

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

Case # 2013-4-V

Motion by: Mr. James Hochberg

Second by: Mr. Ajay Shah

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 March 12, 2013, the following findings of fact and conclusions are made:

1. The applicant is Min Cai.
2. The property is commonly known as 2 Cliffside Drive and is taxed as Block 301, Lot 24. The property is in the R-2 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 170-97C4 Rear Yard Setback (50' required, 42.5' proposed; 7.5' variance requested)
 - (b) Section 170-87L(1)(b) Side Street Lot Setback (50' required, 46.58' proposed, a 3.42' variance requested)
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 by demonstrating that an undue or exceptional hardship would be imposed upon the applicant by a denial because the lot is irregular and undersized for the zone and the location of the house on the lot causes a hardship.

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:

Rear Yard Setback Variance of 7.5' and
A Side Street/Corner Lot setback Variance of 3.42' 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 March 12, 2013 in which Board voted to approve the application in accordance with and subject to the conditions and terms set forth herein on the record.

CHAIRMAN:



ALAN OZAROW

Dated: April 23, 2013

Prepared by: HERBERT S. FORD, ESQ.