

ATLANTIC HIGHLANDS PLANNING BOARD
APPLICATION FOR VARIANCE

1. I/we Timothy P. Gordon the applicant(s) herein, whose mailing address is 12 Bayside Drive
Atlantic Highlands, NJ 07716
and whose phone number is 646-408-7891 am/are the owner/contractor of property located at 12 Bayside Drive
Atlantic Highlands, NJ 07716
also designated as Block 15 Lot(s) 3.02 on the Tax Map of the Borough of Atlantic Highlands. 133.45' - 145.63'
2. The Property is in the R-3 Zone, it has street frontage of 101.93 feet and an average depth of 133.45' - 145.63' feet and an area of 14,183 square feet.
3. The proposed percentage of lot coverage by both the existing structure and proposed additions will be 29.5%.
4. The following structures, buildings and/or uses are located on the property:
Single-family home w/ driveway, detached garage,
pool and patio
5. Application is hereby made for a variance to:
Exceed the allowable building coverage by 3.5%
6. The reason for this request and the grounds urged for the relief are as follows:
See attached statement of variances
7. The section(s) of the Borough Zoning Ordinance upon which this application is based is:
Exhibit 5-2 Schedule of Zoning District Requirements
8. Property Tax & Water Bills have been paid through the quarter of 20 .
9. Has the property been separated from a larger tract of land? Yes ☒ No ☐ If yes, when? c. 1988
Has the Planning Board approved the subdivision? Yes ☒ No ☐ If yes, when?
10. If there has been any previous appeal or application to the Planning Board involving the premises, state:
Date of Filing: N/A
Character of Appeal:
Disposition:
- Res. dated
July 7,
1988
enclosed

I/We the undersigned, certify that all of the statements contained herein are true and correct to the best of my/our knowledge, information and belief.

Timothy P. Gordon
Applicant Signature

10/28/24
Date

Applicant Signature

Date

Location sketch shall include the exact location of the property in question, giving the tax map lot and block numbers, the name of the street, the approximate distance to the nearest cross street and the direction of North. For a variance from the required minimum area or setbacks, the sketch should locate the buildings on the property. Show any other particulars that you would consider important for the Board to render its decision.

Timothy P. Gordon
12 Bayside Drive
Block 15, Lot 3.02
Atlantic Highlands, New Jersey 07716
Zone District R-3
FSM File No. 9661.00001

STATEMENT OF VARIANCES

- 1) **EXHIBIT 5-2, SCHEDULE OF ZONING DISTRICT REQUIREMENTS:** A BUILDING COVERAGE VARIANCE TO ALLOW 15.5% BUILDING COVERAGE WHERE 12% IS THE MAXIMUM ALLOWED BUILDING COVERAGE IN THE R-3 ZONE DISTRICT.

A) The Applicant believes that the following facts are relevant in consideration of this variance request, namely:

1. The lot is only 14,183 square feet where the R-3 Zone District requires minimum lot area of 30,000 square feet (meaning that the lot is less than ½ of the minimum required lot size yet only exceeds allowable building coverage by 3.5%);
2. The proposed impervious coverage is compliant;
3. The proposed useable FAR is compliant;
4. The principal structure complies with each and every required setback (and the detached accessory garage complies with the required setbacks or was previously granted variance relief – in the case of the side setback);
5. The existing improvements already exceed the allowable building coverage on account of a re-zoning that occurred in the last 30 years;
6. The additional building coverage is fairly *de minimis*; and
7. The topography of the site and the way in which the home is nestled into the hillside means that the additional building coverage will not be visually apparent.

- 2) **EXHIBIT 5-2, SCHEDULE OF ZONING DISTRICT REQUIREMENTS:** A LOT AREA VARIANCE TO ALLOW THE EXISTING LOT TO REMAIN 14,183 SQUARE FEET WHERE 30,000 SQUARE FEET IS THE MINIMUM LOT AREA IN THE R-3 ZONE DISTRICT.

A) The Applicant believes that the following facts are relevant in consideration of this variance request, namely:

1. Applicant's predecessor in title previously obtained a lot area variance.
2. The variance runs with the land.

- 3) **EXHIBIT 5-2, SCHEDULE OF ZONING DISTRICT REQUIREMENTS:** AN ACCESSORY SIDE YARD SETBACK VARIANCE TO ALLOW THE ACCESSORY SIDE SETBACK TO REMAIN 6.7' WHERE 10 FEET IS REQUIRED IN THE R-3 ZONE DISTRICT.

A) The Applicant believes that the following facts are relevant in consideration of this variance request, namely:

1. Applicant's predecessor in title previously obtained an accessory side yard setback variance.
2. The variance runs with the land.

- 4) **SECTION 150-54:** A VARIANCE TO ALLOW THE EXISTING DETACHED GARAGE TO REMAIN LOCATED IN THE REQUIRED FRONT YARD WHERE ACCESSORY BUILDINGS ARE NOT ALLOWED TO BE LOCATED IN THE FRONT YARD.

A) The Applicant believes that the following facts are relevant in consideration of this variance request, namely:

1. The Applicant's predecessor in title previously secured variance relief approving the garage to remain in its present location.
2. The variance runs with the land.