

**COMPLETENESS CHECKLIST for USE and/or BULK VARIANCES**

§802B. Completeness Checklist for Use Variance and Bulk Variance Request. (Last revised by Ordinance No. 13-17.)

*Prior to the issuance of a Certificate of Completeness, the Administrative Officer shall determine that the following documents have been submitted:*

- | C                        | I                        | N/A                      | W*                       |                                                                                                                                                                                                                                                      |
|--------------------------|--------------------------|--------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Twenty-five (25) copies of completed and signed application form, which must include the following:                                                                                                                                               |
| X                        |                          |                          |                          | <input type="checkbox"/> Applicant's name, address, telephone number, facsimile number and e-mail address.                                                                                                                                           |
| X                        |                          |                          |                          | <input type="checkbox"/> Property Owner's name, address, telephone number, facsimile number and e-mail address.                                                                                                                                      |
| X                        |                          |                          |                          | <input type="checkbox"/> Applicant's interest in the property.                                                                                                                                                                                       |
| X                        |                          |                          |                          | <input type="checkbox"/> Name, address, telephone number, facsimile number and e-mail address of the Applicant's attorney (if represented), and any and all other professional representatives.                                                      |
|                          |                          |                          |                          | <input type="checkbox"/> Street address of property under consideration.                                                                                                                                                                             |
| X                        |                          |                          |                          | <input type="checkbox"/> Tax Block and Lot numbers of property.                                                                                                                                                                                      |
| X                        |                          |                          |                          | <input type="checkbox"/> Zoning District in which property is located.                                                                                                                                                                               |
| X                        |                          |                          |                          | <input type="checkbox"/> Description of the property.                                                                                                                                                                                                |
| X                        |                          |                          |                          | <input type="checkbox"/> Description of the proposed development.                                                                                                                                                                                    |
| X                        |                          |                          |                          | <input type="checkbox"/> Type of application (i.e., Use Variance or Bulk Variance).                                                                                                                                                                  |
| X                        |                          |                          |                          | <input type="checkbox"/> Identification of subject property's Special Flood Hazard Area Zone.                                                                                                                                                        |
| X                        |                          |                          |                          | <input type="checkbox"/> Executed copy of "Authorization & Consent Form" Part C.                                                                                                                                                                     |
| X                        |                          |                          |                          | <input type="checkbox"/> Executed copy of "Certificate of Ownership" Part D, if applicable.                                                                                                                                                          |
| X                        |                          |                          |                          | <input type="checkbox"/> Executed copy of "Certificate of Corporation/Partnership", if applicable.                                                                                                                                                   |
| X                        |                          |                          |                          | <input type="checkbox"/> Verification of taxes paid (this will be further verified by the Administrative Officer).                                                                                                                                   |
| X                        |                          |                          |                          | <input type="checkbox"/> Executed copy of "Escrow Agreement" Part E.                                                                                                                                                                                 |
| X                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Twenty-five (25) copies of the property deed(s).                                                                                                                                                                                                  |
| X                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Twenty-five (25) copies of the Zoning Permit denial.                                                                                                                                                                                              |
| X                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Required plans, folded, no larger than 30" x 42".                                                                                                                                                                                                 |
|                          |                          |                          |                          | <b>PLEASE NOTE:</b> Only folded plans will be accepted, and all submitted plans must be to scale.                                                                                                                                                    |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | a. Twenty-five (25) copies of current signed & sealed survey, prepared by a New Jersey Licensed Professional Land Surveyor.                                                                                                                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | b. Five (5) copies of site plans/construction plans with initial submission and with each subsequent submission, for completeness review.                                                                                                            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | c. Once the application is deemed complete, twenty (20) additional full-sized paper site plans/construction plans, plus one (1) reduced-size paper copy of the plans (no larger than 11" x 17"), and one (1) CD containing the plans in .pdf format. |
| <input type="checkbox"/> | <input type="checkbox"/> | X                        | <input type="checkbox"/> | 5. Six (6) copies of Tree Removal Application package in accordance with §525 (if applicable).                                                                                                                                                       |
| X                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Community Impact Statement (for Use Variance only).                                                                                                                                                                                               |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Application Fee \$ <u>750.00</u> Escrow Deposit \$ <u>1,500.00</u> in accordance with schedule.                                                                                                                                                   |
|                          |                          |                          |                          | <b>PLEASE NOTE:</b> Application Fee and Escrow Deposit must be paid in separate checks.                                                                                                                                                              |

\*Any request for a waiver must include a written explanation for the request.

**The information below roughly outlines the steps involved in processing an application for a Use and/or Bulk Variance:**

After you submit your application, fees, and supporting documents, your application will be reviewed for completeness. At that time, you will receive notification advising you whether your application is "complete". If your application is deemed "incomplete", you will be asked to provide the additional information as outlined in the notification. If your application is deemed "complete", you will receive a letter advising you of your scheduled hearing date.

When you receive your hearing letter, it will include further instructions regarding the process necessary to notify the public of your application, and the notice requirements for the newspaper.

**PLEASE NOTE:** *It is helpful to the Board that you provide as much detailed information as possible regarding your proposal. Recent photographs of the entire structure/property, clearly showing front, sides and rear, are strongly suggested.* In general, the Board can make its decision at the first meeting/hearing unless the Applicant has failed to provide sufficient information.

Once the Board has rendered a decision, a resolution will be prepared indicating the variance has been granted or denied; this resolution will be memorialized at the next scheduled meeting/hearing. Approximately two (2) to five (5) days after the memorialization of the resolution, it will be mailed to you or to your attorney (should you be represented by an attorney).

Following memorialization, you will be required to publish a "Notice of Decision" in the Township-approved newspaper – The Coaster, 111 Main Street, Asbury Park, NJ 07719. When placing your ad, you must request an "Affidavit of Publication", the original "Affidavit of Publication" of your notice must be submitted to the Board Office once the Notice has been published.

Please be aware that any objector to your approval/denial has up to forty-five (45) days after your notice is published in the newspaper to file an appeal of the decision of the Board.

Please note that application fees are not refundable whether your application has been approved or denied; however, any unused portion of your escrow deposit will be refunded to you. A written request for such refund must be received by the Board Office in order to begin the refund process.

Should you have any questions or require assistance with the application process, please contact the Board Office either by phone (732-897-4162 .x. 204), or by email ([kdickers@neptunetownship.org](mailto:kdickers@neptunetownship.org)).

**5 1000 Application and Escrow Fees**

A. Fee schedule. Every application for development shall be accompanied by a check payable to the municipality in accordance with the following schedule:

**TABLE 10.1: APPLICATION FEES**

Type of Application			Administrative Fee	
Appeals and Interpretations			\$100.00	
Appeal to Governing Body			\$250.00	
Conceptual/Informal Reviews			\$50.00	
Bulk Variances	Residential		\$100.00	
	Nonresidential		\$250.00 per variance	
Use Variances			\$750.00	
Conditional Use			\$500.00	
Subdivision	Minor		\$750.00	
	Major	Preliminary	\$750.00 plus \$75.00 per lot.	
		Final	\$500.00 plus \$40.00 per lot.	
Site Plan	Minor Site Plan		\$500.00	
	Major Site Plan	Residential	Prelim	\$750.00 plus \$60.00 per dwelling unit
			Final	50% of Preliminary
		Non-residential	Prelim	\$1,500.00 plus \$50.00 per acre, plus \$0.08 per square foot of proposed building area.
Final			50% of preliminary	
General Development Plan			\$2,000.00	
Certified List per MLUL 40:55D-12c.			\$10.00 or \$0.25/name, whichever is greater	
Special Meeting			\$1,500.00	
Resubmission or Revision Fee			\$100.00 or 40% of original fee, whichever is greater	
Tax Map Revisions			\$300.00 plus \$25.00 per lot or unit.	
Zone Change Request			\$250.00	
Appeal to the Township Committee			\$250.00	
Tree Removal Permit			For new residential building lots, \$25.00 dollars per tree, up to a maximum of \$300.00 per lot; For all other properties, \$25.00 per tree up to a maximum of \$600.00 for each acre.	
Zoning Permit			\$35.00	
Historic Preservation Commission Certificate of Appropriateness			\$10.00	
Certification of Pre-existing Nonconforming Use (from Administrative Officer or Zoning Board of Adjustment)			\$100.00 per use.	
Research Letter (from Administrative Officer)			\$75.00	
Extension of Approvals			\$250.00	
Soil Removal			\$100.00 per lot.	
Historic Preservation Commission Demolition (partial or total)			\$25.00	

**TABLE 10.2: ESCROW FEES**

Type of Application			Escrow	
Appeals and Interpretations			\$750.00	
Conceptual/Informal Board Review			\$750.00	
Conceptual/Informal Technical Review			\$1,500.00	
Bulk Variances	Residential		\$200.00	
	Residential Requiring Engineering Review		\$750.00	
	Nonresidential		\$1,250.00	
Use Variances			\$1,500.00	
Conditional Use			\$2,000.00	
Subdivision	Minor		\$4,500.00	
	Major	Preliminary	0-5 lots - \$4,500	
			6-24 lots - \$6,000	
			25-100 lots - \$8,000	
	Final	101+ - \$10,000		
			50% of Preliminary	
Site Plan	Minor Site Plan		\$1,500.00	
	Major Site Plan	Residential	Prelim	\$2,500.00 plus \$25.00 per dwelling unit
			Final	50% of preliminary
		Non-residential	Prelim	\$2,500.00 plus
				Final
			0-5,000 sf - \$1,500.00	
		5,001-10,000 sf - \$3,500.00		
		10,001 - 25,000 sf - \$6,500.00		
		25,001-75,000 sf - \$8,500.00		
		75,000 sf + - \$10,000.00		
General Development Plan			Same as Preliminary Site Plan	
Certified List			None	
Special Meeting			\$500.00	
Resubmission or Revision Fee			40% of original fee.	
Administrative Approval of Changes			\$500.00 per change.	
Appeal to the Township Committee			None	
Issuance of a Permit in Certain Areas			\$200.00	
Tree Removal Permit			\$500.00	
Zoning Permit/Certificate of Appropriateness			None	
Historic Preservation Commission Demolition			\$1,800.00	
Review of Architectural elevations by Township Architect (if required by Planning or Zoning Board Officials)			\$1,500.00	
Certification of Pre-existing Nonconforming Use (from Administrative Officer or Zoning Board of Adjustment)			None	
Extension of Approvals			\$1,000.00	
Treatment Works Approval			\$500.00	
Soil Removal			\$100.00 for review of an application by the Township Engineer and inspection of the site, plus \$0.05 per sq. foot of area disturbed due to the removal of soil	
Plot Plan/Grading Plan and As-built Survey Review			\$750.00 per lot	

**B. Purpose of fees.** The application charge is a flat fee to cover direct administrative expenses and is non-refundable. The escrow account is established to cover the costs of professional services including engineering, legal, planning and other expenses connected with the review of the submitted materials. In accordance with N.J.S.A. 40:55D-53 and N.J.S.A. 40:55D-53.1, sums not utilized in the review process shall be returned to the applicant upon written request. If additional sums are deemed necessary, the applicant shall be notified by certified mail or personal service of the required additional amount and shall add such sum to the escrow. Payment shall be due from the applicant within fifteen (15) days of receipt of the notice. If payment is not received within fifteen (15) days, the applicant shall be considered to be in default, and such default may be grounds for denial of the application.

**C. More than one request.** Where one application for development includes several approval requests, the sum of the individual required fees shall be paid.

**D. Costs of review and inspection.** Each applicant for subdivision or site plan approval shall agree in writing to pay all reasonable costs for professional review of the application, including costs incurred with any informal review of a concept plan which may have preceded the submission of a preliminary application. Additionally, each applicant shall agree in writing to pay all reasonable costs for the municipal inspection of the constructed improvements. All such costs for review and inspection must be paid before any construction permit is issued and all remaining costs must be paid in full before any occupancy issued or bonding is released.

**E. Court reporter.** If an applicant desires a court reporter, the cost of taking testimony and transcribing it and providing a copy of the transcript to the municipality shall be at the expense of the applicant who shall arrange for the reporter's attendance. The municipality provides for the tape recording of the proceedings before the Board.

**F. Waiver of fees for affordable housing.** Notwithstanding any other provision of this Ordinance, a waiver of municipal subdivision and site plan application fees, and zoning permit fees may be granted by the approving municipal agency for all housing units being provided by the applicant for low and moderate income families.

**APPLICATION for USE and/or BULK VARIANCES**

**TYPE OF VARIANCE REQUESTED:**

- Bulk Variance (front, side/rear setback, other) – Specify: freestanding sign is larger than permitted in zone, property is undersized; freestanding sign is encroaching on setbacks; sign is taller than permitted height
- Bulk Variance (lot coverage): \_\_\_\_\_
- Use Variance (proposal not permitted in zone): nonconforming gasoline fueling station & freestanding sign
- Appeal/Interpretation of Decision: \_\_\_\_\_
- Other - Specify: \_\_\_\_\_

1. Property Address: 1800 Corlies Ave
2. Block: 1122 Lot: 3
3. Property is located in C-6 Zoning District, according to Neptune Township Land Development Ordinance.
4. Name of Applicant: Simdev Realty, LLC  
Mailing Address: 1800 Corlies Avenue, Neptune, NJ 07753  
Phone #: 7325837474 Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: plfuel@gmail.com
5. Name of Owner: Same as Applicant  
Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
6. Interest of Applicant, if other than Owner: Same
7. Name of Contact Person: See attorney's contact  
Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
8. Applicant's Attorney: Salvatore Alfieri, Esq. Company: Cleary Jacobbe Alfieri Jacobs, LLC  
Mailing Address: 955 Route 34, Suite 200, Matawan, NJ 07747  
Phone #: 7325837474 Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: salfieri@cpajlaw.com
9. Applicant's Engineer: CALISTO J. BERTIN, P.E. Company: Bertin Engineering  
Mailing Address: 66 Glen Avenue, Glen Rock, NJ 07452  
Phone #: 2016706688 Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
10. Applicant's Architect: Jasvinder Arjani Company: Bertin Engineering  
Mailing Address: 66 Glen Avenue, Glen Rock, NJ 07452  
Phone #: 2016706688 Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: jarjani@bertinengineering.com
11. Applicant's Surveyor: \_\_\_\_\_ Company: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_
12. Applicant's Planner: \_\_\_\_\_ Company: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

**DESCRIPTION OF PROPERTY (e.g., Single Family Dwelling, Commercial/Retail):**

Existing use of property: nonconforming gasoline fueling station

Proposed use of property: same as existing

Special Flood Hazard Area: n/a

**PRINCIPAL USE:**

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE			
LOT COVERAGE			
BUILDING COVERAGE			
BUILDING HEIGHT	<u>SEE ZONING CHART</u>		
FRONT SETBACK			
REAR SETBACK			
SIDE SETBACK			
COMBINED SIDE SETBACK			

(If multiple lots and/or buildings, please attach additional detailed listing for each.)

**ACCESSORY (if applicable):**

	REQUIRED and/or PERMITTED	EXISTING	PROPOSED
LOT SIZE			
LOT COVERAGE			
BUILDING COVERAGE			
BUILDING HEIGHT	<u>SEE ZONING CHART</u>		
FRONT SETBACK			
REAR SETBACK			
SIDE SETBACK			
COMBINED SIDE SETBACK			

(If multiple lots and/or buildings, please attach additional detailed listing for each.)

8. Have there been any previous applications to the Planning Board or Board of Adjustment Involving these premises?

YES  NO

If YES, please give date(s): 1990 for gasoline site plan & 2020 for repair shop

Result of decision: 1990s site plan was approved but convenient store was never constructed and 2020 repair shop site plan was denied.

9. Justification/reason(s) for variance(s) requested. (Be as specific as possible; attach additional sheets if necessary.):

Applicant is the owner of the pre-existing nonconforming gasoline fueling station, including the nonconforming free-standing sign and accessory structure (canopy). Applicant is requesting use and bulk variance for the pre-existing

nonconforming structures and uses.

Applicant seeks to replace the existing free-standing sign, which is nonconforming (larger than permitted, taller than permitted and encroaching on the setbacks.

Application: Varlance for Proposed Sign  
Applicant: Simdev Realty, LLC

### DISCLOSURE STATEMENT

Disclosure pursuant to N.J.S.A. 40:55D-48.1 Simdev Realty, LLC, is a Corporation or Partnership, which has applied to the Township of Neptune Planning/Zoning Board for permission to subdivide a parcel of land into six or more lots, or is applying for a variance to construct a multiple dwelling of twenty five or more family units or for approval of a site to be used for commercial purposes under the Planning/Zoning Board Application \_\_\_\_\_ and, therefore, discloses the name and addresses of all stockholders or individual partners who own ten (10%) percent or more of its stock or of ten (10) percent or greater interest in the partnership as the case may be.

NAME OF STOCKHOLDER      ADDRESS      PERCENT OF INTEREST

Baldev Kumar      1800 Corlies Avenue      100%  
Neptune, NJ 07753

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10. If a Zoning denial has been received as part of this application, please attach.

The required submission for all applications to be complete is:

- Twenty-five (25) copies of a completed application form, inclusive of any supporting information.
- Twenty-five (25) copies and one (1) CD\* of survey and/or plan(s) with one (1) additional copy of survey and/or plan(s) on 11' x 17' sheet(s).

\*See §802B - Completeness Checklist for Use Variance and Bulk Variance Request for details on submission requirements.

**AFFIDAVIT OF APPLICATION**

State of New Jersey  
County of Monmouth

Simdev Realty LLC

(INSERT APPLICANT'S NAME)

, being of full age, being duly sworn according to Law, on oath

deposes and says that all the above statements are true.



(ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED)

Baldev Kumar, Sole Member of Simdev Realty, LLC

(PRINT NAME OF APPLICANT)

Sworn and subscribed before me this

12<sup>th</sup> day of May, 2023

[ NOTARY SEAL ]



(SIGNATURE OF NOTARY PUBLIC)

CATHERINE KIM  
ATTORNEY AT LAW OF N.J.

**OWNER'S AFFIDAVIT OF AUTHORIZATION AND CONSENT STATEMENT OF LANDOWNER**  
**WHERE APPLICANT IS NOT LANDOWNER**

*(Original signatures only – copies will not be accepted)*

In the matter before the Zoning Board of Adjustment In the Township of Neptune,  
( INSERT PLANNING BOARD or BOARD OF ADJUSTMENT )  
State of New Jersey, County of Monmouth, I/We, Simdev Realty, LLC,  
( INSERT PROPERTY OWNER'S NAME(S) )  
with mailing address of 1800 Corlies Ave, Neptune, NJ,  
( INSERT PROPERTY OWNER'S MAILING ADDRESS )  
of full age being duly sworn according to oath depose(s) and say(s):

"I/We am/are the Owner(s) of the subject property in connection with this application  
designated as Block(s) 1122 Lot(s) 3,

also known as 1800 Corlies Ave, Neptune, NJ  
( INSERT PHYSICAL ADDRESS OF SUBJECT PROPERTY )

I/We authorize Same (Simdev Realty, LLC)  
( INSERT NAME OF OWNER(S)' REPRESENTATIVE APPEARING BEFORE THE BOARD )

to appeal to the Planning Board/Board of Adjustment of the Township of Neptune for such  
relief as may be required relating to the property listed above, consent to such appeal and  
application, and agree that the decision of the Planning Board/Board of Adjustment on such  
appeal shall be binding upon me/us as if said appeal has been brought and prosecuted directly  
by me/us as the Owner(s).

Baldev Kumar  
( ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED )  
Baldev Kumar, Sole Member of Simdev Realty, LLC

Baldev Kumar  
( ORIGINAL SIGNATURE OF APPLICANT TO BE NOTARIZED )

Sworn and subscribed before me this  
12<sup>th</sup> day of May, 2023

Catherine Kim  
( SIGNATURE OF NOTARY PUBLIC )

[ NOTARY SEAL ]

**CATHERINE KIM**  
**ATTORNEY AT LAW OF N.J.**

**SITE VISIT AUTHORIZATION OF PROPERTY OWNER**

I hereby authorize any member of the Township of Neptune Planning Board or Board of Adjustment, any of said Board's professionals or any reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for the limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: 5/12/23

  
\_\_\_\_\_  
(SIGNATURE OF PROPERTY OWNER)

Baldev Kumar, Sole Member of Simdev Realty, LLC

**STATEMENT FROM TAX COLLECTOR**

Block: 1122 Lot: 3

Property location: 1800 Corlies Ave, Neptune, NJ

Status of municipal taxes: \_\_\_\_\_

Status of assessments for local improvements: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
( AUTHORIZED SIGNATURE OF TAX COLLECTOR )

**ESCROW AGREEMENT**

I/We fully understand an "Escrow Account" will be established to cover the costs of professional services which may include engineering, planning, and/or architectural services, and any other expenses incurred in connection with the review of this application before the Planning Board/Board of Adjustment.

The amount of the Escrow deposit will be determined by the Neptune Township Land Development Ordinance §1000 - Application and Escrow Fees, Table 10.02 - Escrow Fees.

It is the policy of Neptune Township that once an Escrow Account falls below 24% of the original deposit amount, the account must be replenished to its original amount. The only exception would be when the application is nearing completion; in such cases, the Applicant will be notified of any anticipated charges and the amount of the additional deposit required.

Payments shall be due within fifteen (15) days of receipt of the request for additional Escrow Funds. If payment is not received within that time, the Applicant will be considered to be in default, and such default may jeopardize further appearance before the Board, and delay any and all pending approvals and the issuance of building permits. Continued failure to submit requested funds will result in legal action against the property.

In accordance with N.J.S.A. 40:55D-53.1, all unused portion of the Escrow Account will be refunded upon written request from the Applicant, and verification by the Board's professionals who reviewed the application.

By signature below, I/We acknowledge receipt of Neptune Township's \$1000 - Application and Escrow Fees, and agree to all conditions listed.

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Name of Applicant: Simdev Realty, LLC (PLEASE PRINT)

Property Address: 1800 Corlies Ave, Neptune, NJ

Block: 1122 Lot: 3

Applicant: Baldev Kumar, Sole Member of Simdev Realty, LLC (PRINT NAME) Baldev Kumar (SIGNATURE OF APPLICANT) Date: 5/12/23

Owner: Baldev Kumar, Sole Member of Simdev Realty, LLC (PRINT NAME) Baldev Kumar (SIGNATURE OF OWNER) Date: 5/12/23

ZONING SCHEDULE B-ZONING DISTRICT BULK REGULATIONS(ZONE C-6);(NO PROPOSED CHANGE):

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROVIDED</u>
MINIMUM LOT AREA (SF)	15,000	22,902	NC
MAXIMUM FLOOR AREA RATIO	0.6	0.15	NC
MINIMUM LOT WIDTH (FT)	100	223.8	NC
MINIMUM LOT FRONTAGE (FT)	100	332.2	NC
MINIMUM LOT DEPTH (FT)	100	105	NC
MINIMUM YARDS:			
FRONT YARD-CORLIES AVENUE (FT)	15	BUILDING- 35 CANOPY- 18	NC NC
FRONT YARD-TAYLOR AVENUE (FT)	15	BUILDING- 8.3 (E) CANOPY- 86	NC (E) NC
SIDE YARD-COMBINED (FT)	0/10	BUILDING-157 CANOPY- 64	NC NC
REAR YARD (FT)	20	BUILDING-17.7 (E) CANOPY- 56	NC (E) NC
MAXIMUM BUILDING COVER (%)	35	15	NC
MAXIMUM TOTAL LOT COVER (%)	80	82 (E)	NC (E)
MAXIMUM BUILDING HEIGHT (STORIES)	3	1	NC
MAXIMUM BUILDING HEIGHT (FT)	48	18	NC
MINIMUM IMPROVABLE AREA (M.I.A.) (SF)	7,200	13,532	NC
M.I.A. DIAMETER OF CIRCLE (FT)	55	70	NC

7. SIGNS (SEC. 416.02)

MIN. SETBACK TO RESIDENTIAL USE (FT.)	15	NA	NA
MAX. WALL SIGN PROJECTION (INCHES)	9	0	3.1
PERMITTED ALTERATION OF NON-CONFORMING SIGNS	REPAIR	-	NA
	RE-LETTERING	-	NA
	FACE REPLACEMENT	-	TO COMPLY

PERMITTED SIGNS (SECTION 416.07)

FREESTANDING SIGN TYPE A:

MAXIMUM AREA (SF)	24	NA	NA
MAXIMUM HEIGHT (FT)	8	NA	NA
MAXIMUM NUMBER OF SIGNS	1	NA	NA
MINIMUM SETBACK (FT)	5	NA	NA
MAXIMUM HORIZONTAL DIMENSION (FT)	8	NA	NA

FREESTANDING SIGN TYPE B:

MAXIMUM AREA (SF)	48	95.6 (E)	71.3 (V)
MAXIMUM HEIGHT (FT)	15	18.75 (E)	NC (V)
MAXIMUM NUMBER OF SIGNS	1	1	NC
MINIMUM SETBACK (FT)	10	1 (E)	NC (V)
MAXIMUM HORIZONTAL DIMENSION (FT)	10	7.8	NC

FREESTANDING SIGN TYPE C:

MAXIMUM AREA (SF)	24	NA	NA
MAXIMUM HEIGHT (FT)	6	NA	NA
MAXIMUM NUMBER OF SIGNS	1	NA	NA
MINIMUM SETBACK (FT)	8	NA	NA
MAXIMUM HORIZONTAL DIMENSION (FT)	8	NA	NA
MAXIMUM NUMBER OF FREESTANDING SIGNS	2	1	NC

WALL MOUNTED SIGNS (SINGLE TENANT STRUCTURES):

MAXIMUM AREA (SF)	48	NA	NA
LESSER OF 1.2 X WALL AREA OR 48			
MAXIMUM HEIGHT TO TOP OF SIGN (FT)	15	NA	NA
MINIMUM NUMBERS	1	NA	NA
MAXIMUM HORIZONTAL DIMENSION (FT)	12	NA	NA

SECONDARY WALL MOUNTED SIGNS (SERVICE STATION CANOPY):

MAXIMUM AREA (SF)	24	EACH SIGN-16	11.5
50% OF THE PRIMARY BUILDING SIGN			
MAXIMUM HEIGHT TO TOP (FT)	15	18 (E)	18 (E)
MINIMUM NUMBERS	1	2 (E)	1
MAXIMUM HORIZONTAL DIMENSION (FT)	12	8	6.2

SIGNS IN HISTORIC DISTRICTS (SECTION 416.08)

ILLUMINATION	EXTERNAL	NA	INTERNAL (V)
NEON SIGNS	NOT PERMITTED	NA	NA
HOUR FOR SHUT-OFF	11PM	COMPLIES	NC
MATERIALS	SOLID/RIGID	VINYL (E)	VINYL (E)
WALL MOUNTED SIGNS			
MAXIMUM NUMBER	2	2	1
MAXIMUM AREA (SF)	(1)15	16 (E)	11.5
MAXIMUM HEIGHT TO TOP OF SIGN (FT)	15	18 (E)	18 (E)
MAXIMUM PROJECTION	NONE	0	3.1 (E)

(E) INDICATES AN EXISTING NON-CONFORMITY

(V) INDICATES A VARIANCE IS REQUIRED

NA INDICATES NOT APPLICABLE

NC INDICATES NO CHANGE