

**Township of Lawrence
Mercer County NJ
Department of Community Development**

Application No. ZB-3/24

Land Use Application Master Checklist

Name of Applicant: Nelson Campos & Maria Garcia

Required for all applications:

- ☐ General Information
- ☐ Certifications
- ☐ Taxpayer Identification number & certification

Complete form:

- Form G-1
- Form C-1
- IRS form W-9

Type of approval sought (check all as appropriate):

- | | | |
|-------------------------------------|--|----------|
| ☐ | Appeal from decision of Administrative Officer | Form A-1 |
| ☒ | Bulk Variance (parcel) | Form B-1 |
| ☐ | Bulk Variance (signage) | Form B-2 |
| ☐ | Bulk Variance (homeowner) | Form B-3 |
| ☐ | Conditional Use | N/A |
| ☐ | Informal | N/A |
| ☐ | Interpretation | N/A |
| ☐ | Lot Consolidation | N/A |
| ☐ | Site Plan, Informal | N/A |
| ☐ | Site Plan, Waiver | N/A |
| ☐ | Site Plan, Minor | N/A |
| ☐ | Site Plan, Preliminary Major | N/A |
| ☐ | Site Plan, Final Major | N/A |
| ☐ | Subdivision, Minor | N/A |
| ☐ | Subdivision, Preliminary Major | N/A |
| ☐ | Subdivision, Final Major | N/A |
| ☒ | Use Variance | Form U-1 |
| ☐ | Other (specify) | N/A |

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
<u>This is a Bulk and Use Variance for a sotage addition.</u>	

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

Julius J. Hengeli, AIA and Planner, Code NJ C-7441

Gregory G. Johnson, Esq.

Nelson Campos & Maria Garcia

Township of Lawrence
Mercer County NJ
Department of Community Development

Use Variance

Request is hereby made for permission to use, erect, alter, or convert a ~~XXXXXX~~ Addition
contrary to the requirements of § Side bar set back of the Land Use Ordinance, or
for other relief as follows: ~~XXXX~~ Applicant added bathroom to existing structure used
as an apartment, and two rooms serving as storage and seating areas.

1. List the zoning districts in which the proposed use is allowed: R1
2. Describe the existing structure(s) located on the property and their current use:
Single-story, wood-frame addition, Isolated foundation on concrete piles (helical or poured
Wood-framed floor joists with sub flooring, 2x4 wood stud walls with insulation, Conventi
3. Describe the type and use of the structures located on the properties surrounding the subject
property: Residential R-1 / type 5b construction
4. Has there been any previous appeal, request, or application to this or any other Township Boards
or the Building Inspector involving these premises?
 Yes X No

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

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

Application No. ZB-3/24

(Attach additional pages as necessary)

Request is hereby made for permission to erect, alter or convert a Applicant added separate rooms onto existing apartment contrary to the requirements of § _____ of the Land Use Ordinance, or for other relief as follows:
Applicant seeks permission for addition of bathroom and two rooms used as storage and seating areas.

1. Is the property a corner lot? NO

2. Is public sewer available to property? YES 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:

Maintains architectural harmony

Creates no adverse impacts on adjoining properties

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

Minimal Neighborhood Impact: No adverse effects on sunlight, airflow, or sightlines for adjacent properties

Preservation of Community Standards: No increase in traffic, noise, or other public nuisances is anticipated

Balanced Benefit: The variance enables reasonable use of the property while imposing no measurable harm to surrounding lots or public infrastructure.

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

The 1-story addition maintains the low-density, single-family residential nature of the zone.

No change to the primary use (storage/rooms remain accessory to the main dwelling)

Respects the neighborhood's scale and aesthetic

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

Application No. ZB-3/24

(Attach additional pages as necessary)

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Applicant seeks permission for addition of bathroom and two rooms used as storage and seating areas.

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

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Application No. ZB-3/24

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

Zoning District <u>R-4 Zone</u>	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
LOT DATA				
Lot Area	7,500 SF	6,300 SF	NA SF	SF
Lot Frontage	FT	FT	FT	FT
Lot Width	60 FT	90 FT	NA FT	FT
Lot Depth	125 FT	70 FT	NA FT	FT
Floodplain Buffer (if applicable)	FT	FT	FT	FT
Total Impervious Coverage	20 %	24.3 %	31.3 %	7 %
PRINCIPAL BUILDING				
Front Yard setback	30 FT	14 FT	- FT	yes FT
Left Side Yard setback	10 FT	1'-6" FT	- FT	yes FT
Right Side Yard setback	10 FT	20' FT	NA FT	NA FT
Rear Yard setback	30 FT	1'-3" FT	FT	yes FT
Building Height	35 FT	19 FT	NA FT	FT
ACCESSORY BUILDING				
Side Yard setback	FT	FT	FT	FT
Rear Yard setback	FT	FT	FT	FT
Building Height	FT	FT	FT	FT

Mark any pre-existing variance with an " * ".