



Township of Chatham

58 Meyersville Road

New Jersey 07928

(973) 635.3202

Planning/Zoning Board Application

Plan# _____

Escrow # _____

Applicant's Name David & Stephanie Kelly

Owner's Name David & Stephanie Kelly

Street 37 Rose Terrace

Street 37 Rose Terrace

Town Chatham Township

Town Chatham Township

Telephone # () _____

Telephone # () _____

E-mail address:

Status of Applicant if other than owner _____

Stockholders Name/Address/Tel# of Stockholders owning 10% or more of its stock (NJSA 40:55-48.1 et seq.)
[Attach additional sheets as may be necessary]

LOCATION OF PROPERTY

Street Address: 37 Rose Terrace Block: 92 Lot: 8 Zone: R-3

Attorney: _____ Telephone: _____

E-mail: _____

Address: _____ Cell: _____ Fax: _____

Architect: _____ Telephone: _____

Address: _____ Cell: _____ Fax: _____

Engineer: _____ Telephone: _____

Address: _____ Cell: _____ Fax: _____

List any other Expert(s) who will submit a report or who will testify for the Applicant:
[Attach additional sheets as may be necessary]

1. Name Richard Gording

Field of Expertise Landscape Design

Address 58 Ringwood Ave, Ringwood, NJ 07456

Telephone 973-839-6026 Cell # Fax # _____

2. Name _____

Field of Expertise _____

Address _____

Telephone _____ Cell # _____ Fax # _____

TYPE OF APPLICATION (circle)

<u>Site Plan</u>	<u>Variiances</u>	<u>Subdivisions</u>	<u>Other</u>
Preliminary	Appeals	Minor Subdivision	Development Permit
Final Site Plan	Use	Preliminary Major	Conceptual
Amended Preliminary	Interpretation	Final Major.	Temp. Use
Amended Final	Hardship	Amended Preliminary	Waiver of Complete Site Plan
TCC	Conditional Use	Amended Final	

DESCRIPTION OF PROPOSED/EXISTING BUILDINGS

Size of Lot 122' x 162' Sq. Footage of Lot 22,827 Height of Building 2 story

Size of Bldg. (st. level) Front 61' Depth 55' Sq. Ft. of Building 2,180

Setback from front property line 50' Average setback of Bldgs. Within 200 ft. _____

<u>Zoning Requirements</u>	<u>Existing Conditions</u>	<u>Proposed Conditions</u>	<u>Utilities Available Y/N</u>
Frontage 90'	Frontage 122'	Frontage 122'	Municipal Water Y
Side Yards 30%	Side Yards 43'	Side Yards 43'	Sewers Y
Front Setback 50'	Front Setback 50'	Front Setback 50'	
Rear Setback 50'	Rear Setback 61'	Rear Setback 61'	Bd. Of Health Res.
			For Septic Approval

REVIEW OF ZONING OFFICIAL

Application is made for a variance to permit (describe) construct a 14' x 18' (252 sq ft) pavilion in the rear yard of the property exceeding the 150 sq ft maximum allowable size for an accessory structure .

Which is contrary to the provisions of section(s) 30-96.13 a.2
of the Ordinances of the Township of Chatham.

Date _____
Zoning Official _____

APPLICATION # _____

NAME OF APPLICATION Dave and Stephanie Kelly

ZONING TABLE

Block 92 Lot 8
 Zone District R-3

	Allowable/ Required Per Ordinance		Existing Condition		Proposed Condition		Pre-Existing Non Conforming	Variance Required
Minimum Lot Area	20,000	SF	N/A		N/A			
Total Lot Area	N/A		22,832	SF	22,832	SF		
Front Yard	50	Ft.	50	Ft.	50	Ft.		
Rear Yard	50	Ft.	62	Ft.	62	Ft.		
Side Yard	15	Ft.	16	Ft.	16	Ft.		
Combined Side Yards (1)	30	%	49	%	49	%		
Combined Side Yards (1)	36	Ft.	59	Ft.	59	Ft.		
Lot Width (at street line)	90	Ft.	121	Ft.	121	Ft.		
Lot Width (at setback line)	100	Ft.	120	Ft.	120	Ft.		
Lot Depth	175	Ft.	162	Ft.	162	Ft.		
Number of Stories	2.5		2		2			
Building Height	35	Ft.		Ft.		Ft.		
Principal Building Coverage	2,770	SF	2,225	SF	2,225	SF		
Total Impervious Coverage	6,566	SF	4,569	SF	5,284	SF		
Other								
Maximum Allowable Accessory Structure	150 SF				252 SF			Yes

(1) If applicable

"Required" are the limits established in the Chatham Township's Zoning Ordinance

"Existing" are the current conditions.

"Proposed" are the conditions represented by this application

"Pre-Existing" should be checked if the "Existing" conditions would require a Variance

"Variance Required" should be checked if the "Proposed" conditions will require a Variance.

The entire table should be completed and included with the Application.

SUMMARY OF ZONING REQUIREMENTS

Zone District	R-1	R-2	R-3	R-4	R-5
	Required Per Ordinance	Required Per Ordinance	Required Per Ordinance	Required Per Ordinance	Required Per Ordinance
Minimum Lot Area	100,000 SF	60,000 SF	20,000 SF	10,000 SF	41,250 SF
Total Lot Area	N/A	SF	SF	SF	SF
Front Yard	100 Ft.	75 Ft.	50 Ft.	25 Ft.	75 Ft.
Rear Yard	75 Ft.	75 Ft.	50 Ft.	45 Ft.	75 Ft.
Side Yard	35 Ft.	30 Ft.	15 Ft.	15 Ft.	25 Ft.
Combined Side Yards (%)	35 %	35 %	30 %	N/A %	35 %
Combined Side Yards (Ft.)	Ft.	Ft.	Ft.	Ft.	Ft.
Width (at street line) (See Note 1)	225 Ft.	160 Ft.	90 Ft.	75 Ft.	125 Ft.
Lot Width (at setback line)	250 Ft.	200 Ft.	100 Ft.	75 Ft.	150 Ft.
Lot Depth	175 Ft.	175 Ft.	175 Ft.	100 Ft.	175 Ft.
Number of Stories	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2
Building Height (See Note 2)	35 Ft.	35 Ft.	35 Ft.	35 Ft.	35 Ft.
Principal Building Coverage	Note 3 SF	Note 3 SF	Note 3 SF	Note 3 SF	Note 3 SF
Total Impervious Coverage	Note 4 SF	Note 4 SF	Note 4 SF	Note 4 SF	Note 4 SF

Note 1: For Lot Width on a Cul-de-Sac, see Zoning Ordinance, Section 30-75.2, Schedule of Zoning Requirements

Note 2: Definition of Building Height: the vertical distance measured from the average ground elevation at any point within fifteen (15) feet of the foundation, i.e. the underlying base, substructure, or support of a building, to a horizontal plane projected from the highest point of the roof, using predevelopment grades if fill has been added and using post-development grades if soil has been removed.

Note 3: If Lot Area is less than 10,000 SF = 20% of Lot Area; if Lot Area is 10,000 SF or greater = 2,000 SF + 6% of Lot Area greater than 10,000 SF

Note 4: If Lot Area is less than 10,000 SF = 40% of Lot Area; if Lot Area is 10,000 SF to 40,000 SF = 4,000 SF + 20% of Lot Area greater than 10,000 SF; if Lot Area is 40,000 SF to 60,000 SF = 10,000 SF +15% of Lot Area greater than 40,000 SF; if Lot Area is 60,000 F to 80,000 SF = 13,000 SF +10% of lot Area greater than 60,000 SF; if Lot Area is greater than 80,000 SF = 15,000 SF + 7.5% of Lot Area greater than 80,000 SF

This information is provided in an effort to simplify preparing an Application for the Zoning Board of Adjustment. The information contained in the Township's Ordinances is significantly more complex. However, for most Applications, the above information may be all that is required. It remains, however, the Applicant's responsibility to determine if the information provided is applicable for the proposed lot and improvement(s).

REFUSAL OF PERMIT

To _____ Date _____ From _____
(Name of Applicant) (Zoning Official)

Your application for a permit to construct _____ on property located at _____ known as Block _____ Lot _____ on the Tax Map of the Township of Chatham is hereby denied for noncompliance with the provision(s) of section(s) _____ of the Township Zoning for the following reasons: _____

Information on procedures for an appeal of this decision to the Board of Adjustment/Planning Board can be obtained from the Board Manager (973-635-4600). The plans submitted are enclosed.