

Rev 7/18/2018

**BOROUGH OF ALLENHURST
PLANNING BOARD APPLICATION
(Certificate of Appropriateness – Major;
Subdivision; Site Plan; and/or Variance)**

Date Filed: 2.24.20

To the Allenhurst Planning Board:

An Appeal and/or Application is hereby made to the Borough of Allenhurst Planning Board for decision pursuant to the Historic Preservation Ordinance, Historic Design Guidelines; relief from the Land Development Ordinance; and/or an Appeal from a Decision of the Zoning Officer, for the following:

(Check all that Apply):

- Certificate of Appropriateness, Major
- Variance relief (hardship) N.J.S.A. 40:55D-70 (c)(1)
- Variance relief (substantial benefit) N.J.S.A. 40:55D-70(c)(2)
- Variance relief (use) N.J.S.A. 40:50D-70(d)
- Site Plan
- Subdivision
 - Minor
 - Major
- Appeal from Decision of the Zoning Officer
- Other

If an Appeal from Decision of the Zoning Officer, the Appeal is based on the decision rendered by the Zoning Officer on January 6, 2020, a copy of which is attached hereto.

DESCRIPTION OF PROPOSED STRUCTURE OR USE

The PREMISES AFFECTED are known as Lot No. 13, Block No. 16 on the Tax Map of the Borough of Allenhurst, located at: 307 Elberon Avenue, Allenhurst, NJ.

Applicant: Joseph and Frieda Franco

Address: c/o Jennifer S. Krimko, Esq.

1500 Lawrence Avenue, Ocean, New Jersey 07712

Email: jsk@ansellgrimm.com Phone: (732) 643-5284

Owner: Joseph and Frieda Franco

Address: c/o Jennifer S. Krimko, Esq.

1500 Lawrence Avenue, Ocean, New Jersey 07712

Email: jsk@ansellgrimm.com Phone: (732) 643-5284

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Applicant's Attorney: Jennifer S. Krimko, Esq.

Address: 1500 Lawrence Avenue

Ocean, New Jersey 07712

Email: jsk@ansellgrimm.com **Phone:** (732) 643-5284

Note: All business entities, except some partnerships, must be accompanied by an Attorney. Also, an Attorney must represent the Applicant if the Applicant will not appear at the public hearing. Applicants may not be represented by any other person or professional on their behalf if they are not attending the hearing.

Architect: David H. Feldman, RA, AIA

Address: 1670 Route 34 North, Suite 1B

Wall, New Jersey 07727

Email: david.feldmanarchitects@gmail.com **Phone:** (732) 761-8182

Engineer/Surveyor: C.C. Widdis Surveying, LLC

Address: 175 Broadway

Long Branch, New Jersey 07740

Email: ccwiddissurveying@gmail.com **Phone:** (732) 222-8810

Request is hereby made for permission to (Circle All that Apply) demolish, erect, alter convert, use and/or other relief on/for the property as follows: _____

Applicant seeks approval to construct additions and renovations to the existing, single-family home.

(Attach Additional Sheets if Necessary)

PROPERTY INFORMATION:

Address 307 Elberon Avenue

Lot 13 Block 16 Zone: R-2

Size of lot 7,500 sq. ft. Front 50 ft. Depth 150 ft. Width 50 ft.

Present Use single-family residential (Add Additional Sheets if Necessary)

Proposed Use single-family residential (Add Additional Sheets if Necessary)

PRINCIPAL DWELLING INFORMATION:

Size of Building: Existing 1,843 sq. ft. Proposed* 1,843 sq. ft.

Height of Building: Existing 31.4 ft. Proposed* 31.4 ft.

of Stories (include 1/2): Existing 2.5 Proposed* 2.5

Front Yard: Setback: Existing 29.59 ft. Proposed* 29.59 ft.

Front yard #2 (corner lots): Existing N/A Proposed* N/A

"Prevailing front set-back" of adjoining buildings within block: unknown ft.

% of existing green space: Existing 52% Proposed* 52%

Rear setback: Existing 61.25 ft. Proposed* 61.25 ft.

Building Height at rear setback: Existing 21.83 ft. Proposed* 21.83 ft.

Side setback: Existing 12.0 ft. (E) ft. Proposed* 12.0 ft. (E) ft.
6.3 ft. (W) 6.3 ft. (W)

Building Height at side setback: Existing 21.83 ft. Proposed* 21.83 ft.

Combined side setback: Existing 19.9 ft. Proposed* 19.9 ft.

Building Coverage (%): Existing 24 % Proposed 24 %

Impervious surface coverage (%): Existing 48 % Proposed 48 %

On-site parking: # of bedrooms: 6 # of parking spaces: 2*

*pre-existing, nonconformity remaining unchanged.

BUILDING PROJECTION INTO YARDS: N/A

Chimney projection: Rear _____ ft. Side _____ ft. Front _____ ft.

Porch projection: Rear _____ ft. Side _____ ft. Front _____ ft.

Other Projections: Rear _____ ft. Side _____ ft. Front _____ ft.

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ACCESSORY STRUCTURES - GARAGE; NO CHANGE. SEE PLAN.

Garage (# spaces for automobile storage): Existing _____ ft. Proposed* _____ ft.

Garage (% coverage of rear yard): Existing _____ % Proposed* _____ %

Garage (side setback): Existing _____ ft. Proposed* _____ ft.

Garage (rear setback): Existing _____ ft. Proposed* _____ ft.

Garage: Width _____ ft. Depth: _____ ft. Door width: _____ ft.

ACCESSORY STRUCTURES - POOL: N/A

Front setback: _____ ft. Side setback _____ ft. Rear setback _____ ft.

Setback(s) from Principal Dwelling: _____ ft. Height above Grade: _____ ft.

Setbacks from Accessory Structures: Structure (i.e. Garage) _____ Setback: _____ ft.

Structure (i.e. Shed) _____ Setback: _____ ft.

Structure (other) _____ Setback: _____ ft.

N/A

OTHER ACCESSORY STRUCTURE: Describe Structure: _____

Side setback: Existing _____ ft. Proposed* _____ ft.

Rear setback: Existing _____ ft. Proposed* _____ ft.

Width _____ ft. Depth: _____ ft. Door width: _____ ft.

Height of Building: Existing _____ Proposed* _____

Stories: Existing _____ Proposed* _____

(Add Page for Each Structure)

Driveway width: Existing 8.5 ft. Proposed* 8.5 ft.

****"Proposed" shall mean changes relating to the new structure(s)/improvements proposed only***

Has there been any previous appeal/Applications involving these premises? Yes _____ No X

If so, state character of appeal/Application(s) and date of disposition: N/A

Describe any deed restrictions affecting the property: N/A

(ADD ADDITIONAL PAGES AS NECESSARY)

**APPLICATIONS THAT REQUEST
CERTIFICATE OF APPROPRIATENESS, MAJOR**

DEMOLITION of building or portions of building, including, but not limited to roofs of houses roofs of garages or other historic buildings, roofs of dormers, roofs of Porte-cochere, roofs of towers, roofs of balconies, parapets, pediments, porch roofs, or the frame of non-linear, oval or Palladian windows. For Certificates of Appropriateness, Major, Notice is required to be delivered.

DESCRIBE PLANS FOR DEMOLITION, REASONS FOR RELIEF, AND DETAILS REQUIRED PURSUANT TO THE BOROUGH'S HISTORIC PRESERVATION ORDINANCE, 26:11.1 ET SEQ. & THE BOROUGH HISTORIC PRESERVATION GUIDELINES

MAJOR ALTERATION - The addition, change or modification of major architectural elements to a building, which effects the design, shape, pitch or existence of the roof including, but not limited to, main roofs, dormers, roofs of bay or cantilevered windows, pediments, parapets, towers, porches, cupolas, Porte Cocheres and balconies, as well as alterations, including demolition of non-linear (e.g. oval, Palladian, etc.) window frame outlines. Major alterations would additionally include changes by additions or complete conversion or alteration of the traditional predominant substance, texture or finish of a building (e.g. changing from wood to stucco, stucco to brick), and changes by additions or complete conversion or alteration of columns and railings on any exterior elevation. Notice is required.

 X - Alteration X - Addition - New Construction

PROVIDE A DESCRIPTION OF THE PROPOSED ALTERATIONS, ADDITIONS AND/OR NEW CONSTRUCTION, PROVIDING SUFFICIENT DETAILS AS REQUIRED IN THE BOROUGH'S HISTORIC PRESERVATION ORDINANCES AND THE BOROUGH HISTORIC DESIGN GUIDELINES AND REASONS FOR RELIEF OR DECISION IN FAVOR OF THE APPLICATION

To be provided through testimony at hearing.

APPLICATIONS WITH VARIANCE RELIEF REQUESTED:

Provide a statement of facts and legal argument why relief should be granted pursuant to N.J.S.A.

40:55D-70: N/A

(Attach additional sheets if more space is needed.)

Names and addresses of all expert witnesses proposed to be used:

David Feldman, RA, AIA

(Attach additional sheets if more space is needed.)

ATTACHED HERETO AND MADE PART HEREOF, I SUBMIT THE FOLLOWING:

- (a) Copy of initial Zoning Permit Application and decision of Zoning Officer.
- (b) Copy of Impervious Surface Determination Application and Decision of Zoning Officer.
- (c) Sealed Survey, prepared to scale, of the property showing all existing structures and improvements, and indicating the relationship of the existing structures with adjoining properties and structures (If the Survey older than six (6) months, a Survey Affidavit of No Change affirmed by the owner must be submitted).
- (d) Plot Plan(s) (Residential Properties), Site Plan(s) (Commercial Properties), and/or Subdivision Plan prepared by a licensed surveyor, engineer, or architect, prepared to scale, showing all existing and proposed structures and improvements, as well as the relationship of existing and proposed structures with adjoining properties and structures.
- (e) Architectural drawings (Scaled to not less than .25" = 1') of the existing and proposed buildings and structures, which shall sufficiently identify all changes, alterations or additions proposed.

These drawings shall be sufficiently specific and dimensioned to clearly show the nature of the work proposed, and to address the Historic Preservation Ordinance and Design Guidelines. For residential applications, it is recommended that such drawings be prepared, signed and sealed by an Architect licensed in the State of New Jersey, though not mandatory. For non-residential applications, drawings **MUST** be prepared by a New Jersey licensed Architect. If the application is granted, plans submitted for construction permits must also be prepared to conform to all requirements for building/construction permits.
- (f) Photographs of land and all exterior sides of the buildings involved in the application;
- (g) Submitted disk or thumb drive containing scanned copies of the Zoning Permit w/ Zoning Determination/Denial; Impervious Surface Determination/Denial; Certificate of Appropriateness and/or Variance Application; Survey, Plot Plan and/or Site Plan; Architectural drawings; and Photographs.
- (h) Application and Escrow Fees
- (i) Proof of payment of all taxes due and owing on premises;

