

TOWNSHIP OF DENNIS
ZONING BOARD OF ADJUSTMENT
APPLICATION FORM

1. Name and address of applicant:

Ron Walters
5 Dennis Creek Road Cape May Court House, NJ 08210

2. Applicant's telephone number:

Home: 609-780-3189
Work: rwalters3189@aol.com

Applicant's fax number:

Home: _____
Work: _____

3. Property owner's name, address and telephone number if different from No. 1 above:

Ron Walters
5 Dennis Creek Road
Cape May Court House, NJ 08210

4. Relationship of applicant to owner: Owner

If holder of contract to purchase attach copy of contract.

If other than contract purchaser, explain status and attach written agreement signed by seller consenting to the application.

N/A

5. If applicant is a corporation or partnership, list all stockholders or partners owning 10% or more of the corporation or partnership and list their respective names, addresses and telephone numbers:

N/A

6. Location of premises:

Street address: 799 Dennisville Road Cape May Court house, NJ 08210
Tax Block: 96 Tax Lot(s): 10
Tax Map Sheet No.: 19

7. Zoning District in which premises is located: VR

8. Type of application presented:

 Appeal from decision of Zoning Official
 (N.J.S.A. 40:55D-70a)
 Interpretation of Zoning Ordinance or Zoning Map
 (N.J.S.A. 40:55D-70b)

Hardship variance (N.J.S.A. 40:55D-70c(1))
 Flexible (C)/balancing benefits and detriments (N.J.S.A. 40:55D-70c(2))

Use variance (N.J.S.A. 40:55D-70d)

- (1) Use or principal structure
- (2) Expansion of non-conforming use
- (3) Deviation from conditional use standard
- (4) Increase in permitted floor area ratio
- (5) Increase in permitted density
- (6) Height of principal structure greater than 10 feet or 10% of maximum height permitted

Permit to build in street bed (N.J.S.A. 40:55D-34)

Permit to build where lot does not abut street (40:55D-36)

Site plans (N.J.S.A. 40:55D-76)

Major

Preliminary

Final

Minor

Waiver of site plan itself

Subdivision (N.J.S.A. 40:55D-76)

Minor

Major

Preliminary

Final

Waivers from subdivision and/or site plan standards

Other

9. Request is made for permission to convert existing garage to a one (1) chair hair salon

(Describe type of variance sought)

A use variance is sought for proposing a hair salon, which is not a permitted use in the VR zone

contrary to the requirements of Sections Section 185-16(c) of the Dennis Township Land Use and Development Ordinances, Dennis Township Code Chapters 98, 165 and 185.

10. Supply the following information concerning this application. Place an asterisk to the left of the description of all items for which variances are sought.

	<u>EXISTING CONDITION</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
<u>LOT SIZE:</u>				
Lot Area	<u>41,656 SF</u>	<u>35,000 SF</u>	<u>41,656 SF</u>	<u>NO</u>
Lot Frontage	<u>---</u>	<u>---</u>	<u>---</u>	<u>NO</u>
Lot Width	<u>95.3'</u>	<u>100'</u>	<u>95.3'</u>	<u>YES*</u>
Lot Depth	<u>437.3'</u>	<u>200'</u>	<u>437.3'</u>	<u>NO</u>
<u>PRINCIPAL BUILDING</u>				
Side Yard, each	<u>45.8', 3.4'</u>	<u>30'</u>	<u>45.8', 3.4'</u>	<u>YES*</u>
Front Yard	<u>70.5'</u>	<u>65'</u>	<u>70.5'</u>	<u>NO</u>
Rear Yard	<u>328.4'</u>	<u>70'</u>	<u>328.4'</u>	<u>NO</u>
Building Height	<u><30'</u>	<u>30'</u>	<u><30'</u>	<u>NO</u>
<u>ACCESSORY BUILDING</u>				
Side Yard, each	<u>---</u>	<u>5'</u>	<u>21.9', 47.4'</u>	<u>NO</u>
Rear Yard	<u>246.9'</u>	<u>5'</u>	<u>246.9'</u>	<u>NO</u>
Distance to other buildings	<u>59.4'</u>	<u>---</u>	<u>59.4'</u>	<u>NO</u>
Building Height	<u><25'</u>	<u>25'</u>	<u><25'</u>	<u>NO</u>
<u>MAXIMUM COVERAGE</u>				
Principal building (%)	<u>3.16%</u>	<u>10%</u>	<u>3.16%</u>	<u>NO</u>
Accessory building (%)	<u>1.79%</u>	<u>3.5%</u>	<u>1.79%</u>	<u>NO</u>

	<u>EXISTING CONDITION</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
<u>GROSS FLOOR AREA</u>				
Principal building	<u>1,318 SF</u>	<u>----</u>	<u>1,318 SF</u>	<u>NO</u>
Accessory building	<u>590 SF</u>	<u>----</u>	<u>590 SF</u>	<u>NO</u>
<u>PARKING</u>				
No. of spaces	<u>4</u>	<u>5</u>	<u>5</u>	<u>NO</u>
<u>SIGNS</u>				
Size	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>NO</u>
Number	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>NO</u>
Type (Free- Standing or Building Mounted)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>NO</u>

11. Has there been any previous appeal, request or application to this Board or to the Planning Board involving these premises? If yes, state the nature of application, date of application, date of hearing and result received from Board.

N/A

BY LAW, VARIANCES CAN ONLY BE GRANTED WHERE THE APPLICANT IS ABLE TO SATISFY BOTH POSITIVE AND NEGATIVE CRITERIA ESTABLISHED BY THE MUNICIPAL LAND USE LAW. NO VARIANCE RELIEF OF ANY TYPE MAY BE GRANTED UNLESS THE VARIANCE OR RELIEF CAN BE GRANTED WITHOUT SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD AND WITHOUT SUBSTANTIALLY IMPAIRING THE INTENT AND PURPOSE OF THE ZONE PLAN AND ZONING ORDINANCE. HARDSHIP VARIANCES (40:55D-70c(1)) CAN ONLY BE GRANTED WHERE AN EXCEPTIONAL CONDITION EXISTS WITH REGARD TO A SPECIFIC PIECE OF PROPERTY, WHERE EXCEPTIONAL TOPOGRAPHICAL CONDITIONS OR PHYSICAL FEATURES UNIQUELY AFFECT A SPECIFIC PIECE OF PROPERTY OR WHERE BY REASON OF AN EXTRAORDINARY AND EXCEPTIONAL SITUATION UNIQUELY AFFECTING A SPECIFIC PIECE OF PROPERTY OR THE STRUCTURES LAWFULLY EXISTING THEREON THE STRICT APPLICATION OF THE ZONING REQUIREMENT WOULD RESULT IN PECULIAR AND EXCEPTIONAL PRACTICAL DIFFICULTIES TO OR EXCEPTIONAL AND UNDUE HARDSHIP UPON THE DEVELOPER OF