

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

Case # 2013-8-V

Motion by: Mr. Nardone

Second by: Mr. 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 IEZ Development LLC.
2. The property is commonly known as 16 Forest Street and is taxed as Block 7500, Lot 22. The property is in the R-1 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 relocate the front porch and steps to a single-family residence.
5. Violation of Livingston Zoning Ordinance
 - (a) Section 170-96(c)(2) Front Yard Setback (75' required, 13' 10" proposed, 61' 2" variance requested.)
 - (b) Section 170-87CC(1) Habitable Floor Ratio (15% allowed, 18.99% proposed; 3.99% variance requested.
6. The following persons testified at the hearing: The applicant represented by Yitzak Yaari and Christine Miseo, 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 (d)(4) for the relief sought by demonstrating that the residence will fit within the streetscape and that the property can accommodate the residence. The residence is already a permitted use at this location and under Coventry Square the Board granted the D(4) use variance. The front yard N.J.S.A. 49:55D-70(C)(1) variance is justified that the house is located very close to the street and the lot is undersized which creates a hardship related to the land.

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:

Front Yard Setback Variance of sixty one feet two inches (61' 2"); and
Maximum Habitable Floor Area Ratio Variance of three and ninety nine one hundredths percent (3.99%) 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 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:



ALAN OZAROW

Dated: April 23, 2013

Prepared by: HERBERT S. FORD, ESQ.