

MOUNT LAUREL TOWNSHIP ZONING BOARD OF ADJUSTMENT

Application of:
Robert Hoxit
154 Independence Lane
Block 214, Lot 24.01

Calendar No. 13-C-08
Findings of Fact
Conclusions of Law
APPROVED: BULK VARIANCE

WHEREAS, this application was brought for a hearing before the Mount Laurel Township Zoning Board of Adjustment on June 5, 2013; and

WHEREAS, by proofs of service filed with this Board, it appears that the applicant has given written notice of the application to all parties who are required by law to be so notified; and

WHEREAS, this application was brought for a hearing before the Mount Laurel Township Zoning Board of Adjustment on June 5, 2013, concerning the applicant's request to construct a 3 season room addition with a rear yard setback of 40 feet instead of the permitted 50 feet; and

NOW, THEREFORE, the Mount Laurel Township Zoning Board of Adjustment makes the following Findings of Fact and Conclusions of Law with respect to the above-entitled application.

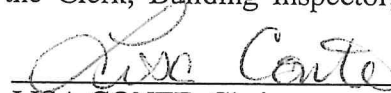
1. The applicant is the owner of the land and premises designated on the Mount Laurel Township Tax Map as Block 214 Lot 24.01. The property is commonly known as 154 Independence Lane. Introduced in evidence exhibits A-1 two photographs of the house when purchased A-2 aerial photographs of Independence Lane, lots in the Devonshire development and lots in the Timbercrest development. The exhibit shows the zoning requirements in an R-1 and R-3 zoning districts.
2. The applicant advances the following hardship or special reasons:
 1. My lot is an unusual pie shaped lot and this is the only place to construct the 3-season room.
3. After hearing the testimony presented and reviewing the reports of the professionals, the Board was of the opinion that these variances can be granted because the benefits outweigh the detriment.
4. These variances can be granted without substantial detriment to the Zone Plan and Zoning Ordinance of the Township of Mount Laurel because the benefits outweigh any detriments

RESOLUTION

BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Mount Laurel, in the County of Burlington and State of New Jersey, that the foregoing Findings of Fact and Conclusions of Law be and the same are hereby adopted with respect to the above entitled application.

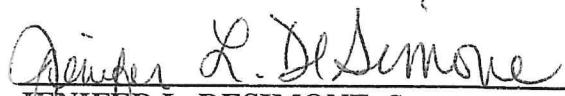
BE IT FURTHER RESOLVED, that the application's request for a 3-season room with a 40' rear yard setback where 50' is required is hereby granted conditioned upon the payment of any outstanding taxes and escrows.

AND BE IT FURTHER RESOLVED, that a certified copy of this Resolution and the Findings of Fact and Conclusions of Law, which is attached be sent to the applicant, and to the Township Counsel, the Clerk, Building Inspector, and Planning Board of Mount Laurel Township.



LISA CONTE, Chairperson
Zoning Board of Adjustment

CERTIFIED to be a true copy of the resolution adopted by the Mount Laurel Township Zoning Board of Adjustment at a regular meeting held at the Municipal Center on the 7th day of August 2013.



JENIFER L. DESIMONE, Secretary
Zoning Board of Adjustment