

# **SEA ISLE CITY ZONING BOARD OF ADJUSTMENT** **APPLICATION / APPEAL FORM**

Date of Application / Appeal: \_\_\_\_\_

**1. Location of premises that are the subject of this matter:**

Street address: \_\_\_\_\_  
 Tax Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_  
 Zoning District in which premises are located: \_\_\_\_\_

**2. Name, address, phone nos. for Applicant(s):** [see Notes page]

\_\_\_\_\_  
 \_\_\_\_\_

Designate a **contact person**:

Name: \_\_\_\_\_  
 Best method(s) to reach the contact person:  
     Telephone    Cell    Fax    e-mail    regular mail

**3. Applicant is (check one):**    ☐ property owner    ☐ contract purchaser  
 If contract purchaser, you must attach a copy of the contract to the application.

**4. ☐ Check here if the Applicant is a corporation or partnership.**

[If so, you must attach a separate sheet to this Application listing names and addresses for all stockholders, members, shareholders, partners or similar persons or entities owning 10% or more of the corporation or partnership, and indicate the percentage ownership interest of each person or entity]

**5. Are you represented by an attorney OR assisted by a land use professional in connection with this application? If so, please provide that person's name and contact information here:**

[Note: Corporations and partnerships must be represented by an attorney. All others may represent themselves.]

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Did an attorney or other land use professional assist you in the preparation of this application?      Yes ☐      No ☐

6. **Type of application presented** (check all that apply):

- ☐ Appeal from decision of Zoning Official NJSA 40:55D-70a
- ☐ Interpretation of Zoning Ordinance or Map NJSA 40:55D-70b
- ☐ Hardship variance, "c" or "bulk" variance NJSA 40:55D-70c(1)
- ☐ Flexible "c" variance NJSA 40:55D-70c(2)
- ☐ Use variance or "D" variance NJSA 40:55D-70d
  - ☐ (1) Use or principal structure not permitted in zoning district
  - ☐ (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 to exceed maximum permitted height by greater than 10 feet or 10%
- ☐ Permit to build in street bed NJSA 40:55D-34
- ☐ Permit to build where lot does not abut street NJSA 40:55D-35
- ☐ Site plans NJSA 40:55D-76
  - ☐ Major site plan review
    - ☐ Preliminary site plan approval
    - ☐ Final site plan approval
  - ☐ Minor site plan review
  - ☐ Waiver of site plan
- ☐ Subdivision NJSA 40:55D-76
  - ☐ Minor subdivision
  - ☐ Major subdivision
    - ☐ Preliminary approval
    - ☐ Final approval
  - ☐ Waivers from subdivision and/or site plan standards
- ☐ Other

7. **Existing conditions at the property.**

Structures. At the present time, the property is (check all that apply):

- ☐ vacant lot
- ☐ developed with the following Principal Structure(s):
  - ☐ single family dwelling
  - ☐ two family dwelling
  - ☐ triplex
  - ☐ commercial building: \_\_\_\_\_
  - ☐ public building: \_\_\_\_\_
  - ☐ other: \_\_\_\_\_
  - ☐ other multi-unit residential structure [number of units: \_\_\_\_\_]

The Principal Structure was originally built (date) \_\_\_\_\_.

The most recent structural changes were made (date) \_\_\_\_\_ and consisted of \_\_\_\_\_.

Accessory structures. At present, the following are on the property:

- ☐ detached garage      ☐ storage shed      ☐ dock(s)  
☐ swimming pool      ☐ other: \_\_\_\_\_

Lot area and dimensions. At present, the lot is:

- ☐ Less than 3,500 square feet (substandard non-buildable)  
☐ Between 3,500 square feet and minimum lot area permitted in zoning district (substandard buildable).  
☐ Equal to or greater than minimum lot area.

Parking. At present, parking for this property consists of:

- ☐ No on-site parking is available.  
Number of on-site parking spaces: \_\_\_\_\_  
How many are stacked parking? \_\_\_\_\_  
Number and location of driveways: \_\_\_\_\_

Elevation level.

Flood elevation of the property is: \_\_\_\_\_

Elevation at top of curb, street frontage is: \_\_\_\_\_

This property is ☐ is not ☐ on the FEMA list.

Use of the Property. The property is currently used as (check all that apply):

- ☐ single family dwelling      ☐ restaurant  
☐ two family dwelling      ☐ store  
☐ three family dwelling      ☐ public building  
☐ other multi-family dwelling      ☐ office  
☐ other (describe) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The property has been used in this manner since \_\_\_\_\_.

Before that time, the property was used as \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **Proposed structure or use.** Applicant wishes to (check all that apply):

- ☐ change the **size, bulk or location** of existing structure.

- ☐ change the **use** of the property or existing structure.
- ☐ remove existing structures and build new structure.
- ☐ other:

Describe your proposed changes:

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9. **Variance Relief Requested.** The changes Applicant wishes to make will require variances from the following Sections of the Sea Isle City Zoning Ordinance:

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If you are proposing to change the **use** of the structure, please describe the proposed use and note whether it is listed as a permitted use in the zoning district.

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The Applicant also seeks relief from the following Sea Isle City Ordinances (indicate specific part of ordinance):

- ☐ Land Use Procedures, Sec. XXIX \_\_\_\_\_
- ☐ Site Plan Review, Sec. XXX \_\_\_\_\_
- ☐ Land Subdivision, Sec. XXXII \_\_\_\_\_
- ☐ Signs, Sec. XXXIII \_\_\_\_\_

10. **Existing and Proposed Conditions.** Supply the following information.

Note: All pertinent information requested must be supplied here. It is not sufficient to simply reference an attached plan. If any requested information is not applicable to the property, insert "N/A".

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
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Zoning District: \_\_\_\_\_

**LOT AREA/DIMENSIONS:**

Lot Frontage	_____	_____	_____	_____
Lot Depth	_____	_____	_____	_____
Lot Area (s.f.)	_____	_____	_____	_____

**PRINCIPAL  
STRUCTURE**

*For the principal structure on the property, indicate the following:  
setback*

Note: "SB" =

Front Yard SB	_____	_____	_____	_____
Side yard SB #1	_____	_____	_____	_____
Side yard SB #2	_____	_____	_____	_____
Total SYSB	_____	_____	_____	_____
Rear Yard SB	_____	_____	_____	_____
Building Height	_____	_____	_____	_____

**ACCESSORY  
STRUCTURES**

*For all accessory structures on the property, indicate the following:*

Front Yard SB	_____	_____	_____	_____
Side Yard SB #1	_____	_____	_____	_____
Side Yard SB #2	_____	_____	_____	_____
Rear Yard SB	_____	_____	_____	_____
Distance to other buildings	_____	_____	_____	_____
Building Height	_____	_____	_____	_____

	<u>EXISTING CONDITIONS</u>	<u>REQUIRED BY ORDINANCE</u>	<u>PROPOSED</u>	<u>VARIANCE REQUIRED YES/NO</u>
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**LOT COVERAGE**

Principal building (%)	_____	_____	_____	_____
Accessory building (%)	_____	_____	_____	_____

**FLOOR AREA RATIO**

Principal bldg	_____	_____	_____	_____
Accessory bldg	_____	_____	_____	_____

**PARKING**

Location	_____	_____	_____	_____
No. spaces on-site	_____	_____	_____	_____
Driveway	_____	_____	_____	_____

**SIGNS**

Dimensions	_____	_____	_____	_____
Number	_____	_____	_____	_____
Location	_____	_____	_____	_____
Type (Freestanding 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 the application, date of application, date of hearing and result received from Board.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

12. **For all applications:** Attach to this application a statement of 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 Sea Isle City Master Plan and Zoning Ordinance. State why variance relief can be granted

without substantial harm to the neighborhood and without significant overturning of the Master Plan.

13. **For “c(1)” Variances:** Attach to this application a statement specifying the hardship/exceptional conditions of the specific property involved that justify the granting of a variance pursuant to N.J.S.A. 40:55D-70c. 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; or 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. Please note that monetary hardship is considered a personal hardship, and is NOT A REASON for this type of variance relief.
  
14. **For “c(2)” Variance:** Attach to this application a statement setting forth the facts supporting your position that the purposes of the Municipal Land Use Law would be advanced by a deviation from the Zoning requirements in question, and that the benefits of that deviation would substantially outweigh any detriment to the zoning ordinance or master plan, pursuant to N.J.S.A. 40:55D-70c(2). Among the purposes of the Municipal Land Use Law are the 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. **For Use and other “d” Variances:** 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 (note that a personal hardship, such as monetary hardship or a hardship you create, cannot form the basis for granting a variance). If you are seeking a use variance, you should also state why the property at issue cannot reasonably be developed with a use permitted by the Zoning Ordinance.
  
16. **For all applications, if an application was first submitted to and denied by the Zoning Official:** 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), or attach a copy of the Zoning Official's letter to you.

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17. **For Interpretation Requests:** Set forth specifically the Zoning Ordinance section and provisions and/or the portion of the Zoning Map for which an interpretation is sought. Explain what interpretation you are seeking. (N.J.S.A. 40:55D-70b).
18. List 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
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### VERIFICATION OF APPLICATION

I, \_\_\_\_\_, do hereby certify to the following:

1. I am the applicant whose name appears in the attached application to the Sea Isle City Zoning Board of Adjustment.
2. I am over the age of 18.
3. I have personal knowledge of the facts stated herein and in the application.
4. I am the (circle one) owner    contract purchaser    of the subject property.
5. I have reviewed the application, and I verify to the Sea Isle City Zoning Board of Adjustment that all of the information presented in this application is true and accurate to the best of my knowledge.
6. I am aware that I am subject to punishment under New Jersey law if any of the statements made by me in this application are willfully false.

\_\_\_\_\_  
(date)

\_\_\_\_\_  
(Signature of Applicant; print name beneath)

Note: a separate Verification must be submitted for each owner of the property. For condominiums, you must submit a signed verification from each member of the condominium association, or, if more than four units in the condominium, a resolution from the condominium Board of Directors indicating its consent to the application.