



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

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: 7/14/2023			
Block: 8	Lot: 87	Zoning District: VRC R-700 (was R-100)	Tax Map Sheet:
Work Site Location / Address: 109 GRANDVIEW AVENUE, HOPEWELL TWP			
Property Owner Name: CHARLES J DALY III & SERHANIE DALY			
Property Owner's Address: 109 GRANDVIEW AVENUE, HOPEWELL TWP			
Property Owner's Phone No. and Email: 607 235 4154 CHARLES.J.DALY@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: [Signature]			
Applicant's Name (if different from Owner): STEPHEN BROADS AIA			
Applicant's Address: 41 MANNING LN LAWRENCEVILLE NJ 08648			
Applicant's Phone No. and Email: 609 980 7792 SORAYA.EVERTON.NET			
Name of Preparer of Plans: STEPHEN BROADS ARCHITECT LLC			
Address, Phone Number and Email of Plan Preparer: AS ABOVE			

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 1961

Lot is served by (check all that apply): Septic Sewer Well Municipal Water HOPEWELL BORO

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.)	17'	17'	NC
Building Height (stories)	1	1	NC
Lot Coverage (sq. ft.)	13,240	13,862	
Lot Coverage (% of lot area)	10.9	12.4	
*****Please attach a completed Lot Coverage Calculation Worksheet*****			
Lot Area (sq. ft. or acres)	131,163	131,163	NC
Lot Width (ft.)	112.5	112.5	NC
Lot Depth (ft.)	1271.0'	1271.0'	

GRZ NET ADD
 *① GRZ ASPHALT REPLACE
 *② RAIN GARDEN ADDED TO BACK

Setback of structure applied for to property lines:

Front	72.6 HVE 66.6' PORCH	70.0' 66.6' PORCH
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Check if lot is a Corner Lot: Yes

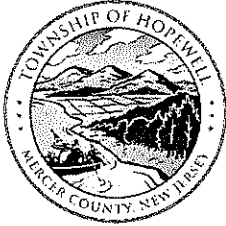
Left Side	132.6 HVE 13.9 GAR	132.6 HVE 47.3 ADD 13.9 GAR
Rear	179.63 HVE	151.63
Right Side	70.4 HVE	70.4 HVE 33.8 ADD

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

ADDITION TO REAR OF HOUSE: FAMILY ROOM, OFFICE,
PORCH & BATHROOM 782 SF. INTERIOR RENOVATION
FRONT PORTICO (ROOF) ADDED OVER PORCH

Provide a description of any requested variances. Attach additional sheets as needed:

Ordinance Section Citation	Description of variance requested and reason / justification for the request.
BULK, LOT COVERAGE;	SEE COVER LETTER. PROPOSED ADDED
	COVERAGE MITIGATION SYSTEMS TO BE ADDED
	12.4% IS LESS THAN REQUIRED FOR
	COMPARABLE R-100, 150 PRICE ZONING



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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: 7/14/23

Work Site Location / Street Address: 109 GRAND VIEW AVENUE

Total Lot Area (sq. ft.): 31,163 (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:

	EXISTING	sq. ft.	PROPOSED
House and attached garage footprint	<u>1,212</u>		<u>1,212</u>
Detached garage + ROOF (PORCH)	<u>537</u>		<u>537</u>
Sheds and outbuildings	<u>120</u>		<u>0</u>
All driveway areas	<u>1,092</u>		<u>*① 470</u>
Patios and walkways (<u>139 + 140 FRONT & REAR</u>)	<u>279</u>		<u>219</u>
Pool <u>N/A</u>	<u>0</u>		<u>0</u>
Other (<u>ADDITION</u>)	<u>0</u>		<u>*② 782</u>
Total Lot Coverage	<u>3,240</u>		<u>3,240</u> <u>(3,802)</u>

Please complete the following calculation:

Total Lot Coverage (sq. ft.) 3,240 divided by

Total Lot Area (sq. feet) 31,163 = 10.4 % Lot Coverage 12.4

- * NOTE ① GRASS PAVE TO REPLACE ASPHALT FOR 622 SF OF DRIVEWAY AREA
- * NOTE ② RAIN GARDEN INSTALLED, SIZED FOR 800 SF SEE SITE PLAN SP-1