

RESOLUTION NO. 2014-14

Applicant: Dana M. Steiner

Property: 174 Second Avenue
Block 623, Lot 3

Zone: R-2 Residential

Application: Side Yard Bulk Variance for Accessory Structure (Section 340-19A(7))

Whereas: The Applicant is the owner and occupant of lands and premises situate at 174 Second Avenue, Block 623, Lot 3 which lies in a R-2 Residential Zoning District; and

Whereas: The Applicant has submitted an Application for approval to construct a shed (Accessory Structure) within 3.38 feet of the side yard property line, whereas Section 340-19A(7) requires that all such accessory structures will not be located closer than 5 feet from a side yard property line; and

Whereas: The Planning/Zoning Board has reviewed the Application submitted by the Applicant, and having heard the testimony of the Applicant, which included the representation that the Applicant will not install electricity or plumbing to the accessory structure; and

Whereas: There was no opposition by the public to the request of the Applicant; and

Whereas: The Planning/Zoning Board has determined that the granting of the requested variance to the Applicant does not significantly impair the intent of the Ordinance from which relief is requested

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows:

1. The Applicant is granted a variance from Section 340-19A(7) of the Zoning Ordinance, which requires that all accessory buildings be located no closer than 5 feet from a side yard property line, so that the Applicant may construct the accessory building described within 3.38 feet of the side yard property line, conditioned on the representations made that no electricity or plumbing will be installed in the shed to be constructed.

2. It is noted that this approval is subject to the Applicant obtaining any and all Approvals which may be required by the State of New Jersey, County of Camden, and all other applicable government agencies.

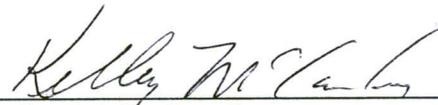
Attest:

Township of Berlin Planning/Zoning Board


Kelley McCauley
Secretary


Craig DeGeorge
Chairman

The undersigned, Secretary of the Township of Berlin Planning/Zoning Board, hereby certifies that the above is a true copy of a resolution adopted by the Board on the 16th day of December, 2014.


Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board