

**RESOLUTION  
ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF LIVINGSTON  
NEW JERSEY**

Case # 2014-78-V

Motion by: Mr. Shah

Second by: Mr. Resnick

**FINDINGS AND CONCLUSIONS**

The Zoning Board of Adjustment of the Township of Livingston, having considered the Application and plans filed in this matter, and the testimony and evidence presented at the hearing on December 9, 2014, the following findings of fact and conclusions are made:

1. The applicant is Wei Zhu and Qi Wan.
2. The property is commonly known as 10 Falcon Road and is taxed as Block 2702, Lot 15. The property is in the R-4 Zone.
3. The applicant has satisfied the statutory procedural requirements of service and publication of notice, and there are no taxes or assessments due or in arrears.
4. The applicant proposes to construct an addition to a single-family residence.
5. Violations of Livingston Zoning Ordinances: ;
  - (a) Section 170-99C(2) Front Yard Setback – 40' required, 33.67' proposed; 6.33' variance requested
  - (b) Section 170-99C(3) Side Yard Setback – 10' required, 5.83' proposed; 4.17' variance requested;
  - (c) Section 170-99C(3) Aggregate Side Yard Setback – 28.2' required, 21.11' proposed; 7.09' variance requested; and
6. The following persons testified at the hearing: The Applicant and Margaret Petersen, AIA.
7. The following persons objected to or expressed interest the application at the hearing: none.
8. The applicant has satisfied the statutory requirements of N.J.S.A. 49:55D-70 (c)(1) for the relief sought due a hardship due to the shallow and unusual shape of the lot.

Based upon the above findings, there will be no detriment resulting to the public good, nor will there be an impairment of the zoning plan or municipal zoning ordinance. Now, therefore, be it **RESOLVED** by the ZONING BOARD OF ADJUSTMENT of the Township of

Livingston that the application herein submitted is granted the following variances from the Ordinance:

A Front Yard Setback Variance of six and thirty three one hundredths feet (6.33');  
A Side Yard Setback variance of four and seventeen one hundredths feet (4.17');  
and;  
An Aggregate Side Yard Setback variance of seven and nine one hundredths feet (7.09'); are granted.

This approval is subject to all other requirements of the Township ordinances, building code, and the right of appeal by any interested party. Also, as required by Livingston Ordinance 170-27(A), construction must be commenced within one year of the date hereof or the variance shall expire.

Copies of the Applicant's survey showing the proposed improvements and architectural plans are attached hereto as an exhibit to indicate the final version thereof.

The Resolution is a memorialization of the action of the Board of Adjustment of the Township of Livingston taken on December 9, 2014 in which Board voted to five in favor and none opposed to approve the application in accordance with and subject to the conditions and terms set forth herein on the record.

CHAIRMAN:



JAMES HOCHBERG

Dated: January 27, 2015

Prepared by: Herbert S. Ford, Esq.