

LAND DEVELOPMENT APPLICATION

Application # _____ Zoning Board of Adjust. _____
Submission Date ____/____/____ Planning Board _____
Application Fee \$ _____ Paid _____

(DO NOT WRITE ABOVE THIS LINE)

A. TYPE OF APPLICATION: NEW X AMENDED _____

- | | |
|-------------------------------------|---------------------------------|
| 1. Minor Subdivision _____ | 5. Prelim. Site Plan _____ |
| 2. Prelim. Major Subdiv. _____ | 6. Final Site Plan _____ |
| 3. Final Major Subdiv. _____ | 7. Conditional Use Permit _____ |
| 4. Variance: 40:55D-70 <u> x </u> | 8. Permit Pursuant to _____ |
| Sec. C-1 <u> x </u> | <u> N.J.S.A. 40:55D-76 </u> |
| Sec. C-2 <u> x </u> | 9. Other _____ |
| Sec. D _____ | |

B. APPLICANT:

1. NAME: Kathleen Lindenthal _____
ADDRESS: _____ TEL. _____
CITY/STATE: _____ ZIP CODE _____
(If not owner, set forth interest in property and attach
any document showing same _____.)

2. **OWNER:**

NAME: Same as Applicant _____
ADDRESS: _____ TEL. NO.: _____
CITY/STATE: _____ ZIP CODE _____

REPRESENTED BY:

3. **ATTORNEY:**

NAME: Michael R. Rubino, Jr./Pandolfe Shaw & Rubino _____
ADDRESS: 215 Morris Ave TEL. NO.: 732-449-7500
CITY/STATE: Spring Lake, NJ ZIP CODE: 07762

4. ENGINEERS: n/a _____

C. PROPERTY: LOCATION/DESCRIPTION

 115 Chicago Blvd. _____
(Street Address)

 19 7
Block No. (s) Lot No. (s)

Size of Tract: 7,500 s.f. _____

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C. PROPERTY: LOCATION/DESCRIPTION

115 Chicago Blvd.
(Street Address)

19 7
Block No. (s) Lot No. (s)

Size of Tract: 7,500 s.f.

Number of lots existing: 1
 Number of lots proposed: 1

ZONE DISTRICT: 1E

D. DESCRIPTION OF USE:

1. Present Use/Description of Structures: Single Family
2 ½ story dwelling

2. Proposed Use/General Description of Application: _____
Applicant would like to expand the existing porch and
convert interior space to become a covered porch as well
as make renovations to the existing 2 ½ story dwelling. The
applicant would also like to make modifications to the rear
patio and install a new inground pool.

3. Lot Size:	<u>Frontage/Width</u>	<u>Depth</u>	<u>Sq. Ft.</u>	<u>Acres</u>
Existing:	<u>50' / 50'</u>	<u>150'</u>	<u>7,500</u>	<u> </u>
Proposed:	<u>50' / 50'</u>	<u>150'</u>	<u>7,500</u>	<u> </u>
Required:	<u>50' / 50'</u>	<u>150'</u>	<u>7,500</u>	<u> </u>

4. Primary Building Setback Requirements:

	<u>Front</u>	<u>Side</u>	<u>Two Sides</u>	<u>Rear</u>
Existing:	<u>18.81</u>	<u>5.37</u>	<u>15.94</u>	<u>81.2</u>
Proposed:	<u>18.81</u>	<u>5.37</u>	<u>15.94</u>	<u>81.2</u>
Required:	<u>40.0</u>	<u>7.5</u>	<u>22.5</u>	<u>30.0</u>

5. Accessory Building Setback Requirements:

	<u>Side</u>	<u>Rear</u>
Existing:	<u>5.24</u>	<u>3.1</u>
Proposed:	<u>5.24</u>	<u>3.1</u>
Required:	<u>5</u>	<u>3</u>

6. Height:	<u>Feet</u>	<u>Stories</u>
Existing:	<u>35</u>	<u>2.5</u>
Prop.	<u>35</u>	<u>2.5</u>

Maximum Allowed: 35 2.5

7. Lot Coverage Percentage:

Existing: 20.4%

Proposed: 20.9%

Maximum Allowed: 20%

7a. Building Area:

Existing: 1528 sf

Proposed: 1570 sf

Maximum Allowed: 1500 sf

8. Parking Spaces:

Existing: _____ Basis for Determination: _____

Proposed: _____

Minimum Required: _____

9. Gross Floor Area:

Existing: _____

Proposed: _____

Minimum Required: _____

9a. Impervious Surface Cov.

Existing: 44.2%

Proposed: 37.9%

Max. Allowed: 35%

10. List All Proposed Improvements (i.e., buffers, fencing, lighting, etc.)

11. Does Applicant Own Adjoining Property? _____ YES NO

12. Is Any Adjoining Property Presently Vacant? _____ YES NO

E. VARIANCE:

(COMPLETE ONLY IF APPLICATION IS FOR A VARIANCE OR CONDITIONAL USE PERMIT PURSUANT TO N.J.S.A. 40:55D-70(c) or (d)).

1. From which section of Borough Ordinance is applicant seeking relief? _____

2. Section of 40:55D-70 involved:

(a) _____ (b) _____ (c) _____ (d) _____

3. Brief statement in support of application:

40:55D-70(a): Description of Error Claimed and Argument in Support of Application

n/a

40:55D-70(b): Description of Request for Interpretation
n/a

40:55D-70(c)(1): Description of Undue Hardship: _____
See attached addendum

40:55D-70(c)(2): Description of Benefits to Zone Plan: _____
See attached addendum

40:55D-70(d): Description of Special Reasons Supporting
Grant of Use Variance: _____ **n/a**

All Variance Applications: Supply a statement of facts
showing why relief can be granted without substantial
detriment to the Public Good an[d] will not substantially
impair the intent and purpose of the zone plan and zoning
ordinance _____ **See attached addendum**

ALL APPLICANTS MUST COMPLETE BALANCE OF APPLICATION

F. LIST OF MAPS, REPORTS, PLANS AND OTHER DOCUMENTS ATTACHED:

1. Paul A. Damiano, Architects, LLC
2. Paul K. Lynch, Land Surveyors
3. _____
4. _____
5. _____
6. _____

G. LIST OF INDIVIDUALS WHO PREPARED PLATS:

1. NAME Paul A. Damiano, AIO TELE. 732-449-5642
ADDRESS 1721 Beverly Avenue
CITY/STATE Spring Lake Heights, NJ ZIP 07762
POSITION/OCCUPATION Architect

2. NAME _____ TELE. NO. _____
ADDRESS _____
CITY/STATE _____ ZIP CODE _____
POSITION/OCCUPATION _____

H. PARTNERSHIP/CORPORATE APPLICANTS:

- a. Pursuant to N.J.S.A. 40:55D-48.1 to 48.3, corporations or partnerships applying for certain subdivisions and variances must disclose:
 1. If partnership, names and addresses of all individual parties having at least a 10% interest in the partnership:

2. If corporation, names and addresses of all stockholders who own at least 10% of its stock of any class:

3. If a 10% owner listed in (1) or (2) above is itself a corporation or partnership, please specify, and disclose a list of names and addresses of all 10% or greater owners in this corporation or partnership:

ADDENDUM

The applicant whose family has owned the premises for a number of years would like to expand the existing porch and convert interior space to become a covered porch as well as make renovations to the existing 2 ½ story dwelling. The applicant would also like to make modifications to the rear patio and install a new in-ground pool. Please note that by doing so, the existing building coverage is presently at 20.4% where 20% is permitted would be increased 20.9%, which is from 1,528 square feet to 1,570 square feet proposed. The addition in building coverage is to help add cohesion and aesthetics to the front porch on the premises. Also, while doing the project it should be noted that although the applicants are adding a modification to the patio and the ability of installing a pool on the premises that total impervious coverage presently exists at 44.2% (3,316 s.f.) would be reduced to 37.9% (2,846 s.f.) which is an improvement at the premises bringing the premises more into compliance.

The applicant believes that by reason on an extraordinary and exceptional situation that uniquely affected the subject property and the structure which exists lawfully thereon the strict application of the aforementioned regulations would

result in peculiar and exceptional practical difficulties to, or exception and undue hardship upon the applicant.

The applicant will demonstrate that the purposes of the Municipal Land Use Law and the Land Use Ordinances of the Borough would be advanced by a deviation from the zoning ordinance requirements at issue, and further that the benefits of any such deviation would substantially outweigh any detriment resulting from a grant of the application.

The applicant believes that the relief can be granted without substantial detriment to the public good and that the relief will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinances of the Borough. The negative criteria will be satisfied as the applicant finds no detriment as a result of the granting of the application. The applicant also believes that there will be no adverse impact as a result of the granting of the application.

AFFIDAVIT OF APPLICANT:

I (We) Kathleen K. Lindenthal being duly
(name of applicant)

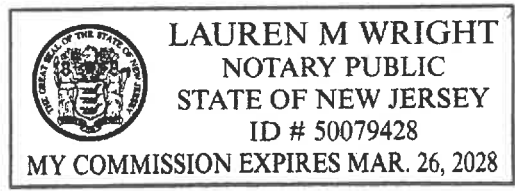
sworn according to law, hereby certify that the information presented to this application and accompanying documents is true and accurate to the best of my (our) knowledge:

[Handwritten Signature]

DocuSigned by:
Kathleen K. Lindenthal
TAEAO268FE274FB...
Applicant

Applicant

Sworn and subscribed to before me this 6th day of June, 2023



I. AUTHORIZATION OF OWNER:

(If anyone other than the above over is making this application, the following authorization must be executed.)

To the approving Board of the Borough of Sea Girt

Michael R. Rubino, Jr. is hereby authorized to make the within application.

Date: 6/6/2023

DocuSigned by:
Kathleen K. Lindenthal
TAEAO268FE274FB...
(Owner's Signature)

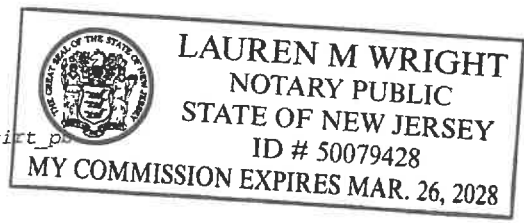
I (we) Kathleen K. Lindenthal, being duly sworn according to law, hereby certify that the information presented in this application and accompanying documents is true and accurate to the best of my (our) knowledge:

[Handwritten Signature]

DocuSigned by:
Kathleen K. Lindenthal
TAEAO268FE274FB...
Owner

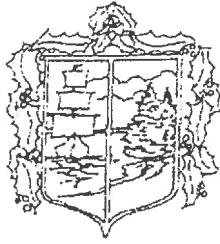
Owner

Sworn and subscribed to before me this 6th day of June, 2023



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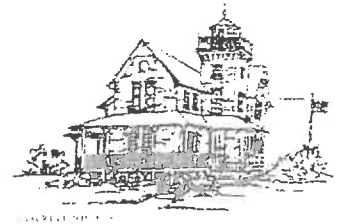
lu_appln.sea girt p



FOUNDED
1875

Kathleen & John Lindenthal
115 Chicago Blvd.
Sea Girt, NJ 08750

BOROUGH OF SEA GIRT SEA GIRT, NEW JERSEY



ERECTED
1895

May 17 2023

Re: Block: 19 Lot: 7, Zone 1E
115 Chicago Blvd
Sea Girt, NJ 08750

On this date we reviewed your application for the following proposed project:

Renovations to the existing single family home, modifications to the rear patio, and new inground pool in accordance with the following provided information:

- Architectural plans consisting of six (6) sheets prepared by Paul A. Damiano, R.A. of Paul A. Damiano Architects, LLC dated March 30, 2023 with the latest revisions dated April 25, 2023.

Please be advised your application **has been DENIED** for the above mentioned project.

Details of Denial:

- Proposed expansion of existing home increases maximum permitted coverage, Section 17.4, Schedule of Limitations
 - Permitted – 20% (1,500 square feet)
 - Existing – 20.4% (1,528 square feet)
 - Proposed – 20.8% (1,566 square feet)

Existing non-conforming conditions noted:

- Proposed renovations include impervious surface modifications. Existing conditions above current allowable amounts, but an overall reduction in impervious coverage is proposed
 - Permitted – 35% (2,625 square feet)
 - Existing – 44.2% (3,316 square feet)
 - Proposed – 37.9% (2,846 square feet)

The following items were not provided as part of this application:

1. Full engineering review by the Municipal Engineer.

If you have any questions please call me at 732-449-9433, Ext. 118.

Very Respectfully,

Christopher Willms
Zoning & Code Enforcement Official

321 BALTIMORE BOULEVARD
P.O. BOX 296, SEA GIRT, N.J. 08750
TEL. 732-449-9433 FAX 732-974-8296