

FOR OFFICE USE ONLY:
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APPLICATION FOR VARIANCE

**Planning Board
Borough of Rocky Hill
Somerset County, New Jersey**

FOR OFFICE USE ONLY:
Block:
Lot:
Application #
Applicant:
Received on:

Section 1. Applicant Information

Name of Applicant: St. Elizabeth c/o Rev. David C. Straut Tel: 908 203-0252 Fax: rfdavidstraout@gmail.com
Address: 38 Princeton Avenue, Rocky Hill New Jersey 08553
Name of Owner (if other than applicant)
Address of Owner
If the applicant is not the owner, state the applicant's legal relationship to the owner (contract purchaser, lessee, etc.)

Section 2. Description of Property and Proposed Use(s)

Street address: 38 Princeton Avenue, Rocky Hill New Jersey 08553
Block: 13 Lot: 10 Zoning District: R-1
Size of the property: 1.54 acres
Setbacks from road line: 21.47' from rear property line: 410' from side lines: 18.3'
Total square footage of existing building(s):
Height of building(s) or structure(s): 31' Church 48' Steeple
Existing use of building(s), structure(s) or property:
The following is a description of the property and the proposed use, building(s), addition(s), or structure(s): Russian Orthodox Church, proposing expansion and site improvements

Section 3. Requested Relief

This application is for relief from the following sections of the Zoning Ordinance: 80-85
so as to permit the applicant to:
This application is made under the following section or sections of New Jersey Statutes: NJSA 40:55D-70 c <input checked="" type="checkbox"/> d <input checked="" type="checkbox"/>
State the principal reasons why the requested relief should be granted, with reference to the applicable statutory requirements and standards (if necessary, attach extra pages): Existing under size lot with existing church.

Section 4. Survey Plans and Drawings

Attach **15 copies** of a **recently dated survey** (folded, if larger than 8 1/2 x 11 inches, with title block showing) prepared by a licensed land surveyor containing at least the following information (unless submitting complete plans in connection with a site plan or subdivision application):

see checklist for survey detail requirements

any information with respect to adjoining and nearby properties which is required for proper consideration of the application

Attach **15 copies** of any other drawings, sketches or other materials that will enable the Planning Board to properly consider the application (unless submitting complete plans in connection with site plan/subdivision).

If the applicant requests **waiver** of any requirements for a complete application, check here and indicate waiver request on the appropriate Checklist.

Section 5. Certifications

Applicant: I certify that all of the above statements, and all representations contained in the attached exhibits submitted herewith, are true.

<i>David C. Straut</i>	_____	_____	_____
Signature of Applicant	Date	Signature of Applicant	Date
Rev. David C. Straut	8/30/16		

Authorization: [to be signed by the owner(s), if other than applicant]

The undersigned owner(s) of the premises described herein, consent to the forgoing application and agree to be bound by the action taken thereon.

<i>David C. Straut</i>	_____	_____	_____
Signature of Owner	Date	Signature of Owner	Date
Rev. David C. Straut	8/30/16		

FOR OFFICE USE ONLY:
Application determined complete on:
Deadline for Board decision:
Deadline extended to:

PUBLIC NOTICE

PUBLIC HEARING FOR PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH BULK AND USE VARIANCE

Notice is hereby given that on the 15th day of June, 2017, at 7:30 p.m., at the Borough of Rocky Hill Municipal Building, 15 Montgomery Avenue, Rocky Hill, NJ, 08553, the Zoning Board of Rocky Hill will hold a public hearing on an application for a Preliminary and Final Major Site Plan Approval with Bulk and Use Variance submitted by the Orthodox Church of St. Elizabeth c/o Rev. David C. Straut at which time and place all interested persons will be given an opportunity to be heard. The applicant proposes to expand the existing church. The two story church currently 1,130 square feet and a proposed 980 square feet addition is proposed. The applicants seek the following variances:

1. BULK VARIANCE REQUESTED FROM SECTION 88-85(D)(1)(a) FOR MINIMUM LOT AREA. THE REQUIREMENT IS 2.0 ACRE AND EXISTING LOT AREA IS 1.5363 ACRE. PRE-EXISTING CONDITION.
2. BULK VARIANCE REQUESTED FROM SECTION 88-85(E)(3) FOR MINIMUM LOT WIDTH. THE REQUIREMENT IS 150 FEET AND EXISTING LOT WIDTH IS 119.84 FEET. PRE-EXISTING CONDITION.
3. BULK VARIANCE REQUESTED FROM SECTION 88-85(E)(4) FOR MINIMUM FRONT YARD SETBACK. THE REQUIREMENT IS 50 FEET AND EXISTING FRONT YARD SETBACK IS 21.47 FEET. PRE-EXISTING CONDITION.
4. BULK VARIANCE REQUESTED FROM SECTION 88-85(E)(5) FOR MINIMUM SIDE YARD SETBACK. THE REQUIREMENT IS 50 FEET AND EXISTING SIDE YARD SETBACK IS 18.3 FEET. PRE-EXISTING CONDITION.
5. BULK VARIANCE REQUESTED FROM SECTION 88-85(E)(8) FOR MAXIMUM LOT COVERAGE. THE REQUIREMENT IS 20% AND EXISTING LOT COVERAGE 21.58%. PRE-EXISTING CONDITION. PROPOSED ADDITION INCREASES LOT COVERAGE BY 363 SQUARE FEET OR 22.22%
6. BULK VARIANCE REQUESTED FROM SECTION 88-85(E)(7) FOR MAXIMUM BUILDING HEIGHT. THE REQUIREMENT IS 35 FEET AND EXISTING BUILDING HEIGHT +/- 44 FEET PRE-EXISTING CONDITION. PROPOSED ADDITION INCREASES BUILDING HEIGHT AS THREE NEW CUPOLA'S ARE BEING ADJUSTED TO 49'-3", 43' -0" AND 37' - 6".
7. BULK VARIANCE REQUESTED FROM SECTION 88-85(D)(1)(d) FOR ACCESSORY USE. PROPOSED PARKING IS LOCATED 5.9 FEET FROM PROPERTY LINE WHEREAS THE REQUIREMENT IS 25 FEET.
8. BULK VARIANCE REQUESTED FROM SECTION 88-85(D)(1)(e) FOR PLANTED BUFFER. 15 FEET BUFFER REQUIRED AND ONLY 5.9 FEET PROVIDED.
9. USE VARIANCE REQUESTED FROM SECTION 88-85(D). CHURCHES ARE PERMITTED IN THE R-1 ZONING DISTRICT AS A CONDITIONAL USE. THE EXISTING CHURCH DOES NOT MEET ALL THE REQUIREMENTS OF THE CONDITIONAL USE PER THE ZONE – PRE EXISTING CONDITION. THE PROPOSED CHURCH EXPANSION IS INTENSIFYING THE NON CONFORMING USE THEREFOR A USE VARIANCE IS BEING SOUGHT.

Additionally, Applicant seeks any bulk variances and any waivers from the Ordinance that the Board may deem necessary at the time, although none other than the above are contemplated at the present time.

The property involved in the application is located on the Southerly side of Princeton Avenue and is designated as Lot 10 in Block 13 on the Borough of Rocky Hill Tax and Assessment Map. The property lies in the R-1 Single Family Residential Zone of the Borough of Rocky Hill and is currently owned by the applicant.

The maps and documents supporting this application are available for public inspection in the Planning/Zoning Office at the Borough of Rocky Hill Municipal Building during regular business hours.

Dated May 30, 2017