

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

Application No. 2B 2/24

Name of Applicant: Praveen Koval

- | | | |
|-------------------------------------|--|-----------------------|
| | 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:

Description	Number Submitted
<u>Survey</u>	<u>15</u>
<u>Plans</u>	<u>15</u>
<u>Pictures</u>	<u>15</u>

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

Thomas Mazza - 1041 Glassboro Rd Ste. D2 Williamsstown

Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. _____

General Information

1. Applicant:

Name Praveen Koval
Address 11 Port Mercer Road
Lawrence Township
NJ 08648

Phone 860.805.9232
Fax _____
Email Koval.Praveen@gmail.com

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

Name Praveen Koval
Address 11 Port Mercer Road
Lawrence twp NJ 08648

Phone 860.805.9232
Fax _____
Email Koval.Praveen@gmail.com

3. Attorney (where applicable):

Name _____
Address _____

Phone _____
Fax _____
Email _____

4. Engineer (where applicable):

Name Luay Esno PE
Address 20406 Hall Road
Clinton Twp MI 48038

Phone 800.344.8366
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.

6. Location of Land:

Lot No(s) _____ Block(s) _____ Tax Map pg(s) _____
Street(s) _____

7. Zoning designation of parcel (see Zoning Map): _____

8. Name of proposed development: _____

Township of Lawrence
Mercer County NJ
Department of Community Development

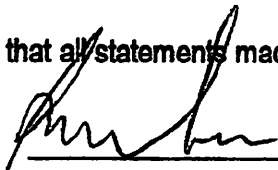
Application No. _____

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



Date

6/12/24

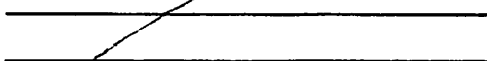
Date

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



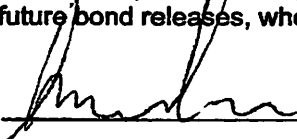
Date

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



Date

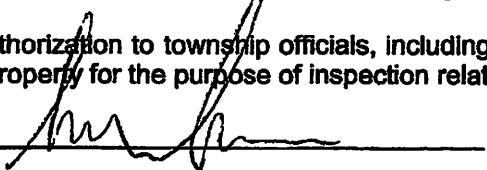
6/12/24

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



Date

6/12/24

Date

Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. _____

Bulk Variance (Homeowner)

(Attach additional pages as necessary)

Request is hereby made for permission to erect, alter or convert a proposed 10' x 14' 3 Season Sunroom on a 16' x 32' proposed deck contrary to the requirements of § _____ of the Land Use Ordinance, or for other relief as follows:
request relief on the 25' rear yard setback. We propose 9' rear yard setback.

1. Is the property a corner lot? no

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:

The Existing Set Back of 25' is tight. Installing or attaching any structure would require Variance. Installing proposed 3 Season Room would not cause any detriment to Surrounding neighbors.

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

The proposed request for Relief is not a detriment to public good. The proposed Structure does not Block neighbor on either side. The Rear of property backs up to public land and would not be a detriment to Rear Property.

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 relief will not impair this Zone's plan and or zoning Ordinance. The proposed Structure does not affect neighbors or rear property.

(continued next page)

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.

N/A.

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 No

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

(continued next page)

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	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	FT	FT	FT	FT
Left Side Yard setback	FT	5.4 FT	5.4 FT	FT
Right Side Yard setback	FT	10 FT	10 FT	FT
Rear Yard setback	25 FT	25 FT	9 FT	10 FT
Building Height	FT	FT	8 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 " * ".

Praveen Koval
11 Port Mercer Rd,
Lawrenceville, NJ, 08648
koyalpraveen@gmail.com
860-805-9232
May 17th 2024

To Whom It May Concern,

I hope this letter finds you well. I am writing to request your consideration for the approval of my application to build a sunroom in my home located at 11 Port Mercer Rd, Lawrenceville, NJ.

Our backyard receives a significant amount of sunlight, making it quite uncomfortable and often unbearable to spend time outside during the spring and summer months. Additionally, the presence of woods behind our property attracts a lot of bugs, including mosquitoes and bees, which further limits our ability to enjoy the outdoor space. Constructing a sunroom would provide a much-needed reprieve from these conditions, allowing us to enjoy the natural light and beauty of our backyard without the discomfort caused by excessive heat and insects.

The sunroom would also serve an important function in protecting our outdoor furniture from the elements. The intense sunlight and occasional inclement weather have taken a toll on our furniture, leading to frequent replacements and added expense. A sunroom would safeguard our investment and extend the longevity of our outdoor furnishings.

Moreover, I have young children who love to play outside. A sunroom would provide a safe and comfortable environment for them to enjoy their activities, regardless of the weather conditions. This would greatly enhance their quality of life and allow our family to spend more time together in a pleasant setting.

I believe that the addition of a sunroom will enhance the overall value and aesthetic appeal of our property, benefiting not only our family but also the community. I assure you that all construction will adhere to the township's regulations and standards.

Thank you for considering my request. I am available to answer any questions or provide further information if needed. I look forward to your positive response.

Sincerely,
Praveen Koval