



Fee Date: 03/01/2022
Check #: 774
Cash: 0

ZONING REVIEW

ID: 557224214

Date: 03/07/2022

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: 310 WILSON ROAD Block: 4908 Lot: 5 Zone: R-3
2. **Applicant Name:** SCOTT, CHRISTINE RENEE **Phone No.** [REDACTED] **Fax No.**
Applicant's Address: 310 WILSON ROAD NEPTUNE, NJ 07753
Email: [REDACTED]
3. **Property Owner Name:** SCOTT, CHRISTINE RENEE **Phone No.** [REDACTED] **Fax No.**
Property Owner's Address: 310 WILSON ROAD 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.**
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:

03/07/2022 The property is located within the R-3 Zone (Zoning District).

The 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:

- Nonconforming Uses, Structures, And Lots;
- Storage Sheds;
- Zoning Schedule B: R-3;

Nonconforming Uses, Structures, And Lots;

Land Development Ordinance section 422 states:

The following provisions shall apply to valid non-conforming use, structures and lots at the time of adoption of this Ordinance:

A A use, building or structure which is lawfully in existence at the effective date of this Ordinance and shall be made non-conforming at the passage of this Ordinance or any applicable amendment thereto, may be continued as otherwise provided in this section.

ZONING NOTES:

- The existing Principal Structure is nonconforming as it does not comply with the current Land Development Ordinance requirements.
- The applicant/property owner certifies the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

B No existing use, structure or premises devoted to a non-conforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, unless it is changed to a conforming use or structure as follows:

1 Any non-conforming structure or use damaged to less than fifty per cent (50%) of its previous existing area or value by fire or other natural calamity, may be restored, reconstructed or used as before, provided the area of such use or structure shall not exceed the area which existed prior to such damage nor increase the intensity of use. All repairs shall be completed within one (1) year after damages occur, or within such time extensions granted by the Zoning Officer, which can only be granted upon good cause being shown by the applicant, or such use shall not be rebuilt except as a conforming use.

2 Normal maintenance and repair of a structure containing a non-conforming use is permitted, provided that it does not extend the area or volume of space occupied by the non-conforming use or structure and does not increase the intensity of use. Nothing in this section shall prevent the restoring to a safe or lawful condition any part of any structure declared unsafe by the Construction Official.

3 A building containing residential non-conforming use may be altered in any way to improve interior livability. No structural alterations shall be made which would increase the number of bedrooms or dwelling unit.

C Non-conforming uses and structures are considered terminated and shall not be revived in any way except as a conforming use or structure in accordance with the following:

1 A non-conforming use or structure abandoned in accordance with this Ordinance and accompanied by an intent on the part of the owner to abandon such use as evidenced by some act or failure to act which carries with it a sufficient implication that the owner neither claims or retains any interest in the subject matter of the abandonment shall be considered a termination thereof. Such implication shall be reputably presumed by non-use for any period of two (2) or more years. Non-use by successive owners shall be considered continuous non-use.

2 The change of a non-conforming use or structure to a more or entirely conforming use for any period of time shall be considered an abandonment of the previous non-conforming use, and a reversion to the previous non-conforming use shall not be permitted.

3 A non-conforming structure or use which has fifty percent (50 %) or more of its non-conforming area or value destroyed by fire or natural calamity shall be considered an abandonment thereof.

D 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 useable 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 into that required yard area, then the Zoning Official can issue the permit and no application to the Board of Adjustment is necessary.

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.

E The prospective purchaser, prospective mortgagee, or any other person interested in any land upon which a nonconforming use or structure exists may apply for, in writing, the issuance of a certificate certifying that the use or structure existed before the adoption of the ordinance which rendered the use or structure nonconforming. The applicant shall have the responsibility of affirmatively proving the preexisting nonconforming use or structure. Application pursuant hereto may be made to the Zoning Board of Adjustment Administrative Officer within one year of the adoption of the ordinance which rendered the use or structure nonconforming or at any time to the Zoning Board of Adjustment.

F Any parcel of land with an area or width less than that prescribed for a lot in the zone in which the lot is located may be used as a lot for any purpose permitted in the zone, if:

1 at the time of and since the adoption of the zoning ordinance making such lot nonconforming, the owner of the lot did not own adjoining property.

2 all other regulations prescribed for the zone are or can be complied with.

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 132 square foot Storage Shed.

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

ZONING NOTES:

- The applicant indicates the proposed Storage Shed to be 12.96', from the peak to the grade. The applicant did not provide construction plans drawn to scale as indicated on the zoning permit application information sheet, so the building height can be measured as defined in the Land Development Ordinance.

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

ZONING NOTES:

- The applicant indicates the proposed construction of a Storage Shed in the rear 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 3.5' from the proximal side yard property line, and 2' from the rear yard property line. The applicant does not demonstrate compliance with this Land Development Ordinance requirement. A variance is required from the Zoning Board of Adjustment.

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 the proposed construction of one (1) Storage Shed on the property.

Zoning Schedule B: R-3:

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

Maximum Percent Building Cover: 30%

ZONING NOTES:

- The applicant indicates the proposed building coverage to be 21.1%.

Maximum Percent Total Lot Cover: 65%

ZONING NOTES:

- The applicant indicates the proposed total lot coverage to be 41.5%.

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

A variance is required from the Zoning Board of Adjustment for noncompliance with the Storage Shed Setback Requirements.

Status

Approved Denied

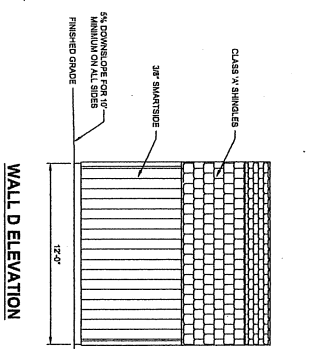
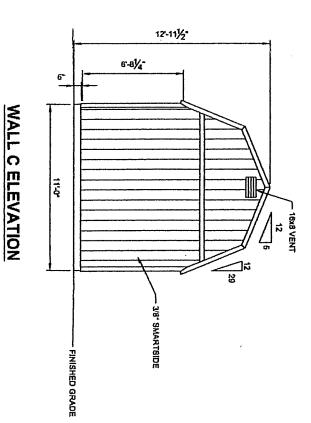
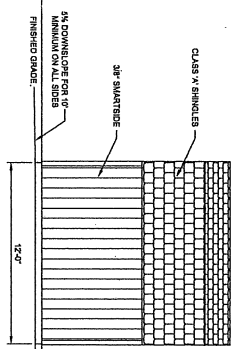
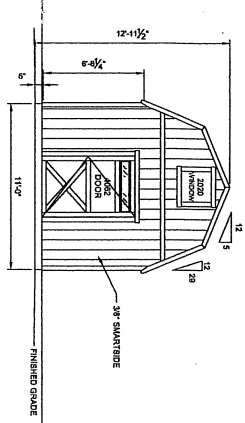
Referrals

Construction HPC Engineering Planning Board Zoning Board Mercantile Code Enforcement

ACCESSORY BUILDING
11' X 12' = 132 SQ. FT.

PROJECT NOTES

- DESIGN REQUIREMENTS SHALL BE AS SHOWN AND SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
- DESIGN SCHEDULE
A. MONTH: 11/22
B. LENGTH: 12'-0"
C. WIDTH: 11'-0"
D. TOTAL HEIGHT: 12'-11 1/2"
E. BUILDING LOADS: 10 PSF ROOF DEAD LOAD, 10 PSF ROOF LIVE LOAD, 10 PSF FLOOR DEAD LOAD, 10 PSF FLOOR LIVE LOAD
F. DESIGN WIND: V_W = 115 MPH
G. WIND EXPOSURE: C
H. DESIGN CATEGORY: II
I. ROOF PITCH: 5/12, 20/12
- ROOFING SCHEDULE
A. ROOF SHEATHING SHALL BE 3/4" THICK OSB OR 2" THICK GYPSUM BOARD.
B. TRUSS MANUFACTURER: TUFF SHED, INC.
C. TRUSS MANUFACTURER: TUFF SHED, INC.
D. TRUSS MANUFACTURER: TUFF SHED, INC.
E. TRUSS MANUFACTURER: TUFF SHED, INC.
F. TRUSS MANUFACTURER: TUFF SHED, INC.
G. TRUSS MANUFACTURER: TUFF SHED, INC.
H. TRUSS MANUFACTURER: TUFF SHED, INC.
I. TRUSS MANUFACTURER: TUFF SHED, INC.
J. TRUSS MANUFACTURER: TUFF SHED, INC.
K. TRUSS MANUFACTURER: TUFF SHED, INC.
- WOOD FRAMING
A. ALL MEMBERS ARE SPRUCE-PINE-FIR (SPF) 2X (D.O.S.).
B. GRADE OR BETTER.
C. STUDS SHALL BE SPACED @ 16" O.C.
D. FLOOR JOISTS SHALL BE SPACED @ 16" O.C.
E. TRUSSES SHALL BE SPACED @ 24" O.C.
F. TRUSSES SHALL BE SPACED @ 24" O.C.
G. ALL TRUSSES SHALL BE SPACED @ 24" O.C.
H. THE TRUSS MANUFACTURER SHALL PROVIDE TRUSS MANUFACTURER'S DESIGN INFORMATION (DIMENSIONS, CONNECTIONS, ETC.) TO GOOD TRUSS CONNECTION PLATES (EDGE METAL PLATES).
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J. THE TRUSS MANUFACTURER SHALL PROVIDE TRUSS MANUFACTURER'S DESIGN INFORMATION (DIMENSIONS, CONNECTIONS, ETC.) TO GOOD TRUSS CONNECTION PLATES (EDGE METAL PLATES).
K. TRUSS MANUFACTURER: TUFF SHED, INC.
- SOIL
A. MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT. ALL M.A.C.P. PREScriptive ALLOWABLE SOILS ARE PER TABLE 1604.2.
B. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON UNDISTURBED NATURAL SOIL.
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D. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON UNDISTURBED NATURAL SOIL.
E. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON UNDISTURBED NATURAL SOIL.
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I. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON UNDISTURBED NATURAL SOIL.
J. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON UNDISTURBED NATURAL SOIL.
K. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON UNDISTURBED NATURAL SOIL.
- PERMIT APPLICATIONS, WHERE NO PERMITS ARE REQUIRED, SHALL BE OBTAINED FROM THE LOCAL PERMITTING AGENCY.
A. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.
- GENERAL NOTES
A. INSTALLATION PROCEDURES SHALL CONFORM TO OSHA STANDARDS.
B. TRUSSES SHALL BE INSTALLED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S DESIGN INFORMATION (DIMENSIONS, CONNECTIONS, ETC.).
C. BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING AND PER GOVERNING REGULATIONS.
D. ALL WOOD CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S DESIGN INFORMATION (DIMENSIONS, CONNECTIONS, ETC.).
E. PERMANENT FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S DESIGN INFORMATION (DIMENSIONS, CONNECTIONS, ETC.).
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- WATERLIFT SOLUTION REPORT INSPECTION
A. TRUSS CONNECTION PLATES BY EDGE METAL PLATES PER ICC-ES REPORT ESR-1027.
B. TRUSS CONNECTION PLATES BY EDGE METAL PLATES PER ICC-ES REPORT ESR-1027.
C. TRUSS CONNECTION PLATES BY EDGE METAL PLATES PER ICC-ES REPORT ESR-1027.
D. TRUSS CONNECTION PLATES BY EDGE METAL PLATES PER ICC-ES REPORT ESR-1027.
E. TRUSS CONNECTION PLATES BY EDGE METAL PLATES PER ICC-ES REPORT ESR-1027.
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J. TRUSS CONNECTION PLATES BY EDGE METAL PLATES PER ICC-ES REPORT ESR-1027.



PRELIMINARY - NOT FOR

STRUCTURAL DRAWINGS BY:
TUFF SHED
IN HOUSE DRAFTING

SO # : 1748332
EOP # : 10338
CHRISTINE SCOTT
Description:
ACCESSORY BUILDING

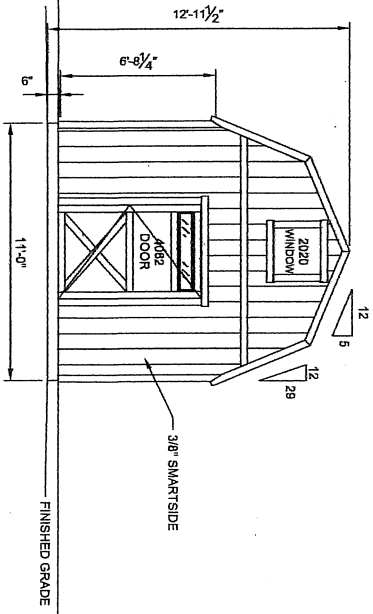
THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE DESIGNED AND

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.

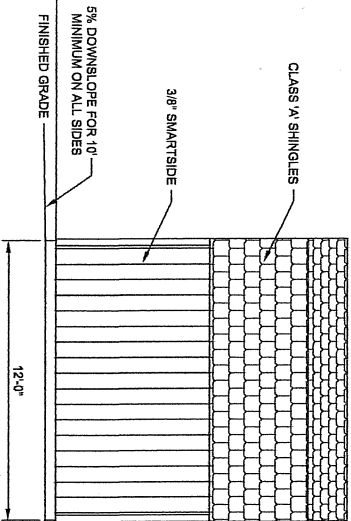
DATE: 2/23/22
CHECKED BY:
DRAWN BY: S
SCALE: 1/4" = 1'-0"
SHEET: 1

PROJECT: A
ELEVATION

ACCESSORY BUILDING
11' X 12' = 132 SQ FT



WALL A ELEVATION



WALL B ELEVATION

