

**Township of Lawrence
Mercer County NJ
Department of Community Development
Land Use Application Master Checklist**

Application No. ZB-6/21

Name of Applicant: George McClellan

- | | | |
|--------------------------|--|-----------------------|
| | Required for all applications: | Complete form: |
| <input type="checkbox"/> | General Information | Form G-1 |
| <input type="checkbox"/> | Certifications | Form C-1 |
| <input type="checkbox"/> | Taxpayer Identification number & certification | IRS form W-9 |

- Type of approval sought (check all as appropriate):**
- | | | |
|-------------------------------------|--|----------|
| <input type="checkbox"/> | Appeal from decision of Administrative Officer | Form A-1 |
| <input type="checkbox"/> | Bulk Variance (parcel) | Form B-1 |
| <input type="checkbox"/> | Bulk Variance (signage) | Form B-2 |
| <input checked="" type="checkbox"/> | Bulk Variance (homeowner) | Form B-3 |
| <input type="checkbox"/> | Conditional Use | N/A |
| <input type="checkbox"/> | Informal | N/A |
| <input type="checkbox"/> | Interpretation | N/A |
| <input type="checkbox"/> | Lot Consolidation | N/A |
| <input type="checkbox"/> | Site Plan, Informal | N/A |
| <input type="checkbox"/> | Site Plan, Waiver | N/A |
| <input type="checkbox"/> | Site Plan, Minor | N/A |
| <input type="checkbox"/> | Site Plan, Preliminary Major | N/A |
| <input type="checkbox"/> | Site Plan, Final Major | N/A |
| <input type="checkbox"/> | Subdivision, Minor | N/A |
| <input type="checkbox"/> | Subdivision, Preliminary Major | N/A |
| <input type="checkbox"/> | Subdivision, Final Major | N/A |
| <input type="checkbox"/> | Use Variance | Form U-1 |
| <input type="checkbox"/> | Other (specify) | N/A |

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
<u>Bulk variance for the size of a cabana (150 square feet permitted; 375 square feet requested).</u>	

List name & address of all expert witnesses expected to testify:

Lionel Scriven (architect)

Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. _____

General Information

1. Applicant:

Name George McClellan
Address 310 Cobblestone Way
Lawrenceville, NJ 08648

Phone (609) 468-0127
Fax (888) 230-4245
Email george@mcbelegal.com

2. Owner of land (as shown on current tax records):

Name George McClellan
Address 310 Cobblestone Way
Lawrenceville, NJ 08648

Phone (609) 468-0127
Fax (888) 230-4245
Email george@mcbelegal.com

3. Attorney (where applicable):

Name N/A
Address _____

Phone _____
Fax _____
Email _____

4. Engineer (where applicable):

Name N/A
Address _____

Phone _____
Fax _____
Email _____

5. If the applicant is a corporation or partnership, list the names and addresses of all stock holders or partners owning a 10% or greater interest in said corporation or partnership in accordance with P.L.1977 Ch.336.

N/A

6. Location of Land:

Lot No(s) 3.14 Block(s) 7101 Tax Map pg(s) Key Map 10 71.01
Street(s) 310 Cobblestone Way
Lawrenceville, NJ 08648

7. Zoning designation of parcel (see Zoning Map): EP-2

8. Name of proposed development: Enclave

Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. _____

Certifications

Certification of applicant:

I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Applicant's signature George W. McCallan Jr.

Date December 9, 2021
Date _____

Owner's consent to filing of application:

If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

I am the current owner of the subject property and am aware of and consent to the filing of this application.

Owner's signature George W. McCallan Jr.

Date December 9, 2021
Date _____

Acceptance of reasonable review & inspection costs:

I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature George W. McCallan Jr.

Date December 9, 2021
Date _____

Authorization for township officials to enter upon property:

I/we do hereby grant authorization to township officials, including Planning or Zoning Board members, to enter upon the subject property for the purpose of inspection related to this application.

Owner's signature George W. McCallan Jr.

Date December 9, 2021
Date _____

Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. _____

Bulk Variance (Homeowner)

(Attach additional pages as necessary)

Request is hereby made for permission to erect, alter or convert a cabana
_____ contrary to the requirements of §429 of the Land Use

Ordinance, or for other relief as follows:

The square footage of the proposed cabana will be 375 square feet (150 square feet permitted pursuant to §429 (b) (4)) to accommodate bathroom with shower, changing area, and eating area.

The septic system will be upgraded as well pursuant to the direction of the health department.

1. Is the property a corner lot? Yes
2. Is public sewer available to property? No Public Water? Yes

3. Explain the EXCEPTIONAL conditions or circumstances uniquely affecting the property involved or the structures existing on the property which would cause peculiar and exceptional practical difficulties or undue hardship and which do not apply generally to other properties in the same zone or neighborhood or

Explain how the purposes of the municipal land use law would be advanced by the proposed deviation(s) from the zoning ordinance requirements and how the benefits of the proposed deviation(s) would be advanced by the benefits of the proposed deviation(s) would substantially outweigh any detriment:

The proposed deviation from zoning ordinance requirements is de minimis. Municipal land use law will be advanced by the proposed de minimis deviation because the increased square footage will permit use of restroom facilities at the cabana instead of having to use the primary residence - which will reduce the risk of any airborne transmission of coronaviruses. There is no detriment caused by the de minimis deviation.

4. State how the proposed variance(s) can be granted without substantial detriment to the public good.

The proposed variance will not create any detriment to the public good. Not only is the proposed variance de minimis in nature, the proposed variance will be aesthetically pleasing and inhibit the potential spread of infectious disease.

5. State how the proposed variance(s) will not substantially impair the intent and purpose of the zone plan and zoning ordinance:

The intent and purpose of the zone plan and zoning ordinance is to maintain cabanas that are generally proportionate relative to the lot and dwelling. The de minimis nature of the proposed variance is consistent with the letter and the spirit of the zone plan and zoning ordinance. A cabana that is only 150 square feet would not accommodate the desired use and would be disproportionate to

(continued next page)

**Township of Lawrence
Mercer County NJ
Department of Community Development
Bulk Variance (Homeowner)**

Application No. _____

(Attach additional pages as necessary)

6. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variance or eliminate the necessity for the variance.

N/A

7. Has there been any previous appeal, request, or application to this or any other Township Boards or the Building Inspector involving these premises?

_____ Yes No

If Yes, state the nature, date, application no. and disposition of said matter.

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Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. _____

Existing and proposed property dimensions as compared to the zoning ordinance requirements:

Zoning District _____	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested	
LOT DATA					
Lot Area	SF	SF	SF	N/A	SF
Lot Frontage	FT	FT	FT	N/A	FT
Lot Width	FT	FT	FT	N/A	FT
Lot Depth	FT	FT	FT	N/A	FT
Floodplain Buffer (if applicable)	FT	FT	FT	N/A	FT
Total Impervious Coverage	%	%	%		%
PRINCIPAL BUILDING					
Front Yard setback	FT	FT	FT	N/A	FT
Left Side Yard setback	FT	FT	FT	N/A	FT
Right Side Yard setback	FT	FT	FT	N/A	FT
Rear Yard setback	FT	FT	FT	N/A	FT
Building Height	FT	FT	FT	N/A	FT
ACCESSORY BUILDING					
Side Yard setback	FT	FT	FT	N/A	FT
Rear Yard setback	FT	FT	FT	N/A	FT
Building Height	FT	FT	FT	N/A	FT

Accessory building size is 375 sq. ft. requested (150 sq. ft. permitted). Mark any pre-existing variance with an "*".