



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



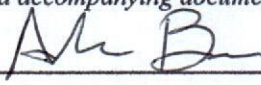
TOWNSHIP OF HOPEWELL

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

JUN 2 - 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: 06/01/2023			
Block: 60	Lot: 19	Zoning District: MRC	Tax Map Sheet: 22
Work Site Location / Address: 2 Fiddlers Creek Road, Titusville, NJ 08560			
Property Owner Name: Andrew Bean			
Property Owner's Address: 2 Fiddlers Creek Road, Titusville, NJ 08560			
Property Owner's Phone No. and Email: 732-513-0244 andrewbean11@gmail.com			
I have reviewed this application and accompanying documentation and consent to the filing of the same with the Hopewell Township Planning/Zoning Board.			
Property Owner's Signature: 			
Applicant's Name (if different from Owner):			
Applicant's Address:			
Applicant's Phone No. and Email (correspondence will be emailed unless otherwise requested):			
Name of Preparer of Plans:			
Address, Phone Number and Email of Plan Preparer:			

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 2007

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>18</u>	<u>18</u>
Building Height (stories)	<u>2</u>	<u>2</u>
Lot Coverage (sq. ft.)	<u>3,303</u>	<u>3,303</u>
Lot Coverage (% of lot area)	<u>3.07</u>	<u>3.07</u>

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

Lot Area (sq. ft. or acres)	<u>2.4733</u>	<u>2.4733</u>
Lot Width (ft.)	<u>378.74</u>	<u>378.74</u>
Lot Depth (ft.)	<u>348.20</u>	<u>348.20</u>

Setback of structure applied for to property lines:

Front	<u>30</u>	<u>30</u>
Check if lot is a Corner Lot: <input checked="" type="checkbox"/> Yes		
Left Side	<u>140</u>	<u>140</u>
Rear	<u>240</u>	<u>240</u>
Right Side	<u>160</u>	<u>160</u>

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

Addition of dormer to second story of detached garage

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>
§17-143	requesting bulk or "c" type variance in order to add dormer to existing second story of detached garage structure, currently located 35 ft from front property line



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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: 06/01/2023

Work Site Location / Street Address: 2 Fiddlers Creek Road, Titusville, NJ 08560

Total Lot Area (sq. ft.): 107,737 (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>1,224</u> sq. ft.
Detached garage	<u>729</u> sq. ft.
Sheds and outbuildings	<u>7</u> sq. ft.
All driveway areas	<u>750</u> sq. ft.
Patios and walkways	<u>600</u> sq. ft.
Pool	_____ sq. ft.
Other	_____ sq. ft.
Total Lot Coverage	<u>3,303</u> sq. ft.

Please complete the following calculation:

Total Lot Coverage (sq. ft.) 3,303 divided by

Total Lot Area (sq. feet) 107,737 = 3.07 % Lot Coverage