

RESOLUTION
TOWNSHIP OF WASHINGTON
ZONING BOARD OF ADJUSTMENT

Introduced by:

Asfar Cumming DeSena Grimaldi Goetz Miras, Ozment Toro

Seconded by:

Asfar Cumming DeSena Grimaldi Goetz Miras Ozment Toro

WHEREAS, JOHN and LAURIE ANDRISANO, (the “Applicants”) have applied to the Zoning Board of Adjustment of the Township of Washington pursuant to N.J.S.A. 40:55D-70 d (6) for a variance for the height of a principal structure which exceeds the permitted height by 1.09 feet, where the Township of Washington Planning Board approved a building height not to exceed 27.50 feet by way of Resolution adopted on November 5, 2014, and the as built height of the building is 28.59 feet for property located at 315 South Chestnut Street, designated as Block 4404, Lot 1 on the Tax and Assessment Map of the Township of Washington;

WHEREAS, the Township of Washington Zoning Board of Adjustment considering the testimony of applicants, as well as, evidence presented by applicants and comments and discussion during the general public hearing held on May 16, 2017, and the July 15, 2016 report of Michael L. Ritchie, P.L.S. of Azzolina & Fuery, Inc., 30 Madison Ave. Paramus, NJ;

WHEREAS, the Township of Washington Zoning Board of Adjustment has reviewed the following:

- a. Township of Washington Application for Variance by applicant, Laurie Andrisano dated May 5, 2017;
- b. The report of the Township Engineer, Paul Azzolina of Azzolina & Fuery Engineering, Inc., dated October 28, 2014 to the Township of Washington Planning Board;
- c. The Township of Washington Planning Board Resolution adopted on November 5, 2014;
- d. A set of architectural drawings by architect, Edward T. Chudzinski, Jr. A.I.A., Architect-Planner 350 Market Street, Saddle Brook, NJ 07663, consisting of four (4) sheets, entitled "Proposed Addition For Mr. & Mrs. Andrisano, 315 S. Chestnut Road, Washington Twnp, NJ," dated December 18, 2013, marked as Exhibit A-1;
- e. Final As Built Plan for 315 South Chestnut Street prepared by Thomas G. Stearns III, NJ Professional Engineer & Land Surveyor of GB Engineering, LLC dated November 10, 2015.

WHEREAS, the Township of Washington Zoning Board of Adjustment has made the following findings of fact and conclusions of law:

1. The property is presently being used as a single family residential dwelling and is located in a Class B residential zone;

2. The Applicants constructed renovations to their property pursuant to planning board approval, and upon completion of the renovations, an as built plan confirms that the building height exceeds the approved height by 1.09 feet, wherein a variance is required;

3. Pursuant to N.J.S.A. 40:55D-70d (6), the applicants seek a variance for the height of the principal structure which exceeds the permitted height by 1.09 feet, where the Township of Washington Planning Board approved a building height not to exceed 27.50 feet by way of Resolution adopted on November 5, 2014, and the as built height of the building is 28.59 feet;

4. At the public hearing conducted on May 16, 2017, applicants, John and Laurie Andrisano testified that they seek a variance for the height of their home which was mistakenly built in excess of the approved height by 1.09 feet;

WHEREAS, the Zoning Board of Adjustment of the Township of Washington has determined that the requested variance is justified under D6 of the statute, where currently the building height exceeds the approved height by 1.09 feet due to construction mistakes, and where the height is not obtrusive and fits the character of the homes in the area and would otherwise advance the purposes of land use law;

WHEREAS, the Zoning Board of Adjustment has determined that the relief requested by the Applicants can be granted without substantial detriment to the public good and without substantially impairing the intent purpose of the Zoning Ordinances of the Township of Washington, the enforcement of which would result in practical difficulty to correct the height of the building, and it is with the least impact on the property as a whole, and is not obtrusive and not out of character in the area, and is not likely to be a substantial detrimental impact upon any other properties in the neighborhood;

NOW THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Washington on this 20th day of June, 2017, that based upon the findings of fact and documents submitted for review as previously set forth, the application of John and Laurie Andrisano is hereby granted for a height variance to permit the as built height of 28.59 feet to remain in conformity with the as built plan dated November 10, 2015 prepared by Thomas Stearns III of GB Engineering, LLC submitted to this Board as a part of this application;

BE IT FURTHER RESOLVED, that the Secretary of the Zoning Board of Adjustment of the Township of Washington is hereby directed to mail a copy of this Resolution to the applicants; to furnish a copy to the building department; to file a copy of this Resolution with the Township of Washington Clerk; and to cause a notice of this determination of the Zoning Board of Adjustment to be published in the official newspaper of the Township of Washington within ten (10) days of the date hereof and thereafter published according to law.

BY THE BOARD

Dated: June 20, 2017

BY: 
 Fredric Goetz, Chairman

Certified to be a true copy of the Resolution adopted by the Zoning Board of Adjustments of the Township of Washington at its meeting on Tuesday, June 20, 2017.


 Vince Corrado, Secretary

	Ayes	Nays	Abstain	Absent
Asfar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cumming	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DeSena	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Grimaldi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Goetz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miras	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ozment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>