

**BOARD OF ADJUSTMENT
KINGWOOD TOWNSHIP
APPLICATION FORM**

Township of Kingwood
599 Oak Grove Road
Frenchtown, NJ 08825
Telephone: 908-996-4276

A fully completed application, checklist and supporting documentation, must be filed with the Township Board of Adjustment Office for review at least twenty-one days (21) prior to the meeting at which the application is to be considered. The checklist specifies how many copies must be submitted. Unless otherwise waived by the Board, the application and checklist must be completed prior to the conduct of a hearing on the application. Finally, prior to a hearing on the application, statutory notice must be given.

Application for Variance from the terms of the Zoning Ordinance of Kingwood Township

SUBJECT PROPERTY

Street Address:

830 COUNTY ROAD 519, FRENCHTOWN, NJ 08825

Tax Block: 23 Tax Lot: 5 Tax Map Page No.:

Zoning District: KINGWOOD TOWNSHIP

Lot Area: Lot Frontage: Lot Depth: Lot Width:

BUILDING INFORMATION

If this application relates to a specific structure, provide the following information about that structure:

Size of Building (at street level): 8' high feet length 41' x feet deep 4'

Height of Building (number of stories) 1 story ht. in feet 8' - 10' back to front

Set back from front property line 9' - 12' ft.: from the nearest sideline over 200'

Set back from CENTER of nearest road 24' Front Side N/A

Prevailing setback of adjoining buildings on block 6' + 6' distance to side of road feet

APPLICANT

Name: SARKA VOGEL

Address: 830 COUNTY ROAD 519, FRENCHTOWN, NJ, 08825

Phone Number: 908-528-4317 Cell Phone: 908-528-4317

Fax Number:

Email: SHARKNOVAKIG@GMAIL.COM

DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed by the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criteria has been disclosed. [Attach pages as necessary to fully comply].

IF OWNER IS NOT THE APPLICANT, provide the following information on the Owner(s):

N/A

Owner's Name: _____

Address: _____

Contact Name: _____

Telephone Number: _____ Cell Phone: _____

Email address: _____

PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed applicable to the property:

Yes [attach copies] _____ No Proposed _____

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review.

Present use of the premises: N/A

◦ Applicant's Attorney: _____

Address: _____

Telephone Number: _____ Fax Number: _____

Email Address: _____

◦ Applicant's Engineer: _____

Address: _____

Telephone Number: _____ Fax Number: _____

Email Address: _____

◦ Applicant's Planning Consultant: _____

Address: _____

Telephone Number: _____ Fax Number: _____

Email Address: _____

List any other Expert who will submit a report or will testify for the Applicant [Attach additional sheets as necessary]:

Name: _____

Field of Expertise: _____

Address: _____

Telephone Number: _____ Fax Number: _____

Email Address: _____

APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

VARIANCES PURSUANT TO N.J.S.A. 40:55D-70:

- _____ (C1) Non-Use Variance (hardship)
- (C2) Non-Use Variance (flexible); benefits vs. detriment
- _____ (D1) A use or principal structure in a district restricted against such use of principal structure.
- _____ (D2) An expansion of a non-conforming use
- _____ (D3) Deviation from a specification or standard pursuant to Section 54 of P.L. 1975, c.291 (C.40:55D-67) pertaining solely to a conditional use
- _____ (D4) An increase in the permitted floor area ratio as defined in Section 3.1 of P.L. 1975, c.291 (C40:55D-4)
- _____ (D5) An increase in the permitted density as defined in Section 3.2 of P.J. 1975, c.291 (C40:55D-4) except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision
- _____ (D6) A height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

APPEAL/INTERPRETATION PURSUANT TO N.J.S.A. 40:55D-70, (a) and (b):

- _____ (a) Appeal to the Board of Adjustment of Order, Requirement, Decision of Refusal by an administrative officer based on or made in the enforcement of the zoning ordinance (attach a copy of the determination).
- _____ (b) Request for Interpretation of the zoning map or ordinance or for Decisions upon other special questions upon which the Board of Adjustment is authorized to pass by any zoning or offered map or ordinance.

List Sections of Township Code from which variance(s) and/or interpretation(s) are requested:

Kingwood Township's Board of Adjustments
based on the N.J.S.A. 40:55D-70.

Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach addition pages as needed]

Plan to build carport adjacent to existing carriage house ("CH"). The posts for carport are w/in 50ft of road since that was and is the fence line since we bought the house. This has been done to ensure natural flow between the carport and CH.

List Exceptions from and/or Waivers of Development Standards and/or Submissions you are requesting:

W/in 50ft of road waiver of development standard for reasons noted above.

Attach a copy of the Notice to appear in the official newspaper of the municipality to be mailed to the owners of real property, as shown on the current tax duplicate, located with the State and within 200 feet in all direction of the property which is the subject of this application. The notice must specify the section of the Ordinance from which relief is sought, if applicable, and identify the proposed use of the building(s), structure(s) and/or property at issue.

The publication and the service on the affected owners must be accomplished at least (10) days prior to the date scheduled by the Administrative Officer for the hearing.

As affidavit of service on all property owners and a proof of publication must be file before the hearing can proceed.

PRIOR APPEALS

Has there been any previous appeal involving these premises? YES _____ NO X

If yes, state the date and nature of appeal; also date and nature of decision:

Applicant must furnish for the Board of Adjustment records:

- Sketch plat of property called with reasonable accuracy to enable study and evaluation by Board. Plat must show existing buildings and/or proposed structures properly located and in scale.
- Floor plans of proposed buildings drawn to scale with reasonable accuracy.
- Front and side elevation sketches (only on new or alteration construction).

AFFIDAVIT OF APPLICANT:

STATE OF New Jersey :
COUNTY OF Hunterdon :

SARKA VOGEL of full age, being duly sworn according to law, on oath,
deposes and says that all of the above statements and the statements contained in the papers submitted herewith
are true.

Sarka Vogel
Applicant sign here

Sworn to and Subscribed Before me
This 27 day of February, 20 24

Terry J Caswell
Notary Public sign here

TERRY J. CASWELL *****
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/8/2025

AFFIDAVIT OF OWNERSHIP:

STATE OF New Jersey :
COUNTY OF Hunterdon :

SARKA VOGEL of full age, being duly sworn according to law, on oath,
deposes and says that the deponent resides at 830 COUNTY RD 519
in the FRENCHTOWN of KINGWOOD TOWNSHIP in the County of Hunterdon
(city, town, borough, township)
in the State of New Jersey that SARKA VOGEL is the owner in fee of all that
certain lot, piece or parcel of land situated in the Township of Kingwood and designated as Block 23
Lot 5 on the Tax Map of said Township.

Sarka Vogel
Applicant sign here

Sworn to and Subscribed Before me
This 27 day of February, 20 24

Terry J Caswell
Notary Public sign here

TERRY J. CASWELL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/8/2025