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Via Email
Stacey Cole, Secretary
Barnegat Zoning Board of Adjustment
900 West Bay Avenue
Barnegat, New Jersey 08005

March 11, 2020

Re: **Plot Plan Variance for Single Family Dwelling**
Block 192, Lot 7
61 Gunning River Road
Barnegat Township, Ocean County, New Jersey
GCG File No. 10934



Dear Ms. Cole:

Below is the written statement describing the requested variances and reasons for relief:

C(1) Criteria:

1. The exceptional narrowness, shallowness and shallowness of the site justifies all variance being sought. Surrounded by existing single family dwellings on both sides on undersized lots.
 - i. Lot Area: 20,000 sf required; 5,000 sf exists (existing non-conformity)
 - ii. Lot Depth: 150 ft required; 100 ft exists (existing non-conformity)
 - iii. Combined Side Yard Setback: 30 ft required, 20 ft proposed (providing 10 ft on both sides)

Present buy/sale letters

C(2) Criteria:

Purposes of the Act (40:55D-2) advanced by the deviation that would outweigh any detriment to the public good:

- (a) An appropriate use and development of lands in a manner which will promote the general welfare;

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- (c) There are adequate provisions for light, air and open space

Negative Criteria:

These criteria are met.

- No detriment to the public good by the grant of the various variance *(consistent with the development pattern of the vicinity)*.
- Will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

Should you have any questions, please contact me at our Forked River office.

Sincerely,

GRAVATT CONSULTING GROUP, INC.



Bruce A. Jacobs, PE, PP, CME
For the Firm

Enclosures

cc: CME Associates, Dave Barry, via email
CME Associates, Kurt Otto, via email
LMAC Hopeful 2022, LLC, Dean McDonald, via email
Rich Visotcky, via email

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