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FEB 20, 2024

TOWNSHIP OF ELK
PLANNING BOARD



ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF ELK

NOTICE OF APPEAL
(BULK VARIANCE APPLICATION FORM)

APPEAL NO.: ZB-24-01

DATE: 2/20/24

Appeal is hereby made by the undersigned (check applicable item or items):

For a variance or special exception from the terms of the Zoning Ordinance of the Township of Elk

From the action or decision of the Zoning Administrative Officer

Appellant: FILIPPO CAMMARATA

Address: 149 RAILROAD AVE

MONROEVILLE, NJ. 08343

Appellant's Signature: *Filippo Cammarata*

Phone Number: _____ email: _____

Interest of appellant, if not the owner (agent), _____

Property Owner's Name: FILIPPO CAMMARATA

Address: 149 RAILROAD AVE

MONROEVILLE, NJ. 08343

Property Owner's Signature: *Filippo Cammarata*

Property Owner's Signature: _____

Phone Number: 609-405-6031 email: filippo@wineworksonline.com

All titled owners of the property must sign the application evidencing their consent to the application.
Please attach a separate sheet for signatures, if necessary, and provide a copy of the current deed of ownership.

Attorney's Name: N/A

Address: _____

Phone Number: _____ Fax: _____ email: _____

Application relates to (check applicable item or items):

- Use
 - Existing Building
 - Lot Area
 - Proposed Building
 - Yards
 - Other
 - Height
- Bulk Variance

Brief description of real estate affected:

Block 35 Lot 4.01 Lot size 4.34 ± Acres Street Address 149 RAILROAD AVE MONROEVILLE

Present use: RESIDENCE

Proposed use: _____

Present zoning classification: RE

Present improvements upon land: _____

If this is an appeal from action of the Zoning Administrative Officer, complete the following:

Date of determination made: _____

Your statement of alleged error: _____

Specify which Township Ordinance section(s) relief is requested: 96-80

What are the EXCEPTIONAL conditions of property preventing the applicant from complying with the Zoning Ordinance(s)? UTILITY SHED NOT WITHIN ALLOWED DISTANCE TO SET BACK LINE

Action desired by appellant: VARIANCE TO ALLOW SHED TO REMAIN IN SPECIFIED AREA

Reasons appellant believes Board should approve desired action: MOVING OF SHED WOULD REQUIRE REMOVAL OF SEVERAL TREES THAT PROVIDE SHELTER FROM WIND & SUN. SHED IS ALSO IN AN AREA THAT IS VISUALLY PLEASING & FUNCTIONALLY SITUATED.

Has there been a previous appeal, request, or application to this or any other Township Boards or the Construction Official involving these premises?: Yes No

If "yes," state the nature, date and the disposition of said matter and attach copies of all prior resolutions of this or any other Land Development Board.