

**TOWNSHIP OF MORRIS
BOARD OF ADJUSTMENT**

APPLICATION FOR HEARING

EXPERT TESTIMONY PROPOSED

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



NAME Robert Flynn ADDRESS 25 Raymond Road
 BLOCK (S) 104 LOT (S) 7 ZONE RA-7
 PHONE # 973-524-4258 FAX # _____ EMAIL _____

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) _____
 Construct a one-story addition to the rear of the house conforming to side yard setbacks.
 Existing house is non-compliant with sideyard setback.

2. Check one whichever is applicable:
- This application is based on the decision rendered by the Zoning/Administrative Officer dated 12/21/20 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) 95-28 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: _____

Existing non-conforming house is being expanded further impacting the combined side yard deficiency. Proposed addition meets side yard setback requirements.

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. _____

Proposed addition complies with sideyard setbacks.

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) 7, Block (s) 104 on the Tax Map and located at _____

Applicant name Robert Flynn

Address 25 Raymond Road Morris Township, NJ

Phone # 973-524-4258 Fax # _____

Email _____

Owner of Property in question Same

Address _____

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-7
Proposed structure or use	House Addition
Last previous occupancy? (Residential/Commercial)	Residential
Are there municipal water and sewerage systems?	Yes
Date of acquisition/purchase of property	2014
Date property was purchased	2014
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.)	6,761
Front Width	47.96'
Average Width	47.96'
Average Depth	141.00'
YARD DIMENSIONS (SETBACKS)	
Prevailing front yard setbacks of adjoining lots within block	25'
Existing: Front yard depth (ft.)	24.8'
Proposed: Front yard depth (ft.)	24.8'
Existing: Rear yard depth (ft)	89'+/-
Proposed: Rear yard depth (ft)	70'
Existing: Side yard widths <u>5.6'</u> & <u>11.6'</u> ft.	17.2' ft. combined
Proposed: Side yard widths <u>11.3'</u> & <u>11.6'</u> ft.	22.9' 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.)	28.6'
Depth (ft.)	45.0' w/proposed
Percentage of lot occupied by buildings	21% w/proposed
Height of building _____ stories and ft.	2.5/27'

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:

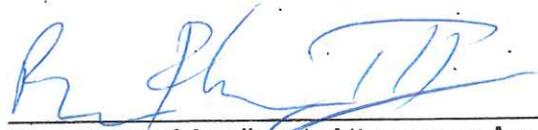
- Original signed and sealed survey showing the proposed location of the structure requiring a variance.
- Certification that Taxes are Paid
- Developers Escrow Agreement
- List of Property Owners within 200 ft.
- Retention of applicant exhibits
- Owner's consent for filing application (where applicable)

Original and Ten (11) copies (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
- 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.

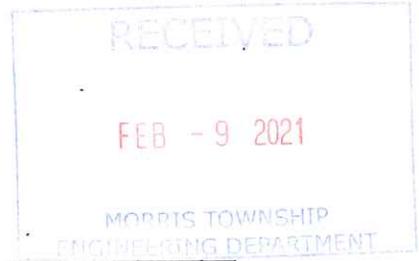
Date 2/3/21



Signature of Applicant, Attorney or Agent
for Applicant **(Please print name below)**

Robert Flynn

**TOWNSHIP OF MORRIS
BOARD OF ADJUSTMENT
CHECKLIST**



Applicant Name(s):

Robert Flynn

Property in Question (Block, Lot):

25 Raymond Road Block 104 Lot 7

	YES	NO	Remarks
1. Name, address and telephone numbers of applicant(s)	X		
2. Address of property in question	X		
3. Zone in which located	X		
4. Block and Lot number of P.Q.	X		
5. Section(s) of the ordinance from which relief is requested	X		
6. Date of decision of denial from Zoning Officer	X		
7. Applicants' reasons for the Board to grant relief	X		
8. Specific facts showing that 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	X		
9. Date of filing, nature of request and disposition of any previous applications involving the P.Q.	X		
10. Description of the proposed structure or use	X		
11. Statement as to whether the P.Q. are, or are not, serviced by municipal water and sewerage systems	X		
12. Size of lot in square feet	X		
13. Dimensions of lot	X		
14. Size of lot at street level	X		
15. Percentage of lot occupied by buildings	X		
16. Height of building, stories and feet	X		
17. Front and Rear yard depth	X		
18. Side yards, width (both)	X		
19. Side yard width abutting a side street on corner lot	X		
20. Prevailing front yard set-backs of adjoining lots	X		
21. Date of acquisition of property, and from whom	X		
22. Applicant or Owners own or under contract to purchase adjoining lands? <i>If yes continue to (22-a)</i>	X		
a.) Set forth block(s), and lot(s) number(s)	X		
23. Application accompanied by a separate application for:			
a.) Subdivision?			N/A
b.) Site plan?			N/A
c.) Conditional Use approval?			N/A
<i>If answered yes to 23 (a--c), please see Planning Board Check List</i>			