

(FILE ORIGINAL AND 11 COPIES)
(D Variance file Original and 12 copies)

**TOWNSHIP OF MORRIS
BOARD OF ADJUSTMENT**

APPLICATION FOR HEARING



EXPERT TESTIMONY PROPOSED

- PLANNER
- ENGINEER
- TRAFFIC CONSULTANT
- REAL ESTATE AGENT
- OTHER (Please specify) ARCHITECT

APPLICANT NAME [REDACTED]
 PROPERTY IN QUESTION ADDRESS 9 WESTMINSTER PLACE
 BLOCK (S) 5901 & 8901 LOT (S) 1 & 5 ZONE RA-35
 PHONE # 917-912-7468 FAX # — EMAIL god1-98@MSN.COM

1. An application is hereby made for hearing and action by the Board of Adjustment pursuant to:

- R.S. – 40:55D-70 (a) Appeals from the determination of an Administrative Officer.
 - R.S. – 40:55D-70 (b) Interpretation of the Zoning Map or Special Question.
 - R.S. – 40:55D-70 (c) Bulk, Area & Yard Variance
 - R.S. – 40:55D-70 (d) Use Variance
 - R.S. – 40:55D-70 (d) 76-1 Buildings in bed of mapped street, drainage way or flood basin.
 - R.S. – 40:55D-70 (d) 36 Building adjacent to an unimproved street.
- Other _____

***Note: all "D" Variances must provide a Certified Shorthand Reporter.**

So as to permit (explain) _____
- EXISTING SIDE YARD OF 18.96'
- EXISTING FRONT YARD OF 52.81'
- NEW COMBINED SIDE YARD OF 40.67'

2. Check one whichever is applicable:
- This application is based on the decision rendered by the Zoning/Administrative Officer dated _____ and attached to this application.
 - This is an original application for development and not an appeal from the Administrative Officer.

3. Relief is requested from Section (s) 40:55 D-70 of the Zoning Ordinance.

4. The applicant asserts that the reasons for the Board to grant the relief requested and the specific facts upon which the reasons are based are:

- SIDE YARD IS EXISTING AT 10.90'
- FRONT YARD IS EXISTING AT 52.81'
- COMBINED SIDE YARDS BASED ON NON CONFORMING LOT WIDTH

5. The specific facts which show the relief sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

- ① - STRUCTURE IS EXISTING AND WE ARE NOT INCREASING THIS NON CONFORMITY
- ② - THE STREET DOES NOT CONTINUE THROUGH THE PROPERTY, IT TURNS AWAY FROM SIDE YARD

6. There (has) (has not) been previous application to the Board of Adjustment involving the premises in question. If so, the date, character of request and dispositions were:

DESCRIPTION OF THE PROPOSED STRUCTURE OR USE

7. Premises affected is known as Lot (s) 5, Block (s) 5901
on the Tax Map and located at 9 WESTMINSTER PLACE

Applicant name GLENN DAVID
Address 9 WESTMINSTER PLACE, TOWNSHIP OF MORRIS
Phone # 917-912-7060 Fax # —
Email godi-@msn.com

Owner of Property in question GLENN DAVID
Address SAME AS ABOVE
Phone # _____ Fax # _____
Email _____

*Consent of owner submitted on separate sheet? YES NO

Please complete all of the following information to complete your application.

Zoning Designation	RA-35
Proposed structure or use	SINGLE FAMILY
Last previous occupancy? (Residential/Commercial)	RESIDENTIAL - 1 FAMILY
Are there municipal water and sewerage systems?	YES
Date of acquisition/purchase of property	9-2025
Date property was purchased	9-2025
Does applicant or owner own or have under contract to purchase any adjoining lands? If so, set forth lot (s) and block (s):	NO
DIMENSIONS OF LOT (ft.)	
Size of lot (square ft.)	26,450 SF
Front Width	152.03 FT
Average Width	155.515 FT
Average Depth	170 FT
YARD DIMENSIONS (SETBACKS)	
Prevailing front yard setbacks of adjoining lots within block	
Existing: Front yard depth (ft.)	52.81'
Proposed: Front yard depth (ft.)	52.81'
Existing: Rear yard depth (ft.)	84.36'
Proposed: Rear yard depth (ft.)	75.66'
Existing: Side yard widths <u>18.98</u> & 40.25 ft.	40.25 79.23' ft. combined
Proposed: Side yard widths <u>18.98</u> & <u>47.69</u> ft.	66.67' ft. combined
CORNER LOTS ONLY (next question)	
Existing: Side yard width abutting a side street on a corner lot (ft.)	
Proposed: Existing: Side yard width abutting a side street on a corner lot (ft.)	
SIZE OF STRUCTURE	
Front (width) (ft.)	87.50 FT
Depth (ft.)	42.00 FT
Percentage of lot occupied by buildings	12.05 %
Height of building _____ stories and ft.	2 Stg / 33.55 FT

8. This application (is) (is not) accompanied by a separate application for subdivision ; site plan; conditional use approval. **If you have checked "is" the appropriate checklist must accompany your application.*

9. Attached are the following:

Note: One (1) original copy of the following documents shall be submitted with the original application for development:

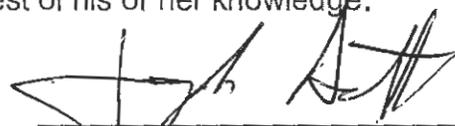
- Original signed and sealed survey showing the proposed location of the structure requiring a variance.
- BOA Checklist
- Owner's consent for filing application (where applicable)
- Developers Escrow Agreement
- Site Inspection Consent
- Retention of applicant exhibits
- Certification that Taxes are Paid
- List of Property Owners within 200 ft.
- Letter of Denial from Zoning Officer (including plan or survey denied by Z.O.)
- Plans – clearly indicate existing buildings and proposed buildings and or additions with accurate front, side and rear yard dimensions. Note that if the property in question is a corner lot, two (2) front yard setbacks shall be observed.

Original and Eleven (11) copies (12 copies for a D Variance) (put together in individual packets) of the following shall be submitted with a complete application for development.

- Completed application
- Letter of Denial from Zoning Officer (including plan or survey denied by Z.O.)
- Plans – clearly indicate existing buildings and proposed buildings and or additions with accurate front, side and rear yard dimensions. Note that if the property in question is a corner lot, two (2) front yard setbacks shall be observed.
- Copy of area map
- Site inspection consent form
- Retention of applicant exhibits
- Any supporting documentation (including architectural drawings, photographs, brochures, etc.)

The undersigned applicant or agent for the applicant certifies that the application has been reviewed and the contents thereof are true to the best of his or her knowledge.

Date 12-9-25


Signature of Applicant, Attorney or Agent
for Applicant (Please print name below)
Joseph Donato Architect