

TOWNSHIP OF MARLBORO
Zoning Board of Adjustment
- PETITION ON APPEAL -

ZB#: _____

THE ZONING BOARD OF ADJUSTMENT OF MARLBORO TOWNSHIP:

Petition of David and Stacey Hernandez Respectfully shows that

- a. _____ Applicant is owner of the property described below
- b. X Applicant is contract purchaser and is duly authorized by Stella Estates, LLC, the owner of said property, to prosecute the within appeal. The affidavit of said owner is attached hereto.

The property affected by this appeal is known as 4-6 Ardsley Place
Block 171, Lot(s) 79, as shown on the latest tax map of the Township. Said property is located in a LC - Land Conservation zone. As designated by the Zoning Map and Zoning Ordinance of the Township of Marlboro currently in effect.

_____ Applicant applied for a building permit to construct (make alterations to the following building or structure) for the following use: _____

X Applicant applied to the Zoning Officer for permission to: construct a new single family dwelling with in-ground pool, attached garage, driveway and accessory structures.

The Zoning Officer declined to issue such permit on the 14 day of October, for the following: "Zoning Permit approval from the Marlboro Township Zoning Board of Adjustment is required. Several variances for existing nonconformities and new variances from the Marlboro Township Bulk Standards of the LC Land Conservation Zone."

Front Yard Setback 298.33 ft. Rear Yard Setback 979.79 ft.
 Side Yard Setback 59.25 ft. and 75 ft.
 Height of Building will comply # of Stories will comply
 Other Information Accessory building coverage of 1,371 square feet.

Applicant requested that appropriate relief (variance), (recommendation of variance), (special use permit) be granted for the following: The applicant proposes a single side yard setback of 59.25 feet, whereas 75 feet is required and an accessory building coverage of 1,371 square feet, whereas 1,089 square feet is permitted.

There has been no prior application to this Board for any relief relating to the property affected by this appeal except n/a

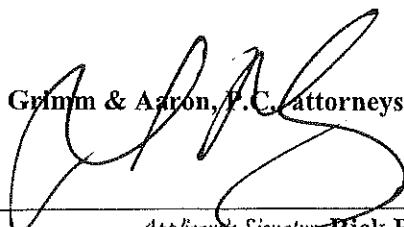
The following fees are submitted to support this petition:

- a. Filing (Application Fee) of \$ 250.
- b. (Escrow) \$ 1,500.
- c. _____
- d. _____

Applicant requests that a day be fixed for the holding of a Public Hearing on this Appeal. Applicant shall, in compliance with statutory requirements, cause the required Notices of the Public Hearing to be served upon all owners of property situated within two hundred (200) feet of the above described property affected by this appeal (if property is located within 22 feet of an adjacent municipality or abuts a county road or proposed county road) upon the _____ County Zoning Board and Municipality of _____ whereof Applicant respectfully states that your Zoning Board, after Public Hearing, grant the relief requested.

Ansell Grimm & Aaron, P.C. attorneys for the applicant

DATED: 11/30/20


 Applicant's Signature Rick Brodsky, Esq.