

Township of Lawrence
Mercer County NJ
Department of Community Development

Application No. 2B-5123

General Information

1. Applicant:

Name VADIM SUSANIN Phone 609-638-3333
Address 42 Helen ave. Fax _____
Lawrence Email Vadim.wbw@gmail.com
NJ 08648

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

Name VADIM SUSANIN Phone 609-638-3333
Address 42 Helen ave. Fax _____
Lawrence NJ 08648 Email Vadim.wbw@gmail.com

3. Attorney (where applicable):

Name _____ Phone _____
Address _____ Fax _____

Email _____

4. Engineer (where applicable):

Name _____ 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.

6. Location of Land:

Lot No(s) 22.01 Block(s) 902 Tax Map pg(s) _____
Street(s) _____

7. Zoning designation of parcel (see Zoning Map): R-4

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 Vadim Susanin Date 09/01/2023
_____ 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 Vadim Susanin Date 09/01/2023
_____ 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 Vadim Susanin Date 09/01/2023
_____ 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 Vadim Susanin Date 09/01/2023
_____ 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 addition _____
_____ contrary to the requirements of §407 of the Land Use
Ordinance, or for other relief as follows:

side yard encroachment

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 proposed over hang will give protection to the building foundation in a long-term.

Since the house was built in the 1920's, continuing the same design for an addition would go against necessity/comfort requirements of today. Times changed and building designs also changed. The main reason we are building an addition is because there is not enough space in the house in the first place. Land use law could be advanced to give a chance to old properties to be reborn to meet todays standards of comfort.

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

Considering the neighbors house is far away from the property line, almost three times further away than my house to the property line between us. Significant distance between the two structur
Also on that side my neighbor has no windows on his house. The addition I'm building is on the ba
of the house. There will be no detriment to the public good.

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

Neighbors house is far away from the property line. Initially upon the purchase of the house
there was a structure (concrete stair slab with roof) that extended over 3'. I took down the structure
and after all modifications I'm only extending the structure 2'. No apparent impairment.

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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 lands available to be acquired.

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 V 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-4				
LOT DATA				
Lot Area	7,500 SF	12,652 SF	SF	SF
Lot Frontage	60 FT	100.54 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	60 %	14.3 %	15 %	%
PRINCIPAL BUILDING				
Front Yard setback	30 FT	9.9 FT	FT	FT
Left Side Yard setback	10 FT	75.3 FT	71.8 FT	FT
Right Side Yard setback	10 FT	9.25 FT	7.3 FT	2.7 FT
Rear Yard setback	35 FT	55.6 FT	53.4 FT	FT
Building Height	FT	FT	FT	FT
ACCESSORY BUILDING				
Side Yard setback	5 FT	2.1 FT	FT	FT
Rear Yard setback	5 FT	1.2 FT	FT	FT
Building Height	20 FT	15 FT	FT	FT

Mark any pre-existing variance with an "*".