



ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF ELK
NOTICE OF APPEAL
(BULK VARIANCE APPLICATION FORM)

RECEIVED

MAR 20 2025
TOWNSHIP OF ELK
PLANNING BOARD

APPEAL NO.: ZB-25-01
DATE: 3-20-2025

FILED COPY

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: James E Conner Jr.

Address: 775 Clems Run Road
Elk Twp, NJ 08028

Appellant's Signature: [Signature]

Phone Number: _____ email: _____

Interest of appellant, if not the owner (agent, lessee, etc.): _____

Property Owner's Name: SAME AS ABOVE

Address: _____

Property Owner's Signature: [Signature]

Property Owner's Name: _____

Phone Number: _____ email: _____

I 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.

Trainer's Name: N/A

Address: _____

Phone Number: _____ Fax: _____ email: _____

Application relates to (check applicable item or items):

- Use
- Lot Area
- Yards
- Height
- Existing Building
- Proposed Building
- Other _____

Brief description of real estate affected:

Block 29 Lot 5 Lot size 29.3 Ac Street Address 775 Clemis Run Rd.

Present use: Farm

Proposed use: Farm w/ Horse + Garage

Present zoning classification: RE

Present improvements upon land: N/A

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

Date of determination made: _____

Your statement of alleged error: N/A

Specify which Township Ordinance section(s) relief is requested: EIK

What are the EXCEPTIONAL conditions of property preventing the applicant from complying with the Zoning Ordinance(s)?

Max Allowable Sq. Ft For Detached Garage is 2400 Sq Ft. + I would like to build one 4400 Sq Ft.

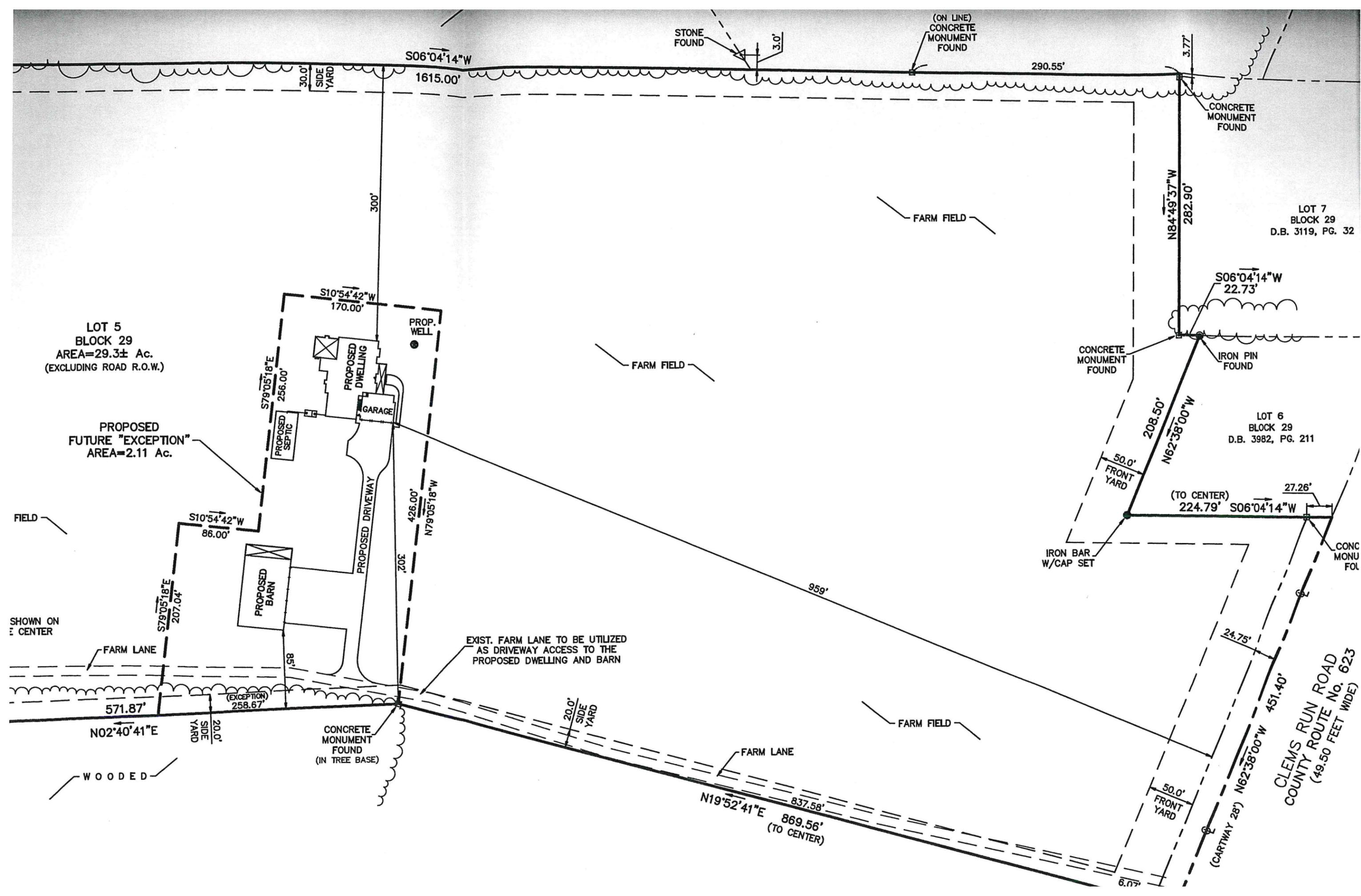
Action desired by appellant: Same As Above

Reasons appellant believes Board should approve desired action: 2400 Sq Ft is not large enough for Farming Equipment + Personal Belongings.

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.

N/A



LOT 5
BLOCK 29
AREA=29.3± Ac.
(EXCLUDING ROAD R.O.W.)

PROPOSED
FUTURE "EXCEPTION"
AREA=2.11 Ac.

LOT 7
BLOCK 29
D.B. 3119, PG. 32

LOT 6
BLOCK 29
D.B. 3982, PG. 211

STONE
FOUND

(ON LINE)
CONCRETE
MONUMENT
FOUND

CONCRETE
MONUMENT
FOUND

FARM FIELD

CONCRETE
MONUMENT
FOUND

IRON PIN
FOUND

FIELD

SHOWN ON
CENTER

FARM LANE

EXIST. FARM LANE TO BE UTILIZED
AS DRIVEWAY ACCESS TO THE
PROPOSED DWELLING AND BARN

FARM FIELD

WOODED

CONCRETE
MONUMENT
FOUND
(IN TREE BASE)

FARM LANE

CLEMS RUN ROAD
COUNTY ROUTE No. 623
(49.50 FEET WIDE)

S06°04'14"W

1615.00'

290.55'

30.0'
SIDE
YARD

300'

N84°49'37"W
282.90'

S06°04'14"W
22.73'

S10°54'42"W
170.00'

PROP.
WELL

PROPOSED
DWELLING

GARAGE

PROPOSED
SEPTIC

PROPOSED
BARN

PROPOSED
DRIVEWAY

302'

S10°54'42"W
86.00'

S79°05'18"E
207.04'

PROPOSED
SEPTIC

(EXCEPTION)
258.67'

571.87'

N02°40'41"E

20.0'
SIDE
YARD

20.0'
SIDE
YARD

20.0'
SIDE
YARD

N19°52'41"E

869.56'
(TO CENTER)

837.58'

(TO CENTER)
224.79'

S06°04'14"W

27.26'

N62°38'00"W
208.50'

50.0'
FRONT
YARD

24.75'

451.40'

50.0'
FRONT
YARD

6.07'

(CARTWAY 28') N62°38'00"W



3.0'

3.77'

959'

8.07'