WASHINGTON BOROUGH BOARD OF ADJUSTMENT
APPLICATION

**********For Official Use Only**********

*Case No.: _____ Time for Board Decision: _____ 20____

*Date Filed: _____ Disposition Date: _____ 20____

*Date Application Completed: _____ 20__ Disposition: _____

*Hearing Date(s): _____

**TO THE APPLICANT : COMPLETE APPROPRIATE SECTIONS IN FULL FOR RELIEF REQUESTED. PLEASE TYPE OR PRINT.**

**1. GENERAL INFORMATION**
**TO BE COMPLETED BY ALL APPLICANTS**

Block: 70 Lot: 6

Property Street Address: 10 Flower Ave
Washington, NJ, 07882

Applicant's Name: Eric Hoyer

Applicant's Address: 10 Flower Ave
Washington, NJ, 07882

Applicant's Telephone: 908 - 914 - 5278

Owner's Name: Eric Hoyer

Owner's Address: 10 Flower Ave
Washington, NJ, 07882

Attorney's Name:

Attorney's Address:

Attorney's Telephone:

If applicant is not owner set forth applicant's interest in the property:

Current or Last previous use or occupancy: Residential

Proposed Use or Occupancy: Residential

## GENERAL INFORMATION
(Continued)

Zone:

| | ZONING ORDINANCE REQUIREMENTS | EXISTING CONDITIONS | PROPOSED CONDITIONS |
|---|---|---|---|
| Lot Area | | | |
| Lot Frontage | | | |
| Lot Width | | See Attached Survey | |
| Side Yard | | | |
| Front Yard | | | |
| Rear Yard | | | |
| Accessory Bldg: Distance to sideline | five (5) feet | | |
| Distance to rear line | five (5) feet | | |
| Distance to other bldg | five (5) feet | | |
| Height | | | |
| Bldg. Coverage | | | |
| Floor area Ratio | | | |
| Lot coverage | | | |
| Accessory Bldg coverage | | 0 x 0 | 10' x 16' |
| Signs: Number | | | |
| Size(s) | | | |

If sign variance attach graphic representation to scale) of size and location of proposed sign(s).

Have there been any previous applications involving these premises? No If so date(s) of applications: _____

Nature of prior application(s) and date of disposition: _____

_____

## 2. NOTICE OF APPEAL OF ADMINISTRATIVE OFFICER'S DECISION

(N.J.S.A. 40:55D-70(a))

(Must Be Filed Within 20 Days of Decision Appealed From)

TO THE ADMINISTRATIVE OFFICER:

The applicant states that on or about the _____ day of _____, 20___ an application was made to _____

_____ (Name and Title of Administrative Officer) for the purpose of (describe intended action): _____

_____

_____

_____

_____

on the premises set forth above; and that the said Officer did on

the _____ day of _____, 20___, decline to issue a permit or took other action for the reasons stated in the attached copy of the Administrative Officer's Refusal of Permit Form or other notice of action.

Applicant files this notice of appeal with said officer, and with the Clerk of the Zoning Board of Adjustment, together with the required fee, and requests that action of the Administrative Officer be reversed or modified for the following reasons:

_____

_____

_____

_____

_____

_____

_____

_____

_____

***TO APPLICANT File original of this form with the Administrative Officer and one copy with Clerk of Board of Adjustment.

***TO ADMINISTRATIVE OFFICER Upon receipt of this form immediately transmit to the Board of Adjustment all papers which were available to you when your decision was made.

## 3. APPLICATION FOR VARIANCE

(N.J.S.A.40:55D-70(c) or (d))

TO THE BOARD OF ADJUSTMENT:

An application is hereby made for a variance from the terms of Section(s) Article VI, Chapter 94, Section 37 - Accessory Buildings Part of the Zoning Ordinance so as to permit placement of a shed in the "front yard" of the house.

**REASONS FOR VARIANCE: (ATTACH SUPPLEMENTAL SHEETS IF NECESSARY)**

(c)(1)(a) Describe exceptional size or shape of property: See Attached Statement

(c)(1)(b) Describe exceptional topographic conditions or features unique to the property:

(c)(1)(c) Describe other extraordinary situations uniquely affecting the property:

(c)(2) Describe how the purposes of the Municipal Land Use Law would be advanced by deviation from the Zoning Ordinance:

(c)(2) Describe how the benefits of the deviation from the Zoning Ordinance would outweigh any detriment:

(d) Describe the special reasons for the granting of the variance:

Describe how the relief can be granted without substantial detriment to the public good:

Describe how the relief may be granted without substantially impairing the intent and purpose of the zone plan and zoning ordinance:

Eric Hoyer
10 Flower Ave, Washington, NJ, 07882

Reasons For Variance: Supplemental Response

While most of the houses on Flower Ave appear to be placed fairly close to the road, the property at 10 Flower Ave is different. It is set back significantly from the street. Both the house and the requested shed would be over two hundred feet from the road. The property is shaded and easily overlooked from the road, especially during the warmer months.

While I can't speak for the intentions of the people who wrote the code, I have to imagine the purpose behind this limitation was to keep curb appeal high. To avoid clutter and eyesores throughout the neighborhood. I do not believe these concerns are applicable to the property at 10 Flower Ave due to its unusual positioning so far removed from the road. The visibility of the shed will be low from the street, due to distance and shading.

The house itself does not "face" Flower Ave, and I feel the suggested location of the shed makes the most sense in the context of the property and will not negatively effect the surrounding properties nor cause any harm to the public good.

## 4. APPLICATION FOR OTHER RELIEF

TO THE BOARD OF ADJUSTMENT:

An application is hereby made for:

_____ Building Permit (N.J.S.A.40:55D-36)

_____ Certification of preexisting nonconforming use (N.J.S.A.40:55D-68)

_____ Interpretation of Zoning Map (N.J.S.A.40:55D-70(b))

✓ Other: Describe: _____

**Reasons: (ATTACH SUPPLEMENTAL SHEETS IF NECESSARY)** _____

**TO APPLICANT: File all copies with Clerk of the Board of Adjustment when only a variance or other relief is sought.**

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## 5. CERTIFICATION
## TO BE SIGNED BY ALL APPLICANTS AND OWNERS

IF A VARIANCE PURSUANT TO N.J.S.A.40:55D-70(d) IS SOUGHT I ALSO SEEK SUBDIVISION APPROVAL, SITE PLAN APPROVAL, OR CONDITIONAL USE APPROVAL FROM THE BOARD OF ADJUSTMENT AND SUBMIT THE DOCUMENTS REQUIRED THEREBY.

_____ Subdivision _____ Site Plan _____ Conditional Use

I CERTIFY THAT ALL THE INFORMATION SUBMITTED AND THE FOREGOING STATEMENTS MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT.

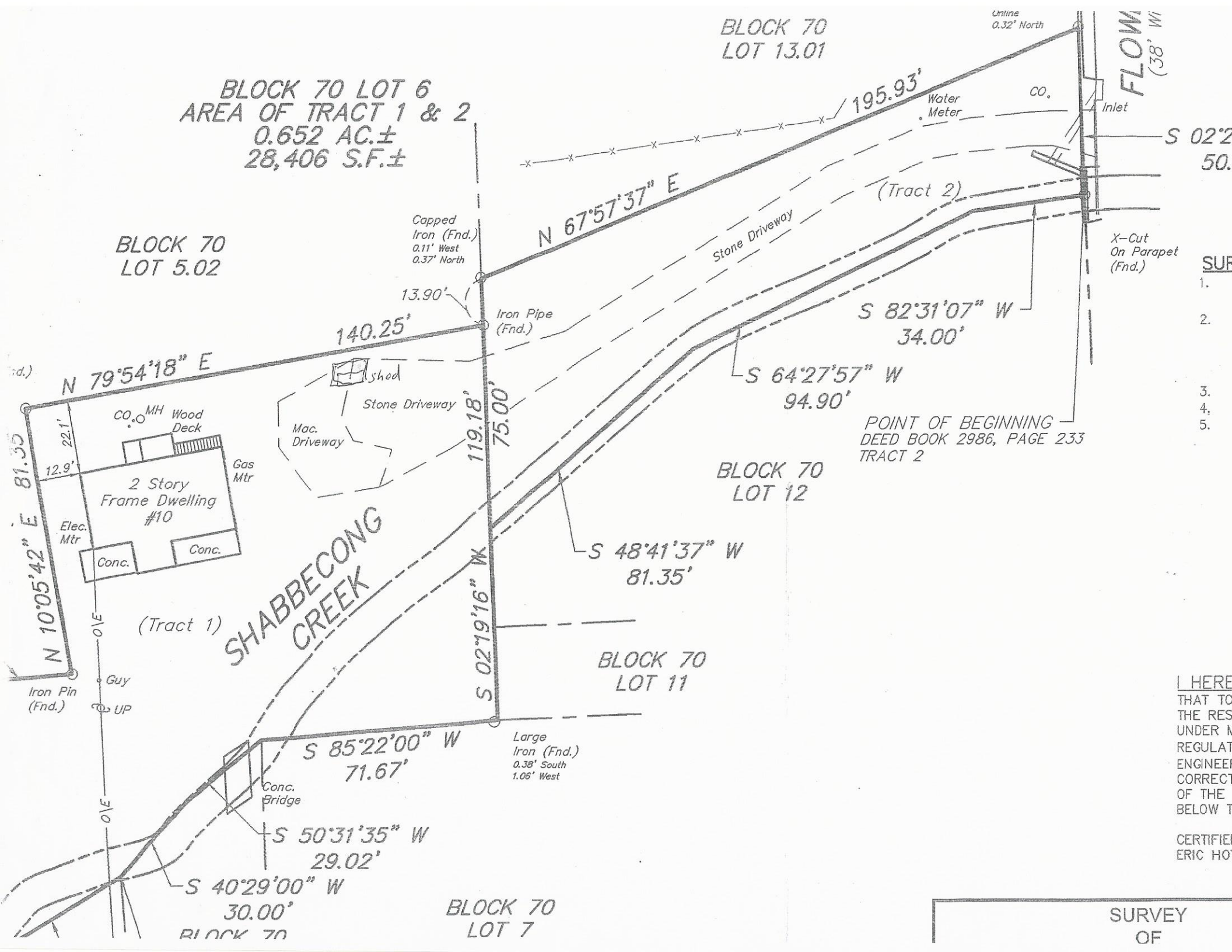
Date: 3/9/2020

Eric Hoyer
Signature of Applicant or Agent

Signature of Co-Applicant

If applicant is not the owner, signature of owner.

Signature of Co-owner


BLOCK 70 LOT 6
AREA OF TRACT 1 & 2
0.652 AC.±
28,406 S.F.±
BLOCK 70
LOT 13.01
BLOCK 70
LOT 5.02
BLOCK 70
LOT 12
BLOCK 70
LOT 11
BLOCK 70
LOT 7
(Tract 1)
(Tract 2)
SHABBECONG
CREEK
N 67°57'37" E
195.93'
N 79°54'18" E
140.25'
N 10°05'42" E
81.35'
S 02°19'16" W
119.18'
75.00'
S 82°31'07" W
34.00'
S 64°27'57" W
94.90'
S 48°41'37" W
81.35'
S 85°22'00" W
71.67'
S 50°31'35" W
29.02'
S 40°29'00" W
30.00'
13.90'
Capped
Iron (Fnd.)
0.11' West
0.37' North
Iron Pipe
(Fnd.)
Iron Pin
(Fnd.)
Large
Iron (Fnd.)
0.38' South
1.06' West
Unline
0.32' North
Water
Meter
CO.
Inlet
X-Cut
On Parapet
(Fnd.)
Stone Driveway
Mac.
Driveway
Shed
CO.
MH
Wood
Deck
22.1'
12.9'
2 Story
Frame Dwelling
#10
Gas
Mtr
Elec.
Mtr
Conc.
Conc.
Guy
UP
O\E
O\E
Conc.
Bridge
POINT OF BEGINNING
DEED BOOK 2986, PAGE 233
TRACT 2
SURVEY
OF