

City of Lambertville
18 York Street, Lambertville NJ 08530
Phone: (609) 397-0803 ~ Fax: (609) 397-2203
Email: construction@lambertvillenj.org

RECEIVED
5.31.19

Planning & Board of Adjustment Application

Application Date: 5/13/19 Block: 1024 Lot: 8
Fees Paid: Application: \$ 700 Ck #: 667
Escrow: \$ 3000 Ck #: 668
Application Address: 102 N Union Street

<u>APPLICATION TYPE:</u>	<u>FEE</u>	<u>ESCROW</u>
<input type="checkbox"/> Appeal	\$	
<input type="checkbox"/> Request for Zoning Interpretation		
<input checked="" type="checkbox"/> Hardship / Bulk Variance (Fence)	<u>200</u>	<u>1,000.</u>
<input type="checkbox"/> Use Variance		
<input type="checkbox"/> Conditional Use Permit		
<input type="checkbox"/> Conceptual Review		
<input type="checkbox"/> Minor Subdivision		
(Total # of Lots <u> </u>)		
<input type="checkbox"/> Preliminary Site Plan		
(<u> </u> S.F. Improvements)		
<input type="checkbox"/> Preliminary Major Subdivision		
(Total # of Lots <u> </u>)		
<input type="checkbox"/> Final Site Plan		
(<u> </u> S.F. Improvements)		
<input type="checkbox"/> Final Major Subdivision		
(Total # of Lots <u> </u>)		
<input type="checkbox"/> General Development Plan		
<input type="checkbox"/> Re-Submittal		
<input checked="" type="checkbox"/> Other: <u>Boundary Adjustment</u>	<u>\$500.</u>	<u>\$2,000.</u>
Total Amount Paid:	<u>\$700.</u>	<u>\$3,000.</u>

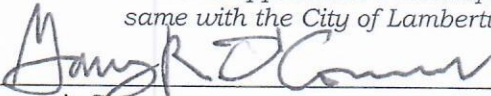
Planning Board meets the first Wednesday of every month at 7:00 pm
Zoning Board meets the last Thursday of every month at 7:30 pm
(Unless otherwise noticed)
Both meetings are held at the
Justice Complex, 25 South Union Street, Lambertville NJ 08530

City of Lambertville
18 York Street, Lambertville NJ 08530
Phone: (609) 397-0803 ~ Fax: (609) 397-2203
Email: construction@lambertvillenj.org

Planning & Board of Adjustment Application

Name of Owner: Mr. & Mrs. Gary R. O'Connor
Address: 102 N. Union Street
Lambertville, NJ 08530
Telephone: () 609-37-3635 Email: gary@grocarchitects.com

*I have reviewed this application & accompanying documentation & consent to filing of the
same with the City of Lambertville Planning Board / Zoning Board*


Owner's Signature

5.31.19
Date

Name of Applicant (if different from owner): _____
Address: _____

Telephone: () _____ Email: _____

Applicant's Signature

Name of Attorney: _____
Address: _____

Telephone: () _____ Email: _____

Name of Engineer: _____
Address: _____

Telephone: () _____ Email: _____

Name of Applicant's Agent: Gary R. O'Connor, AIA - Architect
Address: 8 Coryell Street
Lambertville, NJ 08530
Telephone: () 609-397-3635 Email: gary@grocarchitects.com

Planning Board meets the first Wednesday of every month at 7:00 pm
Zoning Board meets the last Thursday of every month at 7:30 pm
(Unless otherwise noticed)
Both meetings are held at the
Justice Complex, 25 South Union Street, Lambertville NJ 08530

City of Lambertville
18 York Street, Lambertville NJ 08530
Phone: (609) 397-0803 ~ Fax: (609) 397-2203
Email: construction@lambertvillenj.org

Planning & Board of Adjustment Application

I do hereby appoint Gary R. O'Connor to perform all duties as maybe required to
Agent's Name (please print)

Prosecute this application before the designated agencies & departments of the City. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by the City of Lambertville with regard to this matter.

Gary R. O'Connor
Applicant's Signature

5.31.19
Date

Gary R. O'Connor
Owners' Signature

5.31.19
Date

=====

Property Information

Zoning District: R-2 Tax Map: Page: Block 1024 Lot: 8

Present use of Property: Single Family Dwelling

Property Dimensions, etc.:

	Minimum	Actual	Proposed
Lot Area	<u>2800</u>	<u>3921</u>	<u>3859</u>
Lot Width at Street	<u>40'</u>	<u>97.60'</u>	<u>No Change</u>
Lot Width of Setback Line	<u>40'</u>	<u>98.5'</u>	<u>No Change</u>
Lot Depth	<u>70'</u>	<u>Varies</u>	<u>No Change</u>
Front Setback	<u>0'</u>	<u>4.9'</u>	<u>No Change</u>
Left Side Setback	<u>5'</u>	<u>6.63'</u>	<u>No Change</u>
Right Side Setback	<u>5'</u>	<u>1.6'</u>	<u>No Change</u>
Rear Yard Setback	<u>15'</u>	<u>NA</u>	<u>NA</u>
Maximum Bldg Height	<u>40'</u>	<u>18'+/-</u>	<u>No Change</u>
Structures, Blacktop & Other	<u> </u>	<u>2,361</u>	<u>No Change</u>
Coverage (SF)			
Lot Coverage %	<u>80% Max.</u>	<u>60.2</u>	<u>61.2</u>

1. Is the property a corner lot?

Yes

2. Date this Applicant acquired the property or an interest in the property:

Oct. 2005

Planning Board meets the first Wednesday of every month at 7:00 pm

Zoning Board meets the last Thursday of every month at 7:30 pm

(Unless otherwise noticed)

Both meetings are held at the

Justice Complex, 25 South Union Street, Lambertville NJ 08530

City of Lambertville
18 York Street, Lambertville NJ 08530
Phone: (609) 397-0803 ~ Fax: (609) 397-2203
Email: construction@lambertvillenj.org

Planning & Board of Adjustment Application

3. The Zone in which the property is located:
R-2
4. Acreage of entire tract:
.090 Ac.
5. Is the property located:
On a County Road? ☐ Yes ☒ No
Within 200 feet of a Municipal Boundary? ☐ Yes ☒ No
Located on a State Highway? ☐ Yes ☒ No
6. Are there any existing or proposed deed restrictions, easements, right of ways or other dedication? ____ Yes ☒ No (if yes please attach a copy)
7. Has this property been subject of any prior approvals or denials by the Planning Board of Board of Adjustment? ____ Yes ☒ No (if yes, please specify)

What special reasons support the granting of the variance, if applicable?

1. The lot adjustment affects no others than the two contiguous properties in question & Improves coverage for non-comforming interior lot.
2. The proposed privacy fence affords the same visibility as zero lot line buildings permitted in the R2 Zone. Yard Space is uniquely located on busy pedestrian corner.

Description of approval being requested:

1. The lot line separating these properties is unusually irregular. The resulting space is difficult for either property Owner to utilize, improve, or manage at the point of sale. Simply, the small modification proposed will square off the property line enabling the best use of this small but special private garden area.
2. We request approval of a 6' high fence to allow for privacy from street and sidewalk traffic. The Zoning Ordinance for fences allows only 36" high fences within 30' of a corner for visibility concerns while the Ordinance also permits 0' lot line front yards.

Please list requests for waivers of submission of documents and the reasons therefore:

Planning Board meets the first Wednesday of every month at 7:00 pm
Zoning Board meets the last Thursday of every month at 7:30 pm
(Unless otherwise noticed)
Both meetings are held at the
Justice Complex, 25 South Union Street, Lambertville NJ 08530