWAY:

Land Development Ordinance section 505:

- A Applicability. This article shall apply to all applications for development.

B Design standards. The following standards shall be used to prepare and review any development plan that involves the construction of a new driveway or the expansion or repair of an existing driveway.

1 Lot access. Every use shall have driveway access to a street, except for historic zone districts. Such access shall be designed for the safety, control, efficient movement and convenience of motor vehicle traffic accessing the site, including service and emergency vehicles, and to promote safe, efficient and convenient traffic circulation generally within the Township.

2 Location. Driveways shall be located along the street line of a lot as follows:

(a) A driveway on a corner lot shall be set back a minimum of forty (40) feet from the intersecting lot lines at the corner. A driveway for a single-family dwelling shall be set back a minimum of three feet (3) from a side lot line, unless such is a common driveway for dwelling units on adjacent lots. A driveway for uses other than single-family dwelling units shall be setback at least ten (10) feet from all property lines, excepting driveway intersections with public or private roadways.

ZONING NOTES:

- The property is not located on a corner lot.

3 Construction specifications. Driveways shall be paved with a minimum of four (4) inches of compacted sub-base material and two (2) inches of three-eighths inch roadway stone or comparable material or to an alternate standard as approved by the Township Engineer.

ZONING NOTES:

- The applicant does not provide information displaying compliance with this LDO requirement.

- To be reviewed and approved by the Township Engineer.

4 Width. The width of driveways shall be based on the following:

(Refer to TABLE 5.2)

ZONING NOTES:

- The applicant is proposing to construct a 20' wide driveway.

5 Grading. Driveway grades shall not exceed 6% at any point along the entire length of the driveway.

ZONING NOTES:

- The applicant does not provide information displaying compliance with this LDO requirement.

- To be reviewed and approved by the Township Engineer.

6 Aprons. Driveway aprons shall be designed to permit access to any driveway from a street. Such apron shall be constructed between the curb or edge of street pavement and the sidewalk or, in the absence of sidewalk, for a distance of four feet back from the curb or edge of pavement. Driveway apron width may be enlarged to provide adequate turning radii for larger vehicles. The construction specifications of driveway aprons shall be pursuant to applicable Township ordinances or as approved by the Township Engineer.

ZONING NOTES:

- To be reviewed and approved by the Township Engineer.

7 Side slopes. Driveway side slopes shall be top soiled, seeded, fertilized and mulched or otherwise stabilized to prevent erosion. If banks exceed a slope of two increments vertical to one increment horizontal (two to one) and the slope face is not stable rock, retaining walls shall be constructed of a design approved by the Township Engineer.

ZONING NOTES:

- The applicant does not provide information displaying compliance with this LDO requirement.
- To be reviewed and approved by the Township Engineer.

8 Clear sight triangles. At locations where driveways approach sidewalks and streets in the public right-of-way, clear sight triangles shall be provided on both sides of such driveways. No vision-obstructing object with a height greater than 2 1/2 feet, as measured from the elevation of the driveway, shall be located in such areas formed by outward facing isosceles triangles, with equal sides of ten (10) feet in length consisting of the curb line of the driveway and the property line along the right-of-way.

ZONING NOTES:

- The applicant is proposing to construct a structural retaining wall of undetermined height with a 4' high fence obstructing the clear sight triangle. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

STRUCTURAL RETAINING WALL:

Land Development Ordinance section 412.07-B:

B Fences and walls in non-historic zone districts. Fences and walls in non-historic zone districts shall be permitted accessory structures subject to the following provisions:

1 Front Yards.

(a) For residential uses, fences shall be permitted to be located in front yards, provided such fences shall not exceed four (4) feet in height, as measured from ground level and shall be constructed so that at least fifty (50) percent thereof is non-solid and open. Fence types such as board-on-board and stockade shall be considered solid fences. Decorative walls are permitted to be located in front yards for residential uses, provided such shall not exceed two and one half (2 1/2) feet in height, as measured from ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed five (5) feet in height. For corner lots the second front yard now considered a side yard may have a solid fence, six (6) feet in height extending to the front buildings line of the dwelling unit and shall not interfere in the site triangle.

ZONING NOTES:

- N/A

- The applicant is proposing to construct a structural retaining wall, not a "Decorative Wall".

(b) For non-residential uses, fences and decorative walls may be erected in the front yard extending to the rear or side lot lines, provided:

(i) When such fences and walls are located within fifteen (15) feet of a street line they shall not exceed four (4) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways shall not exceed five (5) feet in height.

(ii) When such fences and walls are located more than fifteen (15) feet from a street line they shall not exceed six (6) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways shall not exceed seven (7) feet in height.

ZONING NOTES:

- N/A

- The proposed is for a residential use.

(c) Chain link fences shall be prohibited in front yards in all zone districts.

ZONING NOTES:

- N/A

- The applicant is not proposing a chain link fence.

2 Side and Rear Yards.

(a) For residential uses, both solid and non-solid fences shall be permitted to be located in side or rear yards, provided such shall not exceed six (6) feet in height, as measured from the ground level. Decorative walls for residential uses are permitted to be located in side or rear yards, provided such shall not exceed four (4) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed seven (7) feet in height.

ZONING NOTES:

- N/A

- The applicant is proposing to construct a structural retaining wall, not a "Decorative Wall".

(b) For non-residential uses, both decorative walls and solid or non-solid fences shall be permitted to be located in side or rear yards, provided such shall not exceed six (6) feet in height, as measured from the ground level. Fence posts, corners, gateways, and wall piers and entryways may not exceed seven (7) feet in height.

ZONING NOTES:

- N/A

- The proposed is for a residential use.

3 Finished Exterior Side. All fences or walls shall be constructed so that a finished side, with no fully exposed structurally supporting members, is located on the exterior facing outward away from the property upon which it is located.

ZONING NOTES:

- The applicant is proposing to construct a structural retaining wall. In the plans the applicant submitted with this zoning permit application submission, there are no fully exposed structurally supporting members displayed on the exterior facing wall.

4 Materials. No fence or wall shall be constructed or installed with barbed wire, metal spikes, or topped with concertina or razor wire, broken bottles or similar materials so as to be dangerous to humans or animals. In addition, chain link fences are specifically prohibited in front yard in all zones.

ZONING NOTES:

- The applicant is proposing to construct a structural retaining wall. In the plans the applicant submitted with this zoning permit application submission, there are no barbed wire, metal spikes, or topped with concertina or razor wire, broken bottles or similar materials so as to be dangerous to humans or animals indicated.

5 Drainage. Fences and decorative walls shall be constructed in a manner so as to permit the continued flow of natural drainage and shall not cause surface water to be blocked or dammed to create ponding, either on the property upon which such is located or on any adjacent lot. Those applying for a zoning permit to erect a fence or decorative wall may consult with the Township Engineer to ensure compliance with this provision.

ZONING NOTES:

- N/A

- The applicant is proposing to construct a structural retaining wall, not a "Decorative Wall".

- The drainage for the proposed structural retaining wall shall be reviewed and approved by the Township Engineer.

6 Obstruction. No fence shall be constructed within any sight triangle as defined in this article, or installed so as to constitute a hazard to traffic or public safety.

ZONING NOTES:

- The applicant is proposing to construct a structural retaining wall of undetermined height with a 4' high fence obstructing the clear sight triangle. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

7 Utility easement. Prior to installing a fence in a utility easement area, a property owner shall secure written approval from the appropriate utility company or appropriate public body. Evidence of approval shall be submitted as a prerequisite to issuance of a zoning permit.

ZONING NOTES:

- The applicant does not display any easements on the property.

8 Retaining Walls. Any permitted wall proposed to be used as a retaining wall may be required to be reviewed by the Township Engineer prior to the issuance of a zoning permit.

ZONING NOTES:

- CONDITION OF APPROVAL: Township Engineer review and approval is required.

9 Exceptions. Fences or walls that constitute a permitted buffer area screen approved as part of a site plan application shall be excepted from the above height and location provisions. In addition, fencing required to enclose a tennis court shall be excepted from the above maximum height provisions. Said fence shall not exceed twelve (12) feet in height, as measured from ground level, and may not be located within a required setback area.

ZONING NOTES:

- N/A

- The applicant indicates the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

SLOPE REGULATIONS AND RETAINING WALLS:

Land Development Ordinance section 421:

A The purpose of these regulations is: (1) to minimize potential detrimental impacts that are associated with the disturbance of established vegetation on existing steep slopes; (2) to avoid creating new steep slopes where the potential for detrimental impacts are increased; and (3) to minimize potential detrimental impacts by regulating the scale, mass and location of retaining walls. Detrimental impacts means any adverse impact to: public safety and the general welfare; private or public property; or, any historic, cultural, scenic or other environmental resource caused by the destabilization of a slope area or retaining wall as a result of erosion slumping, runoff or other consequence.

B For the purposes of these regulations, "construction" shall mean any disturbance or improvement to land, including but not limited to buildings, structures, streets, driveways, parking areas, swimming pools, excavations, fill, grading, tree removal, stripping of vegetation and clearing, except that selective thinning of vegetation and site work approved by the approving authority for sidewalks and similar pedestrian ways, subsurface utility installations and drainage facilities shall not be considered construction.

C Steep slopes shall not be disturbed and retaining walls shall not be installed except where the applicant demonstrates that each disturbance and/or retaining wall is essential to the reasonable use of the property and that no adverse impact to adjoining properties will result from the proposed construction.

1 In the case of development applications before the Planning Board or the Zoning Board of Adjustment, the applicant shall submit a separate sheet as part of the overall development plan, identifying the extent of the steep slope disturbance and the use of retaining wall(s) and noting the justification(s) for the disturbance.

2 In the case of Zoning Permit Applications, the applicant shall submit a grading plan in accordance with the zoning permit requirements contained in Article XI of this Land Development Ordinance.

ZONING NOTES:

- The applicant indicates the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

- The applicant has submitted a "Grading - Soil Erosion & Sediment Control Plan", by Nelson Engineering Associates, dated 04-15-20.

D Within any development, construction on steep slopes, as defined herein, shall be in accordance with the following provisions.

1 Construction on steep slopes of fifteen (15) percent or greater, but less than twenty-five (25) percent, shall be permitted in accordance with the following regulations:

(a) A maximum of thirty (30) percent of the total lot area in this slope category may be used for construction purposes; and,

(b) Construction shall not result in the creation of critical slope areas.

ZONING NOTES:

- N/A

- The applicant is proposing construction on steep slopes greater than twenty-five (25) percent.

2 No construction shall be permitted in critical slope areas (slopes of 25 percent or greater) unless all of the following criteria are met:

(a) The total soil disturbance in the critical slope area of the lot is no greater than one (1) cubic yard;

(b) The total area of removal or disturbance of vegetation in the critical slope area of the lot is no greater than twenty-five (25) square feet;

(c) The increase in impervious ground cover in the critical slope area of the lot is no greater than twenty-five (25) square feet;

(d) The construction does not include the removal of any tree, having a diameter at point of measurement greater than eighteen (18) inches; and,

(e) The applicant must demonstrate that the proposed slope disturbance is essential to a reasonable use of property.

ZONING NOTES:

- The applicant is proposing construction on steep slopes greater than twenty-five (25) percent.

- The applicant indicates the total soil disturbance in the critical slope area of the lot is greater than one (1) cubic yard. The applicant does not display compliance with the LDO. Zoning Board of Adjustment approval is required.

- The applicant indicates the total area of removal or disturbance of vegetation in the critical slope area of the lot is greater than twenty-five (25) square feet. The applicant does not display compliance with the LDO. Zoning Board of Adjustment approval is required.

- The applicant indicates the increase in impervious ground cover in the critical slope area of the lot is no greater than twenty-five (25) square feet. The applicant does not display compliance with the LDO. Zoning Board of Adjustment approval is required.

- The applicant indicates the proposed removal of one (1) tree having a diameter at point of measurement greater than eighteen (18) inches. The applicant does not display compliance with the LDO. Zoning Board of Adjustment approval is required.

- The applicant shall demonstrate that the proposed slope disturbance is essential to a reasonable use of property to the Zoning Board of Adjustment.

E Where construction will disturb steep sloped areas and areas abutting steep slopes, the plan shall provide the following design features, as applicable to the situation:

1 Any grading or disturbance in an area of steep slopes or in an area abutting a steep slope shall stabilize the soil as required to avoid detrimental impacts.

2 An area abutting a steep slope may be disturbed or completely removed, provided:

(a) The final grading does not result in a net increase in the total steep slope areas on the lot; and,

(b) The removed soil is redistributed on site and/or removed from the site in accordance with other township requirements.

3 The area along the top of a steep slope may be filled and a retaining wall(s) constructed, provided the retaining wall(s) and all other construction activities conform to regulations set forth herein.

F Landscape Retaining Wall Setback Requirement. Landscape retaining walls shall not be located closer to a property line than one half (1/2) the height of the wall.

ZONING NOTES:

- N/A

- The applicant is proposing to construct a structural retaining wall.

G Maximum Height of Structural Retaining Walls

1 The maximum height of any structural retaining wall, section of structural retaining wall, or tier of a structural retaining wall, shall be no greater than eight (8) feet, unless in a front yard setback area, in which case the maximum height shall be no greater than four (4) feet.

ZONING NOTES:

- Per the note indicated on the "Plot Plan ~ Tree Removal Plan", by Nelson Engineering Associates, dated 04-15-20: "Contractor shall refer to retaining wall structural engineering design for complete set of retaining wall details. The depicted detail is for illustrative purposes only."

- The applicant did not provide the required plans clearly displaying the proposed structural retaining wall height.

- The applicant does not display compliance with this Land Development Ordinance requirement.

2 Multiple, staggered or tiered walls shall be considered single walls unless the minimum horizontal distance between the top of any single section or tier and the base (toe) of the next higher section or tier is not less than one and one-half (1-1/2) times the height of the lower section or tier. If there are more than three (3) single sections or tiers, the minimum distance between the top of any single section or tier and the base (toe) of the next higher section or tier shall be not less than two (2) times the height of the lower section or tier.

ZONING NOTES:

- The applicant is proposing to construct one structural retaining wall.

3 A structural retaining wall shall not extend in height for more than one (1) foot above the natural or approved finished grade at its top, unless proper surface drainage requires a greater height.

ZONING NOTES:

- The applicant does not display compliance with this Land Development Ordinance requirement.

4 Any combination of a structural retaining wall(s) and a safety fence shall not exceed twelve (12) feet.

ZONING NOTES:

- Per the note indicated on the "Plot Plan ~ Tree Removal Plan", by Nelson Engineering Associates, dated 04-15-20: "Contractor shall refer to retaining wall structural engineering design for complete set of retaining wall details. The depicted detail is for illustrative purposes only."

- The applicant did not provide the required plans clearly displaying the proposed structural retaining wall height.

- The applicant is proposing to construct a 4' high fence on top of the proposed structural retaining wall.

- The applicant does not display compliance with this Land Development Ordinance requirement.

H Location of Structural Retaining Walls

1 A structural retaining wall (top or bottom) shall be located no closer to a property line than the height of the wall or wall segment closest to the property line, and the applicant's engineer shall certify that a failure of the structural retaining wall will not have an adverse impact on any adjoining property or public right-of-way.

2 Structural retaining walls shall not be located in any public rights-of-way or utility easements.

ZONING NOTES:

- Per the note indicated on the "Plot Plan ~ Tree Removal Plan", by Nelson Engineering Associates, dated 04-15-20: "Contractor shall refer to retaining wall structural engineering design for complete set of retaining wall details. The depicted detail is for illustrative purposes only."

- The applicant did not provide the required plans clearly displaying the proposed structural retaining wall height.

- The applicant does not display compliance with this Land Development Ordinance requirement.

I Safety Requirements of Structural Retaining Walls. The top of any structural retaining wall, or tiered wall, with a height of greater than four (4) feet, shall be protected through the use of fencing with a minimum height of three (3) feet or, in the alternative provided safety concerns are adequately addressed, densely planted vegetation at 50% of the full growth screening.

ZONING NOTES:

- Per the note indicated on the "Plot Plan ~ Tree Removal Plan", by Nelson Engineering Associates, dated 04-15-20: "Contractor shall refer to retaining wall structural engineering design for complete set of retaining wall details. The depicted detail is for illustrative purposes only."

- The applicant did not provide the required plans clearly displaying the proposed structural retaining wall height.

- The applicant is proposing to construct a 4' high fence on top of the proposed structural retaining wall.

- The applicant does not display compliance with this Land Development Ordinance requirement.

J Design. A licensed structural or civil engineer shall design all structural retaining walls, with signed and sealed plans submitted for review and approval by the Construction Official, Borough Engineer, Planning Board Engineer or Zoning Board of Adjustment Engineer, whatever the case may be.

ZONING NOTES:

- Per the note indicated on the "Plot Plan - Tree Removal Plan", by Nelson Engineering Associates, dated 04-15-20: "Contractor shall refer to retaining wall structural engineering design for complete set of retaining wall details. The depicted detail is for illustrative purposes only."
- The applicant did not provide the required plans clearly displaying the proposed structural retaining wall height.
- The applicant does not display compliance with this Land Development Ordinance requirement.

K Inspection. A licensed structural or civil engineer, at the cost of the applicant, shall inspect the construction of all structural retaining walls, and a signed and sealed certification that the wall has been properly constructed shall be submitted to the Construction Official upon completion of the wall.

ZONING NOTES:

- The applicant did not provide supporting documentation indicating a licensed structural or civil engineer, at the cost of the applicant, shall inspect the construction of all structural retaining walls, and a signed and sealed certification that the wall has been properly constructed shall be submitted to the Construction Official upon completion of the wall.

IMPERVIOUS COVERAGE:

- The applicant indicates the proposed building coverage to be 14.06%.
- The applicant indicates the proposed lot coverage to be 25.58%.
- The applicant did not submit a copy of their calculations for the indicated 14.06% and 25.58%. The submitted square footages in the detailed description of the zoning permit application do not suffice as calculations.

The applicant does not display compliance with the Land Development Ordinance.

Zoning Board of Adjustment approval is required.

Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement