

**TOWNSHIP OF DENNIS  
ZONING BOARD OF ADJUSTMENT  
APPLICATION FORM**

1. Name and address of applicant: CASUY J ROSSNER  
Name: \_\_\_\_\_  
Address: 250 Kings Hwy, CLERMONT, NJ 08210
2. Applicant's telephone number: \_\_\_\_\_ Applicant's fax number: \_\_\_\_\_  
Home: 609 624 2424 Home: /  
cell Work: 609 425 8099 Work: \_\_\_\_\_
3. Property owner's name, address and telephone number if different from No. #1 above.  
Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: —
4. Relationship of applicant to 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.  
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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:  
Name: / Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: /  
\_\_\_\_\_  
Name: / Name: /  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
\_\_\_\_\_
6. Location of premises:  
Street address 250 Kings Hwy CLERMONT NJ 08210  
Tax Block: 256-01 Tax Lot (s): 3  
Tax Map Sheet No.: \_\_\_\_\_
7. Zoning District in which premises is located: R3

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. 40:55D070d)  
☐ (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 (N.J.S.A. 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 REPLACE 2ND FLR & ROOF FROM A peak  
HEIGHT OF 19.5' ABOVE GRADE to 27.5' ABOVE GRADE  
(Describe type of variance sought)

contrary to the requirements of Sections: 185.37  
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 YES/NO</u>	<u>VARIANCE REQUIRED</u>
<u>LOT SIZE:</u>			
Lot Area	31,981 sq FT		
Lot Frontage	100'		
Lot Width			
Lot Depth	300'		
<u>PRINCIPAL BUILDING:</u>			
Side Yard, each			
Front Yard			
Rear Yard			
Building Height	19.5' ABOVE GRADE		27.5
<u>ACCESSORY BUILDING:</u>			
Side Yard, each			
Rear Yard			
Distance to Other Buildings			
Building Height			
<u>MAXIMUM COVERAGE:</u>			
Principal Building %			
Accessory Building %			
<u>GROSS FLOOR AREA:</u>			
Principal Building	638.4 SQ FT		
Accessory Building			

<u>EXISTING CONDITION</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED YES/NO</u>	<u>VARIANCE REQUIRED</u>
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PARKING:

No. of Spaces

3

SIGNS:

Size

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Number

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Type (free standing  
or building mounted)

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.

NO

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 OF THE ZONE PLAN AND ZONING ORDINANCE. HARDSHIP VARIANCES (40:55dc(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 WHEREBY 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 THE PROPERTY. RELIEF UNDER THE FLEXIBLE C TYPE VARIANCE (N.J.S.A. 40:55D-70c(2)) CAN ONLY BE GRANTED WHERE, WITH REGARD TO A SPECIFIC PIECE OF PROPERTY, THE PURPOSES OF THE MUNICIPAL LAND USE LAW WOULD BE ADVANCED BY A DEVIATION FROM THE ZONING ORDINANCE REQUIREMENT AND THE BENEFIT OF THE DEVIATION WOULD SUBSTANTIALLY OUTWEIGH ANY DETRIMENT. USE, AND RELATED VARIANCES (N.J.S.A. 40:55d-70d) CAN ONLY BE

GRANTED WHERE THERE ARE SPECIAL REASONS AS SPECIFIED BY THE MUNICIPAL LAND USE LAW. THE BURDEN IS UPON THE APPLICANT TO PROVIDE PROOF OF SATISFACTION OF THE AFORESAID REQUIREMENTS APPLICABLE TO HIS APPLICATION.

A SHORT SUMMARY OF THE REASONS WHY YOU ARE ENTITLED TO THE RELIEF SOUGHT FROM THE ZONING BOARD OF ADJUSTMENT SHALL BE PROVIDED ON A SEPARATE SHEET OF PAPER AND ENUMERATED WITH THE APPROPRIATE PARAGRAPH NUMBER UNDER WHICH THE RELIEF IS SOUGHT, (PARAGRAPHS NO. 12-15)

12. Attach to this application a statement of the facts showing why the relief sought can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Dennis Township Zoning Plan and Zoning Ordinance. State why the variance can be granted without substantial harm to the neighborhood and without significant overturning of the Township Zoning Plan.
13. Attach to this application a statement specifying the hardship/exceptional conditions of the specific property involved justifying the granting of a variance pursuant to N.J.S.A. 40:55D-70c(1). State what is unique about your specific piece of property noting such things as an exceptionally narrow, deep, or otherwise unusually shaped lot; physical features located on the lot that prevent its use in a normal manner that would be allowed by the existing zoning; the specific location of existing structures that limit compliance with the required zoning. Note how the circumstances relating to your particular lot differ from other lots in the neighborhood. State what hardships would result should the variance not be granted to you.
14. Attach to this application a statement setting forth the facts supporting the contention that the purposes of the Municipal Land Use Law would be advanced by a deviation from the Zoning requirements in question and the benefits of that deviation would substantially outweigh any detriment pursuant to N.J.S.A. 40:55D-70c(2). Among the purposes of the Municipal Land Use Law are following: promotion of public health, safety and welfare; provision of adequate light, air and open space; establishment of appropriate population densities; provision of sufficient space for agricultural, residential, recreational, commercial and industrial uses and open space; promotion of a desirable visual environment; conservation of historic sites, districts, open space and natural resources; encouragement of senior citizens housing. Cite which of these apply to your application and further, cite the characteristics of your land that will present an opportunity for improved zoning and planning to benefit the community.
15. Attach to this application a statement setting forth the special reasons for granting this variance pursuant to N.J.S.A. 40:55D-70d. "Special Reasons" exist where a proposed project carries out a purpose of zoning, (such as those noted in Section 14 above) or where the refusal to allow the project would impose an undue hardship on you; state why the property at issue cannot reasonably be developed with a use permitted by the Zoning Ordinance.

16. Set forth specifically the determination of the Zoning Official from which an appeal has been filed and the basis for the appeal. (N.J.S.A. 40:55D-70a)

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- ✓ 17. Set forth specifically the Zoning Ordinance section and provisions and/or the portion of the Zoning Map for which an interpretation from the Zoning Board is sought. Set forth the interpretation sought by the applicant. (N.J.S.A. 40:55D-70b)

185-37

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18. All applicants must supply with this application the required fees (application and escrow) the necessary survey, plan, and plat and the following Zoning Board of Adjustment forms together with all attachments required in connection with the forms:

ZB-1 Application form including verification of application  
ZB-2 Survey, plan, plat affidavit  
ZB-4 Escrow, fees and application fees  
ZB-5 Proof of payment of taxes  
ZB-6 Notice of hearing  
ZB-7 Affidavit of Service  
ZB-10 Applications involving subdivisions  
ZB-11 Applications involving Site Plans

19. For undersized lot cases only, the following additional forms are supplied.

Notice to Applicant's Concerning Undersized Lots.

ZB-8 Applicant's Offer to Abutting Property Owners.

ZB-9 Response to Abutting Property Owners.

20. List the names, addresses, telephone and fax numbers and professions of any and all professionals employed by the applicant in completing the application to the Zoning Board of Adjustment and/or intended to be called as witnesses at the hearing on the application.

Name: Address: Phone: Fax: E-Mail:

Mark Deval 20 Deval Lane  
Oceanview NJ 08230

**DENNIS TOWNSHIP ZONING BOARD OF ADJUSTMENT  
ESCROW FEES AND APPLICATION FEES**

Applicant's Name: Cathy Rossner  
Address: 250 Kings Hwy Clermont NJ  
08210

Address of Property: \_\_\_\_\_  
Subject to the Application: (Street Address): \_\_\_\_\_

Block: 256.01 Lot (s): 3

Amount of required Escrow: \$ 256-

Amount of required Application Fees: \$ 1,000-

All escrow funds shall be deposited by the applicant with the Municipal Treasurer who shall, in turn, deposit them in a separate escrow account and carry them under the Township's Trust Fund section of accounts on the books of the Township as a professional, inspection and consulting fee escrow fund. Said escrow fund shall be used to pay the fees of professional personnel employed to assist the Dennis Township Zoning Board of Adjustment in review of the application, to prepare Board Resolutions and other legal documents relating to the application, and to inspect and approve construction. Professional fees shall be billed through the Municipality's voucher system and approved for payment by the Zoning Board of Adjustment. Any excess of funds remaining in the escrow account at the time when all required improvements have been finally accepted and all professional work completed shall be returned to the applicant. If at any time it become evident that the escrow account is or will be insufficient to cover said fees, the developer shall increase the fund as required by the appropriate Zoning Board of Adjustment Official having jurisdiction over the matter.

\*\*\*The application fee is non-refundable and is a separate charge from the escrow fee.\*\*\*

I understand and consent to the foregoing.

Date: 10-18-2023 Applicant: [Signature]



**DENNIS TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**SURVEY/PLAN/PLAT AFFIDAVIT**

STATE OF NEW JERSEY:

SS

COUNTY OF CAPE MAY:

(Name) Casey Rossner, being duly sworn according to law, upon his oath deposes and says:

1. I am the owner of the property known and identified as Block 256.01, Lot(s) 3, in the Township of Dennis or I am the applicant for development in this matter.

2. The attached sealed survey/plan/plat prepared by Devaul, and dated 10-12-2023, accurately reflects the physical condition of the property as of the date of this Affidavit and there have been no changes or alterations to the property since the date of the sealed survey/plan/plat.

3. I make this Affidavit in support of an application for development before the Dennis Township Zoning Board of Adjustment and understand that said Board shall rely on the current accuracy of the said survey/plan/plat in considering the application for development of the property.

[Signature]  
Signature - Owner/Applicant

Sworn to and subscribed  
before me this 18  
day of October, 2023.

Jessica L. Ferrier  
Notary Public  
New Jersey

Jessica L Ferrier  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JUNE 30, 2025



## VERIFICATION OF APPLICATION

(Indicate Status of Applicant Below)

X Applicant is owner of property  
\_\_\_\_ Applicant is not owner of property but has an Agreement of Sale and the consent  
of the owner to make this application.  
\_\_\_\_ Other (specify)

STATE OF NEW JERSEY:

SS

COUNTY OF CAPE MAY:

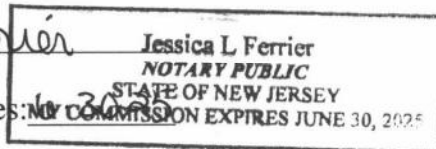
Casey Rossner, being of full age and duly sworn according to law, upon his/her oath, deposes and says that the information set forth in the variance application, survey, subdivision plan, site plan and related documents submitted in connection with this application is true and correct and that they accurately portray the proposed project for which variance relief and accompanying approvals (if any) are sought.

[Signature]  
Applicant's Signature

Sworn and subscribed to before  
me this 18 day of October,  
2023.

Jessica L. Ferrier  
Notary Public

My Commission Expires: June 30, 2025



### CONSENT TO APPLICATION BY OWNER OF PREMISES (Need not be signed if Owner is Applicant)

I hereby consent to the application submitted to the Dennis Township Zoning Board of Adjustment with regard to the premises referred to in this application which premises is owned by me.

\_\_\_\_\_  
Owner's Signature

Sworn and subscribed to before  
me this \_\_\_\_\_ day of \_\_\_\_\_,  
2\_\_\_\_.

\_\_\_\_\_  
Notary Public  
New Jersey



ridge vent  
2 shingles  
each end

ridge 1/4" x 1 1/2" LVL

2x4 knotted  
for overhang

2x10 rafters

2x6 fascia

12" overhang

12d nails

2 joists

2x10 joists

1/2" plywood sheathing

8d nails

2x4 blocking

12d nails

12" wood 60d center

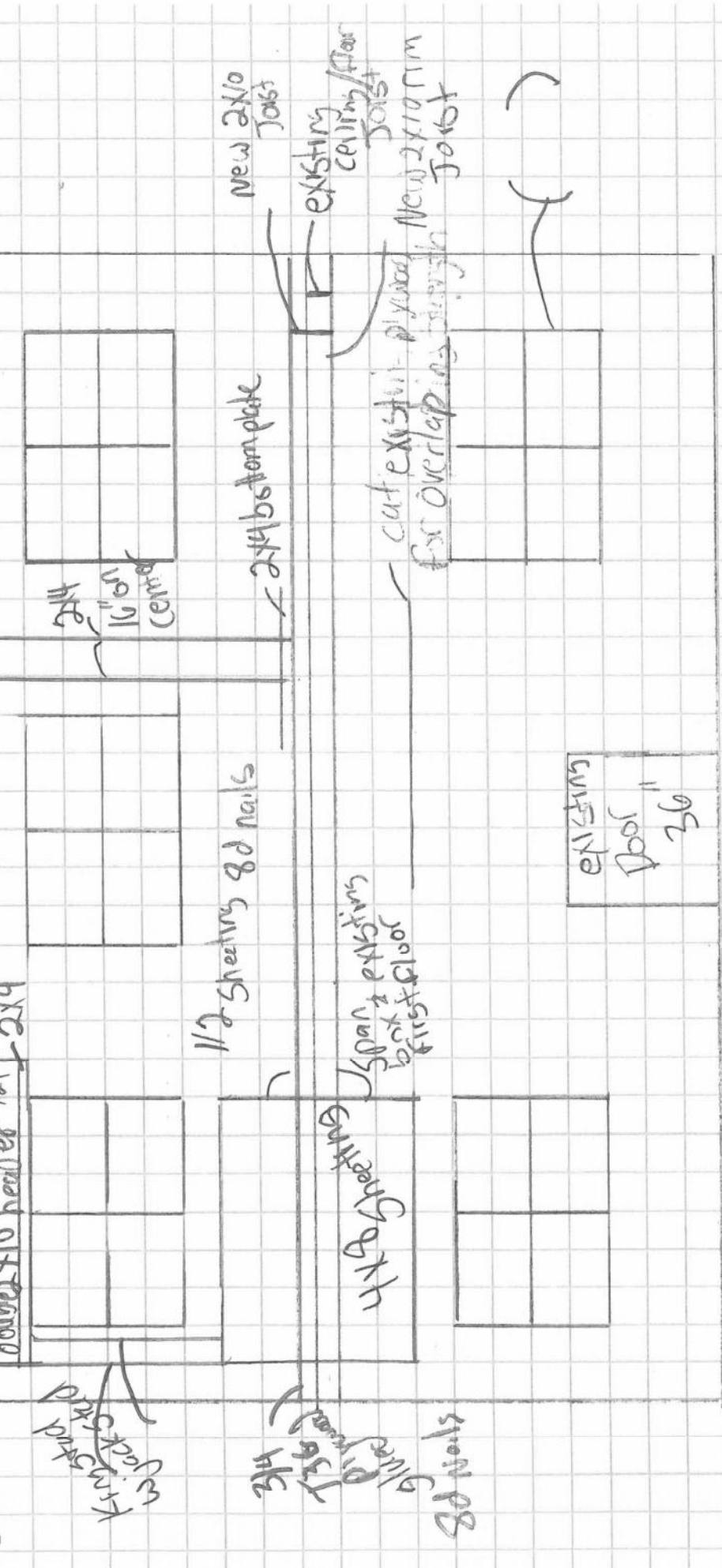
2x4

Double 2x10 header

12d nails

12" wood 60d center

2x4



new 2x10 joist

existing ceiling/floor joist

cut existing plywood for overlapping with new 2x10 rim joist

2x4 bottom plate

1/2" sheathing 8d nails

Span existing back floor

existing door 36"

Deck

stairs

8d nails

12d nails

12" wood 60d center

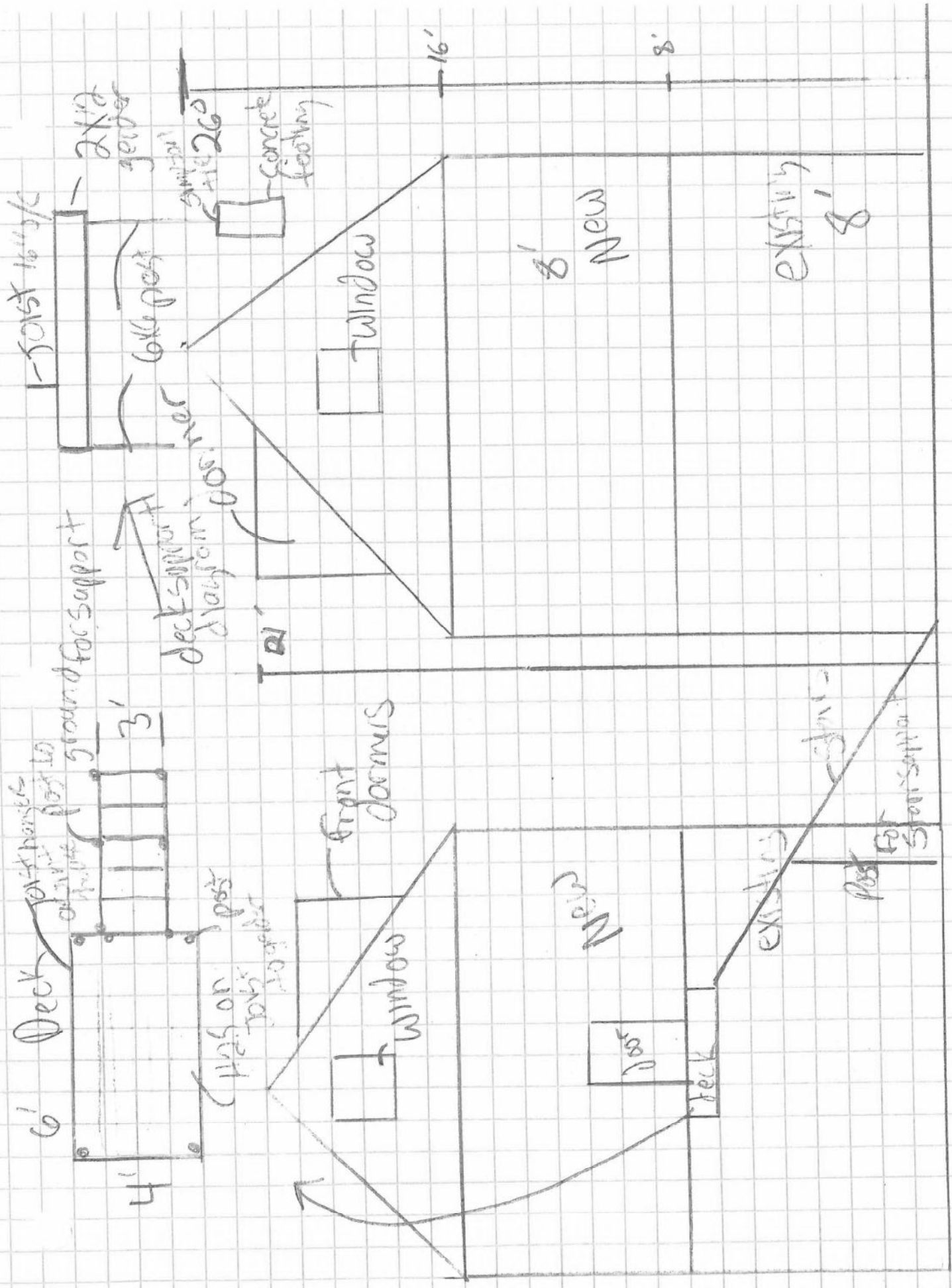
2x4

Double 2x10 header

12d nails

12" wood 60d center

2x4



North Side View

Southside