

BOROUGH OF FANWOOD
Planning Board Hearing Application Form

Date Received: 7/10/24 Application #: 3-2024
 Applicant name: JACOB LOIZOU Address: 208 second street
 Owner name: JACOB LOIZOU Address: 208 second street
 Address of Project: 208 second street
Fanwood, NJ 07023
 Description of Project: 12' X 13' ACCESSORY PATIO = 156' TOTAL SQ. FT.

If the applicant is not the owner, attach a notarized letter of authority or power of attorney, signed by the owner to file with this application.

	CHECK WHERE APPLICABLE	MINOR	MAJOR	PRELIMINARY	FINAL	AMENDED
SITE PLAN (1)		(2) ()	(2) ()	(2) ()	(2) ()	(2) ()
SUBDIVISION (1)		()	(2) ()	(2) ()	(2) ()	(2) ()
INFORMAL REVIEW	()					
BULK VARIANCE	(2) (✓)					
USE VARIANCE (1)	(2) ()					
CONDITIONAL USE (1)	(2) ()	Attach Form #17, available from Zoning Officer				
OTHER	(2) ()	Attach Forms as directed by Zoning Officer				

Notes:
 (1) Submit two sets of the application and plans for review by both the Zoning Officer and the Borough Engineer
 (2) Legal notice is required: see Zoning Form #7 for instructions
 All mounted exhibits must be mounted with removable glue. Permanent glue will not be accepted.

PROPERTY INFORMATION

1. The proposed building or use thereof is contrary to the following sections of the Land Use Ordinance (state specifically):

- (a) Section: 184-134 (D2) Variance Requested: Accessory Patio
 Permitted: 8' Present: _____ Proposed: 3'
- (b) Section: 184-134 (D2) Variance Requested: Accessory Patio
 Permitted: 8' Present: _____ Proposed: 3'
- (c) Section: 184-115 (E2) Variance Requested: Lot width.
 Permitted: 75 Present: 50 Proposed: 50'
- (d) Section: 184-115 (E1) Variance Requested: Lot Area
 Permitted: 75,000 Present: _____ Proposed: 5,000

Data to answer questions 2 through 5 may be found on your survey, or sought from your architect.

- 2. Dimensions of Lot: 50' X 100' Area of Lot: 5,000 sq FT
- 3. Building coverage (footprint), based on maximum of 120 feet lot depth:
 Present: 16.30 % Proposed: 16.30 %
- 4. Improvement coverage (building coverage + driveway, patio, etc.) based on actual lot area :
 Present: 23.50 % Proposed: 31.52 %

5. Zone District: R-75 Block #: 105 Lot #: 8

6. Present Use of Premises:
Present: REAR YARD SPACE Proposed: ACCESSORY DWELLING UNIT / SMALL SEATING AREA / PATIO EXP.

7. Do any deed restrictions exist which affect this property? (check one) () Yes (X) No
If yes, describe or attach a copy of deed:

8. The following arguments are urged in support of this appeal:
Improve outdoor living space for small lot.

9. I/We, the undersigned applicant(s) do hereby grant permission for the members of the Planning Board and the Zoning Officer of the Borough of Fanwood, NJ to enter upon the property which is the subject of this application, during all daylight hours during the pendency of this application. Permission to enter structures will be given for mutually agreeable times.

I hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true and correct.

[Signature]
Signature of Applicant (in the presence of Notary)

Sworn and Subscribed to before me this 10 day of July 2024

Notary Public

Note: If the applicant is a corporation or partnership, attach notarized list of names and addresses of stockholders or partners with a more than 10% interest.

10. Non-refundable application fees to be paid when filed: \$ 260.

- Notes: 1. Checks should be made payable to "Borough of Fanwood, NJ"
- 2. Periphery list fee, if required (see Zoning Form #7 for details), is additional
- 3. Escrow fees, if required, must be submit as a separate check

CONTACT INFORMATION: Is the Contact the same person as the Applicant? Yes No

Name: JACOB LOIZOU Caralina

Mailing Address: 208 SECOND STREET, FANWOOD, NJ 07023

9083430244 jr.zjacob@gmail.com

Attorney Information (if applicable). Corporations must be represented by an attorney.

Attorney Name: _____

Name of Firm: _____

Mailing Address: _____

Telephone: _____ e-mail _____

TO BE COMPLETED BY BOARD SECRETARY

There have () have not (X) been previous appeal(s) involving these premises. If yes, copy attached.

TO BE COMPLETED BY COMPLETENESS DESIGNEE

Application accepted as complete:

Date Signature

BOROUGH OF FANWOOD
Additional Variance Listing

PROPERTY INFORMATION

1. The proposed building or use thereof is contrary to the following sections of the Land Use Ordinance (state specifically):

- (e) Section: 184-134(e3) Variance Requested: Front YARD Setback
Required: 30' Present: _____ Proposed: 24.80'
- (f) Section: 184-115(e5) Variance Requested: Side Yard Setback
Required: 8ft. Present: _____ Proposed: 6.8ft.
- (g) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (h) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (i) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (j) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (k) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (l) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (m) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (n) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____
- (o) Section: _____ Variance Requested: _____
Required: _____ Present: _____ Proposed: _____

Zoning Official Denial Notification
Borough of Fanwood
75 North Martine Avenue
Fanwood, New Jersey 07023

Zoning Letter of Denial

Owner: Loizou Residence
Address: 208 Second Street
Address: Fanwood, NJ 07023
Zone: R-75
Block/Lot: 105/8
Date: June 26, 2024

The proposal does not comply with the following Zoning Regulations:
Zoning has identified the relief you will need for the proposed improvement.
Improvements shall consider 2 rear yard patios (expansion and new) and new walkway feature.
There are also preexisting nonconforming conditions about the parcel as noted.
Additional impervious surface coverage adds 401 sqft new improvement

Request for Relief:

Article 184- 134 (D2) – Accessory Patio
Patio SOUTH 210 existing plus 185 new/existing = 395 sqft -
The side yard setback required is 8 feet proposed/ existing 3 feet

Article 184- 134 (D2) – Accessory Patio
Patio NORTH 156 new/existing = 156sqft
The side yard setback required is 8 feet proposed/ existing 3 feet

Pre-Existing Non-Conforming Conditions:

Article 184 – 115 (E1) Area Minimum R-75 = 7,500 sqft. - Existing Condition 5,000 sqft.

Article 184 – 134 (E3) Front Yard Setback 30 feet required – 24.80' Existing 24.80 Proposed

Article 184 – 115 (E2) Area Width R-75 = 75 linear feet - Existing Condition 50 linear feet

Article 184 – 115 (E5) Side Yard Setback R-75 = 8 feet required - Existing Condition 6.8 linear feet

Flood Hazard Determination Status: Zone X #29

In the event that the Borough offices may be of further assistance regarding the application process please contact Board Secretary Ms. Pat Hoynes at 908.322.8236

Ray Sullivan 6/26/2024 (Final)

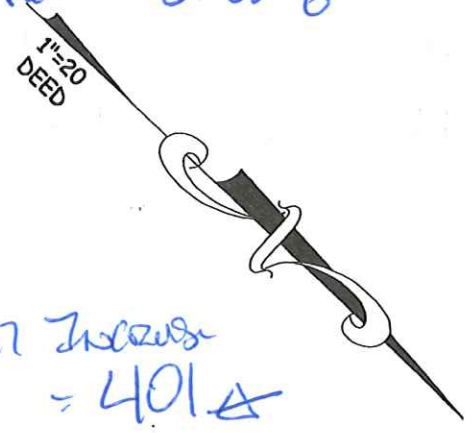
Ray Sullivan, Zoning Official
Borough of Fanwood

Date

OCK 105 T.M.
CK "P" F.M.

208 Secors St
62624
RS

Area = 5000A
PBB = 16.3040
Imp = 31.5290



S 44°02' E 50.00'

Net Increase
= 401A



WALK = 60A
Patio South = 185 - Add. Expans 3' Set
TIL = 185 + 210 = 395 A
Patio. Cedar Floor 3' Set

CORIELL AVENUE
50' R.O.W.

N 44°02' W 50.00' IRON PIN FOUND

SECOND STREET