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

Application No. ZB-2/23

ENGINEERING DEPT.

Name of Applicant: Sreedhar Tatavarthi and Saradha Bommu

Required for all applications:

- General Information
- Certifications
- Taxpayer Identification number & certification

Complete form:

- Form G-1
- Form C-1
- IRS form W-9

Type of approval sought (check all as appropriate):

- Appeal from decision of Administrative Officer Form A-1
- Bulk Variance (parcel) Form B-1
- Bulk Variance (signage) Form B-2
- Bulk Variance (homeowner) Form B-3
- Conditional Use N/A
- Informal N/A
- Interpretation N/A
- Lot Consolidation N/A
- Site Plan, Informal N/A
- Site Plan, Waiver N/A
- Site Plan, Minor N/A
- Site Plan, Preliminary Major N/A
- Site Plan, Final Major N/A
- Subdivision, Minor N/A
- Subdivision, Preliminary Major N/A
- Subdivision, Final Major N/A
- Use Variance Form U-1
- Other (specify) N/A

List all accompanying material:

Description

Number Submitted

Rear yard setback variance is needed to permit construction of sunroom on existing deck. The sunroom will intrude into the required 25' rear yard setback by 13.53'. The sunroom is needed to upgrade living area to create additional space to accommodate growing family. Sunroom will be used as an additional family sitting area. Our parents are old. The sunroom will provide an opportunity for them to enjoy Sun and Nature without walking outdoors.

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

Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. _____

General Information

1. Applicant:

Name Sreedhar Tatavarthi and Saradha Bommu Phone 609-240-7156 or 609-651-3856
Address 5 Port Mercer Rd Fax _____
Lawrenceville Email tatavarthi@yahoo.com or
New Jersey 08648 sharadat@yahoo.com

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

Name Same as above Phone _____
Address _____ Fax _____
_____ Email _____

3. Attorney (where applicable):

Name N/A Phone _____
Address _____ Fax _____
_____ Email _____

4. Engineer (where applicable):

Name N/A 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) 6 Block(s) 5201.1 Tax Map pg(s) _____
Street(s) Port Mercer Rd

7. Zoning designation of parcel (see Zoning Map): R-5

8. Name of proposed development: Sunroom addition

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 Sreedhar Tatavarthi SREEDHAR TATAVARTHI Date 02/21/2023
Saradha Bommur SARADHA BOMMU Date 02/21/2023

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 Sreedhar Tatavarthi SREEDHAR TATAVARTHI Date 02/21/2023
Saradha Bommur SARADHA BOMMU Date 02/21/2023

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 Sreedhar Tatavarthi SREEDHAR TATAVARTHI Date 02/21/2023
Saradha Bommur SARADHA BOMMU Date 02/21/2023

Township of Lawrence
Mercer County NJ
Department of Community Development
Bulk Variance (Homeowner)
(Attach additional pages as necessary)

Application No. _____

Request is hereby made for permission to erect, alter or convert a Existing deck to sunroom.
_____ contrary to the requirements of § _____ of the Land Use
Ordinance, or for other relief as follows:

Rear setback required 25'. After the completion of sunroom the setback will be 11.47'

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:

our lot size is smaller and with our growing family we are having hard time with providing sitting area. Rather than building an extension we are opting for a sunroom. This will not only give us an additional sitting area but also be unobstructive to our neighbors since sunroom is with glass walls and transparent. Our elderly parents often visit us. They can't walk much and the sunroom will provide a great way for them to enjoy Sun and Nature.

4. State how the proposed variance(s) can be granted without substantial detriment to the public good.
Rear side of my house, and the houses that are on my side of the street face an open space, which is wooded area. Furthermore, I am planning to construct a sunroom with glass walls. Therefore, this will be unobstructive to my neighbors. The proposed sunroom will enhance the beauty of the backyard rather than being an eye soar.

5. State how the proposed variance(s) will not substantially impair the intent and purpose of the zone plan and zoning ordinance:
The rear side of my house and the houses that are on my side of the street face an open space that is wooded area which further faces Raritan Canal. Therefore, there is no scope of further construction in this area by others. There are few other sunrooms in Yorkshire village that have similar lot size, yet they face other houses and not an open space. Hence the proposed variance will not impair the purpose of the zone planning 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.

The rear of my house/property faces an open space that is covered by vast wooded area, which further faces Raritan Canal. Therefore, acquiring land is not possible. This forces us to apply for a variance rather than acquire land to reduce the extent or eliminate the necessity for the variance

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.

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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
R-5				
LOT DATA				
Lot Area	4,000 SF	5300.12SF	5300.12 SF	-SF
Lot Frontage	40 FT	41.90 FT	41.90 FT	- FT
Lot Width	FT	55.77 FT	55.77 FT	FT
Lot Depth	FT	100 FT	100 FT	FT
Floodplain Buffer (if applicable)	FT	FT	FT	FT
Total Impervious Coverage	75 %	22.6 %	23.4 %	%
PRINCIPAL BUILDING				
Front Yard setback	20 FT	25.36 FT	25.36 FT	FT
Left Side Yard setback	5 FT	6.73 FT	6.73 FT	FT
Right Side Yard setback	5 FT	10.62 FT	10.62 FT	FT
Rear Yard setback	25 FT	25.17 FT	11.47 FT	13.53 FT
Building Height	35 FT	30 FT	30 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 "*".