

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

Application #: 2016-33-V
Decided: August 23, 2016
Memorialized: September 27, 2016

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 August 23, 2016, the following findings of fact and conclusions are made:

1. The Applicant is: Revati Raje.
2. The Property is commonly known as 12 Sunshine Lane and is taxed as Block: 200, Lot 4.07. 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 a deck in the rear yard of a single family residence.
5. Violations of Livingston Zoning Ordinances were noted:
 - (a) Section 170-97C (4) – Rear Yard Setback – 50’ required, 45’ proposed: a 5’ variance is requested.
 - (b) Section 170-96C(4)(b) – Deck height – 3’ allowed; 10’ proposed; a 7’ variance is requested.
 - (c) Section 170-87E(1)(d)(2) – Accessory Structure Setback – 10’ required; 8.2’ proposed; a 1.8’ variance is requested.
6. The following persons testified at the hearing: The Applicants.
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. 40:55D-70(c) (1) for the relief sought by demonstrating that the applicant has a hardship due to an unusually shaped lot (triangular) and the topography of the lot. The Board found that there will be no substantial 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) A five foot (5') rear yard setback variance is granted for construction of a deck;
- (b) A deck height variance of seven feet (7') is granted.
- (c) An Accessory Structure Setback variance of one and eight-tenths feet (1.8') is 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.

This Resolution is a memorialization of the action of the Board of Adjustment of the Township of Livingston taken on August 23, 2016 in which Board voted 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

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Livingston on August 23, 2016 by the affirmative votes of Mr. Nardone, Mr. Resnick, Ms. Tabak Fass, Mr. Dunec and Mr. Hochberg, they being all of the Members present and eligible to vote.

PLANNING ADMINISTRATOR:



JACKIE COOMBS-HOLLIS

Prepared by: Alan Ozarow, Esq.