

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

Case # 2015-12-V

Motion by: Mr. Hochberg

Second by: Mr. Bier

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 April 28, 2015, the following findings of fact and conclusions are made:

1. The applicant is Lawrence and Jaime Gibbs.
2. The applicant was represented by Stephen Geffner, Esq.
3. The property is commonly known as 22 Trafalgar Drive and is taxed as Block 2400 Lot 17.09. The property is in the R-1 Zone.
4. The applicant has satisfied the statutory procedural requirements of service and publication of notice, and there are no taxes or assessments due or in arrearages.
5. The applicant proposed to add a cabana to the rear of a single family residence.
6. Violations of Livingston Zoning Ordinances:
 - (a) Section 170-87BB1 Habitable Floor Area – 6200 SF allowed, 6672.94 SF proposed; 472.94 SF variance requested; and
 - (b) Section 170-87CC1 Habitable Floor Ratio – 15% allowed, 15.75% proposed; 0.75% variance requested.
7. The following persons testified at the hearing: The Applicant, Timothy Klesse, and AIA.
8. The following persons objected to or expressed interest the application at the hearing: none.
9. The applicant has satisfied the statutory requirements of N.J.S.A. 40:55D-70(d)(4) for the relief sought by demonstrating that the residence will fit within the streetscape and that the property can accommodate the addition to the residence. The residence is already a permitted use at this location and under Coventry Square the Board granted the D(4) use variance.

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 Habitable Floor Area variance of 472.94 SF; and
A Habitable Floor Ratio variance of seventy five one hundredths percent (0.75 %) are granted.


The Board granted the variances on the condition that the cabana never be used as a dwelling unit.

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 April 28, 2015 in which Board voted seven 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: May 26, 2015

Prepared by: Herbert S. Ford, Esq.