

Township of Lawrence
Mercer County NJ
Department of Community Development
Land Use Application Master Checklist

Application No. ZB-1/25

Name of Applicant: Jitesh Patel

- | | | |
|-------------------------------------|--|-----------------------|
| | Required for all applications: | Complete form: |
| <input checked="" type="checkbox"/> | General Information | Form G-1 |
| <input checked="" type="checkbox"/> | Certifications | Form C-1 |
| <input checked="" type="checkbox"/> | Taxpayer Identification number & certification | IRS form W-9 |

- Type of approval sought (check all as appropriate):**
- | | | |
|-------------------------------------|--|----------|
| <input type="checkbox"/> | Appeal from decision of Administrative Officer | Form A-1 |
| <input type="checkbox"/> | Bulk Variance (parcel) | Form B-1 |
| <input type="checkbox"/> | Bulk Variance (signage) | Form B-2 |
| <input checked="" type="checkbox"/> | Bulk Variance (homeowner) | Form B-3 |
| <input type="checkbox"/> | Conditional Use | N/A |
| <input type="checkbox"/> | Informal | N/A |
| <input type="checkbox"/> | Interpretation | N/A |
| <input type="checkbox"/> | Lot Consolidation | N/A |
| <input type="checkbox"/> | Site Plan, Informal | N/A |
| <input type="checkbox"/> | Site Plan, Waiver | N/A |
| <input type="checkbox"/> | Site Plan, Minor | N/A |
| <input type="checkbox"/> | Site Plan, Preliminary Major | N/A |
| <input type="checkbox"/> | Site Plan, Final Major | N/A |
| <input type="checkbox"/> | Subdivision, Minor | N/A |
| <input type="checkbox"/> | Subdivision, Preliminary Major | N/A |
| <input type="checkbox"/> | Subdivision, Final Major | N/A |
| <input type="checkbox"/> | Use Variance | Form U-1 |
| <input type="checkbox"/> | Other (specify) | N/A |

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
Floor Plan - First Floor	15
Elevation Drawings	15
Pictures	15

List name & address of all expert witnesses expected to testify:

None known.

Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. _____

General Information

1. Applicant:

Name	<u>Jitesh Patel</u>	Phone	<u>609-516-8215</u>
Address	<u>6 Morrell Road</u>	Fax	_____
	<u>Lawrenceville NJ 08648</u>	Email	<u>jpatel11@gmail.com</u>

2. Owner of land (as shown on current tax records):

Name	<u>Jitesh Patel</u>	Phone	<u>609-516-8215</u>
Address	<u>6 Morrell Road</u>	Fax	_____
	<u>Lawrenceville NJ 08648</u>	Email	<u>jpatel11@gmail.com</u>

3. Attorney (where applicable):

Name	<u>N/A</u>	Phone	_____
Address	_____	Fax	_____
	_____	Email	_____

4. Engineer (where applicable):

Name	<u>N/A</u>	Phone	_____
Address	_____	Fax	_____
	_____	Email	_____

5. If the applicant is a corporation or partnership, list the names and addresses of all stock holders or partners owning a 10% or greater interest in said corporation or partnership in accordance with P.L.1977 Ch.336.

N/A

6. Location of Land:

Lot No(s) 3 Block(s) 5201.9 Tax Map pg(s) _____

Street(s) 6 Morrell Road, Lawrenceville NJ 08648

7. Zoning designation of parcel (see Zoning Map): N/A

8. Name of proposed development: N/A

Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. _____

Certifications

Certification of applicant:

I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Applicant's signature

Liton Patel

Date

02/10/2025

Date

Owner's consent to filing of application:

If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.

I am the current owner of the subject property and am aware of and consent to the filing of this application.

Owner's signature

Liton Patel

Date

02/10/2025

Date

Acceptance of reasonable review & inspection costs:

I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature

Liton Patel

Date

02/10/2025

Date

Authorization for township officials to enter upon property:

I/we do hereby grant authorization to township officials, including Planning or Zoning Board members, to enter upon the subject property for the purpose of inspection related to this application.

Owner's signature

Liton Patel

Date

02/10/2025

Date

Township of Lawrence
Mercer County NJ
Department of Community Development
Bulk Variance (Homeowner)

Application No. _____

(Attach additional pages as necessary)

Request is hereby made for permission to erect, alter or convert a proposed 16ft.x18ft. in-law suite
("bedroom") with a full bathroom contrary to the requirements of § 412 of the Land Use
Ordinance, or for other relief as follows:

Request relief on the 25ft. rear yard setback. We propose 8.5ft. rear yard setback.

1. Is the property a corner lot? Yes
2. Is public sewer available to property? Yes Public Water? Yes
3. Explain the **EXCEPTIONAL** conditions or circumstances uniquely affecting the property involved or the structures existing on the property which would cause peculiar and exceptional practical difficulties or undue hardship and which do not apply generally to other properties in the same zone or neighborhood or

Explain how the purposes of the municipal land use law would be advanced by the proposed deviation(s) from the zoning ordinance requirements and how the benefits of the proposed deviation(s) would be advanced by the benefits of the proposed deviation(s) would substantially outweigh any detriment:

Installing a proposed bedroom would not cause any detriment to surrounding neighbors. The proposed design does not have any windows facing the rear neighbor thereby providing privacy.

4. State how the proposed variance(s) can be granted without substantial detriment to the public good.

The proposed request for setback variance is not detriment to the public as this is on the rear of the existing house.

5. State how the proposed variance(s) will not substantially impair the intent and purpose of the zone plan and zoning ordinance:

The proposed request for setback variance will not impair the zone plan and zoning ordinance.

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Township of Lawrence
Mercer County NJ
Department of Community Development
Bulk Variance (Homeowner)

Application No. _____

(Attach additional pages as necessary)

6. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variance or eliminate the necessity for the variance.

No adjoining land is available to purchase.

7. Has there been any previous appeal, request, or application to this or any other Township Boards or the Building Inspector involving these premises?

_____ Yes X No

If Yes, state the nature, date, application no. and disposition of said matter.

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Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. _____

Existing and proposed property dimensions as compared to the zoning ordinance requirements:

Zoning District _____	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
LOT DATA				
Lot Area	6865.87 SF	SF	SF	SF
Lot Frontage	FT	FT	FT	FT
Lot Width	FT	FT	FT	FT
Lot Depth	FT	FT	FT	FT
Floodplain Buffer (if applicable)	FT	FT	FT	FT
Total Impervious Coverage	%	%	%	%
PRINCIPAL BUILDING				
Front Yard setback	26 FT	25 FT	FT	FT
Left Side Yard setback	6 FT	5 FT	FT	FT
Right Side Yard setback	30 FT	25 FT	FT	FT
Rear Yard setback	26.55 FT	25 FT	8.55 FT	18 FT
Building Height	35 FT	FT	FT	FT
ACCESSORY BUILDING				
Side Yard setback	FT	FT	FT	FT
Rear Yard setback	FT	FT	FT	FT
Building Height	FT	FT	FT	FT

Mark any pre-existing variance with an “*”.