



Fee Date:
Check #:
Cash: 0

ZONING REVIEW

ID: 555173203

Date: 07/07/2021

Fee: \$ 35.00

PROPOSED WORK

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

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.

- Location of property for which zoning permit is desired:
Street Address: 338 VICTOR PL Block: 4801 Lot: 4 Zone: R-3
- Applicant Name: GEARY, THOMAS Phone No. [REDACTED] Fax No.
Applicant's Address: 338 VICTOR PLACE NEPTUNE, NJ 07753
Email: [REDACTED]
- Property Owner Name: GEARY, THOMAS Phone No. [REDACTED] Fax No.
Property Owner's Address: 338 VICTOR PLACE NEPTUNE, NJ 07753
Email: [REDACTED]
- Present Approved Zoning Use of the Property: Detached Single Family Residence
- Proposed Zoning Use of the Property: Detached Single Family Residence
- 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.
- 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:

07/07/2021 This zoning permit application consists of:

- One (1) copy of the Zoning Permit Application;
- One (1) copy of the Construction Plans;
- One (1) copy of the survey by DMC Associates, Inc, dated 10-21-1999.

The applicant/property owner certifies that the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

The property is located within the R-3 Zoning District.

The present Zoning Use of the Property is a Detached Single Family Residence.

In reviewing the submitted documents, it appears the applicant is proposing work in reference to:

- Zoning Permit Application Information Sheet;
- Storage Sheds;
- Zoning Schedule B: R-3;

Zoning Permit Application Information Sheet;

With each Zoning Permit Application you are required to submit: (for all projects within the Historic Zoning Districts) three (3) copies of a current survey/site plan and three (3) sets of construction plans; (for all projects outside of the Historic Zoning District) two (2) copies of a current survey/site plan and two (2) set of construction plans. Survey's must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys must be prepared by a land surveyor. Survey information may be transposed to a site plan if the date of the survey and by whom and for whom it was prepared is noted on the site plan. Vegetation, general flood plain determinations or general location of existing utilities, buildings or structures may be shown by an architect, planner, engineer, land surveyor, certified landscape architect or other person acceptable to the reviewing governmental body. On all plans you are responsible for showing the actual shape and dimensions of the lot to be built upon, the exact location, size and height of all existing and proposed structures and substructures (drawn to scale), the number of dwelling units the structure is designed to accommodate, the number and location of off-street parking spaces and off-street loading areas and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Ordinance.

Storage Sheds;

Land Development Ordinance section 411.11 states:

Private residential storage sheds shall comply with the following regulations:

A Size. No shed* shall exceed 175 square feet in floor area.

ZONING NOTES:

- **The applicant indicates the proposed construction of a 6.29'X20' (125.83 sq.ft.) Storage Shed.**

B Height. No shed shall exceed fifteen (15) feet in height.

ZONING NOTES:

- **The applicant indicates the proposed Storage Shed height to be 7'.**

C Location. No shed shall be located in a front yard.

ZONING NOTES:

- **The applicant indicates the proposed Storage Shed to be constructed in the side yard area.**

D Setback. Sheds may be placed no closer than five (5) feet from a side or rear property line, except in historic zone districts. Sheds in historic zone districts must conform to principal building setback requirements.

ZONING NOTES:

- **The applicant indicates the proposed Storage Shed to be setback 11.5' from the proximal side yard property line and 36' from the rear yard property line.**

E Quantity. No more than one (1) tool shed per lot shall be permitted, except that on lots 12,500 square feet or larger two (2) tool sheds may be permitted.

ZONING NOTES:

- **The applicant indicates a proposed total of two (2) Storage Sheds on the property. The applicant does not demonstrate compliance with this Land Development Ordinance requirement. Zoning Board of Adjustment approval is required.**

Zoning Schedule B: R-4:

Zoning Schedule B for the R-4 Zoning District states:

Maximum Percent Building Cover: 30%

ZONING NOTES:

- **The applicant indicates the proposed Building Cover to be 19.13%.**

Maximum Percent Total Lot Cover: 45%

ZONING NOTES:

- The applicant indicates the proposed Total Lot Cover to be 37.105%

The applicant does not display compliance with the Land Development Ordinance requirements. The applicant is proposing more Storage Sheds on the property than permitted. A variance is required from the Zoning Board of Adjustment.

Zoning Board of Adjustment approval is required.

* Returned to the applicant:

- One (1) copy of the Zoning Determination.

Status

Approved Denied

Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement