



TOWNSHIP of HOPEWELL
MERCER COUNTY

201 WASHINGTON CROSSING – PENNINGTON ROAD
TITUSVILLE, NEW JERSEY 08560-1410

PROJECT / APPLICATION

BLOCK:

LOT:

ADDRESS:

PROJECT NAME:

APPLICATION AND RELATED
DOCUMENTS



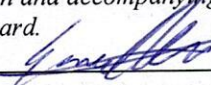
TOWNSHIP OF HOPEWELL

201 Washington Crossing-Pennington Road
Titusville, New Jersey 08560-1410
Phone 609.737.0605 Ext. 6640

FEB 17 2023

ZONING BOARD APPLICATION FORM EZ

Do Not use this form if the application involves a site plan or subdivision; use the full "Planning and Zoning Board Application Package" instead

| | | | |
|--|---------------|-----------------------------|-------------------------|
| Date: <u>2/14/23</u> | | | |
| Block: <u>1</u> | Lot: <u>7</u> | Zoning District: <u>MRC</u> | Tax Map Sheet: <u>3</u> |
| Work Site Location / Address: <u>225 Hopewell Amwell Rd. Hopewell, NJ 08525</u> | | | |
| Property Owner Name: <u>Samuel Holmes</u> | | | |
| Property Owner's Address: <u>225 Hopewell Amwell Rd. Hopewell, NJ 08525</u> | | | |
| Property Owner's Phone No. and Email: <u>908-574-9283, Samuel.holmes1995@gmail.com</u> | | | |
| <i>I have reviewed this application and accompanying documentation and consent to the filing of the same with the Hopewell Township Planning/Zoning Board.</i> | | | |
| Property Owner's Signature:  | | | |
| Applicant's Name (if different from Owner): <u>N/A</u> | | | |
| Applicant's Address: <u>225 Hopewell Amwell Rd. Hopewell, NJ 08525</u> | | | |
| Applicant's Phone No. and Email (correspondence will be emailed unless otherwise requested): <u>908-574-9283, Samuel.holmes1995@gmail.com</u> | | | |
| Name of Preparer of Plans: <u>Samuel Holmes, Homeowner</u> | | | |
| Address, Phone Number and Email of Plan Preparer: <u>225 Hopewell Amwell Rd. Hopewell, NJ 08525 908-574-9283, Samuel.holmes1995@gmail.com</u> | | | |

Application Type (check all that apply):

- Appeal of decision of Zoning Officer (Zoning Board only)
 Request for Interpretation of Zoning Ordinance (Zoning Board only)
 Variance – bulk or "c"
 Variance – use or other "d" (specify which) (Zoning Board only) _____
 Other (specify) _____

Year Dwelling or Principal Structure Constructed 1960

Lot is served by (check all that apply): Septic Sewer Well Municipal Water

Is any tree removal required to complete the work? Yes or No

Is the work located in a FEMA Flood Zone? Yes or No

Is the work located within 150 ft. of the centerline of a stream or river? Yes or No

Is the work located within 1,000 ft. of the Delaware & Raritan Canal? Yes or No

Please be aware that D&R Canal Commission approval may be required for your project. Please contact DRCC for guidance.

Are there any easements in the work area (conservation/drainage/utility)? Yes or No

Does the lot contain a designated historic structure, or is it located in a designated historic district? Yes or No

Lot Information:

| | <u>EXISTING</u> | <u>PROPOSED</u> |
|------------------------------|------------------------|------------------------|
| Building Height (ft.) | <u>17</u> | <u>23</u> |
| Building Height (stories) | <u>1</u> | <u>2</u> |
| Lot Coverage (sq. ft.) | <u>3706</u> | <u>4162</u> |
| Lot Coverage (% of lot area) | <u>2.36</u> | <u>2.65</u> |

*****Please attach a completed Lot Coverage Calculation Worksheet*****

| | | | |
|-----------------------------|------------------------|------------------------|-------------------------|
| Lot Area (sq. ft. or acres) | <u>157,033 sq. ft.</u> | <u>157,033 sq. ft.</u> | |
| Lot Width (ft.) | <u>243 max</u> | <u>243 max</u> | *lot is not rectangular |
| Lot Depth (ft.) | <u>960 max</u> | <u>960 max</u> | |

Setback of structure applied for to property lines:

| | | | |
|--|--------------|----------------------------|--|
| Front | <u>103.4</u> | 95.4 95' | *revised to account for angle of building. |
| Check if lot is a Corner Lot: <input type="checkbox"/> Yes | | | |
| Left Side | <u>63.6</u> | 55.6 55' | |
| Rear | <u>807</u> | <u>807</u> | |
| Right Side | <u>120</u> | <u>120</u> | |

Provide a description of the project, or reason for appeal. Attach additional sheets as needed:

Construction of covered porch around front and left side of structure & second floor addition over left side porch.

Construction as proposed will enhance the curb appeal and overall appearance of the neighborhood.

In addition it will improve the functionality and comfort of the home. I believe these benefits outweigh any possible detriments.

Provide a description of any requested variances. Attach additional sheets as needed:

| <i>Ordinance Section Citation</i> | <i>Description of variance requested and reason / justification for the request.</i> |
|-----------------------------------|--|
| 17-160 | front and side yard variance requested to construct a covered porch and second floor addition. |
| | |
| | |



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LOT COVERAGE CALCULATIONS ATTACHMENT

This Attachment will help determine Total Lot Coverage (sq. ft. and %) to be entered into a Zoning Permit Application.

Date: 2/14/23

Work Site Location / Street Address: 225 Hopewell Amwell Rd. Hopewell, NJ 08525

Total Lot Area (sq. ft.): 157,033 (convert from acres if necessary by multiplying by 43,560)

"Lot Coverage" includes any structure or material which prevents absorption of storm-water into the ground. (Buildings, structures, pools, asphalt and concrete patios and driveways, stone driveways, paver patios and walks are included. Uncovered decks and ground-mounted solar arrays are not included.)

Use your to-scale property survey to measure and calculate the areas of the following features:

| | |
|-------------------------------------|---------------------|
| House and attached garage footprint | <u>1662</u> sq. ft. |
| Detached garage | <u>700</u> sq. ft. |
| Sheds and outbuildings | <u>0</u> sq. ft. |
| All driveway areas | <u>1600</u> sq. ft. |
| Patios and walkways | <u>200</u> sq. ft. |
| Pool | <u>0</u> sq. ft. |
| Other | <u>0</u> sq. ft. |
| Total Lot Coverage | <u>4162</u> sq. ft. |

Please complete the following calculation:

Total Lot Coverage (sq. ft.) 4162 divided by

Total Lot Area (sq. feet) 157033 = 2.65 % Lot Coverage