



ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF ELK

NOTICE OF APPEAL
(BULK VARIANCE APPLICATION FORM)

RECEIVED

APR 17 2025

TOWNSHIP OF ELK
PLANNING BOARD

APPEAL NO.: ZB-25-02

DATE: 11-5-25

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: DANIEL + SUSAN FERRAZZANO

Address: 786 ELK RD.

ELK TWP, NJ 08343

Appellant's Signature: [Signature] * Susan Ferrazzano

Phone Number: _____ email: _____

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

Property Owner's Name: SAME AS APPELLANT INFO ABOVE.

Address: _____

Property Owner's Signature: _____

Property Owner's Signature: _____

Phone Number: _____ email: _____

Property 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.

Neighbor'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

ADDING ON TO EXISTING DETACHED GARAGE

Brief description of real estate affected:

Block #1 Lot 14.01 Lot size 3.07 ACRES Street Address 786 ELK RD.

Present use: RESIDENTIAL

Proposed use: RESIDENTIAL WITH ADDITION TO POLE BARN GARAGE

Present zoning classification: RE

Present improvements upon land: SINGLE FAMILY HOUSE AND DETACHED POLE BARN

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

Date of determination made: _____
Your statement of alleged error: N/A

Specify which Township Ordinance section(s) relief is requested: ORDINANCE 96-80 ACCESSORY USE AND STRUCTURE
What are the EXCEPTIONAL conditions of property preventing the applicant from complying with the Zoning Ordinance(s)? ADDITION TO GARAGE EXCEEDING 2400 SQ FEET
-SIDE YARD SETBACK LESS THAN 50'

Action desired by appellant: GRANTING OF VARIANCE TO PERMIT AN ADDITION OF 24' X 37' TO THE EXISTING POLE BARN GARAGE WHICH IS FOR STORAGE OF ANTIQUE VEHICLES.

Reasons appellant believes Board should approve desired action: THE PROPOSED ADDITION WILL MATCH THE EXISTING GARAGE AND HOUSE. IT WILL BE AESTHETICALLY PLEASING TO THE LANDSCAPE IN KEEPING WITH THE RURAL CHARACTER OF ELK TWP. AN APPROVAL WILL ALLOW US TO STORE ALL VEHICLES IN THE GARAGE ADDITION, NOT HAVING THEM OUTSIDE, MAKING OUR FRONT YARD AND DRIVEWAY NEATER AND LESS CLUTTERED LOOKING,
as there been a previous appeal, request, or application to this or any other Township Boards or the Construction official involving these premises?: Yes No

"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

Waivers requested:

We are requesting relief from Ordinance 96-80 to build an addition to our existing detached garage:

The Proposed Addition:

- exceeds the maximum 2400 square feet for Accessory Buildings
- does not meet side yard setbacks of 50' for Accessory Buildings

The current garage measures 37' wide by 60' deep and is 2200 square feet.

The proposed addition will measure 37' wide by 24' feet for a total of 888 square feet.

If granted, the existing garage and addition will cover 3108 square feet which exceeds the 2400 square feet allowed by 708 square feet.

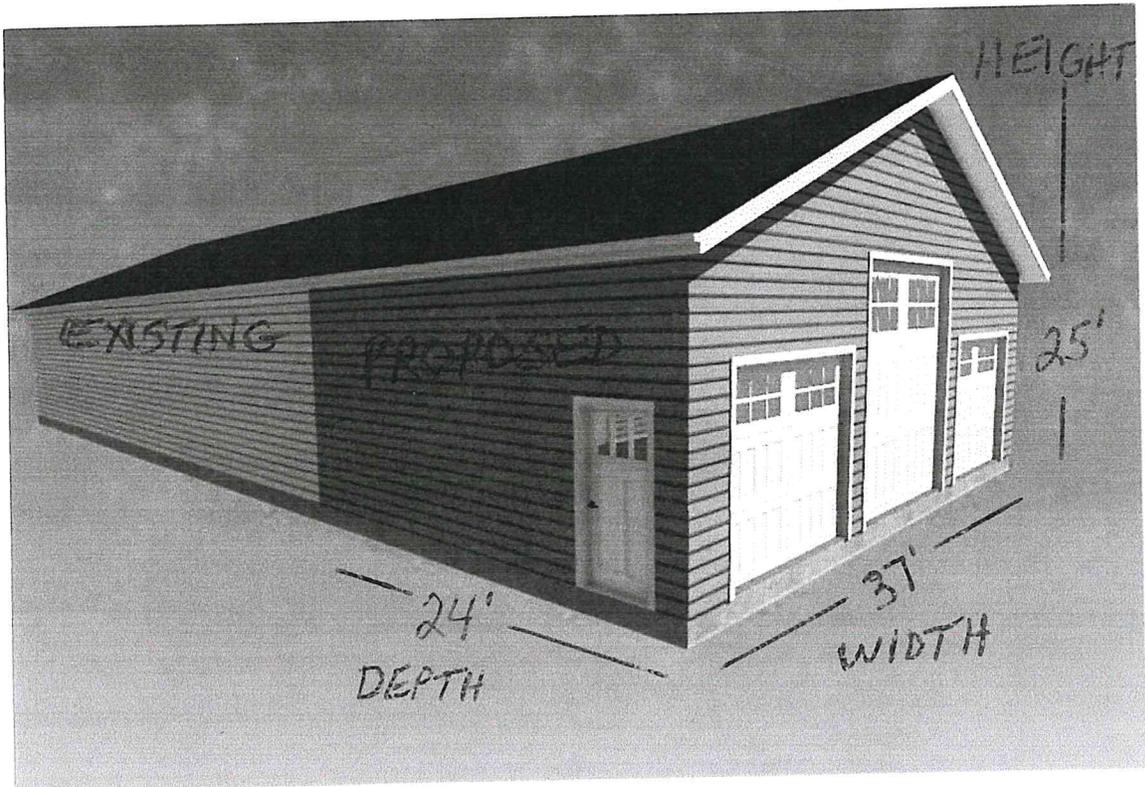
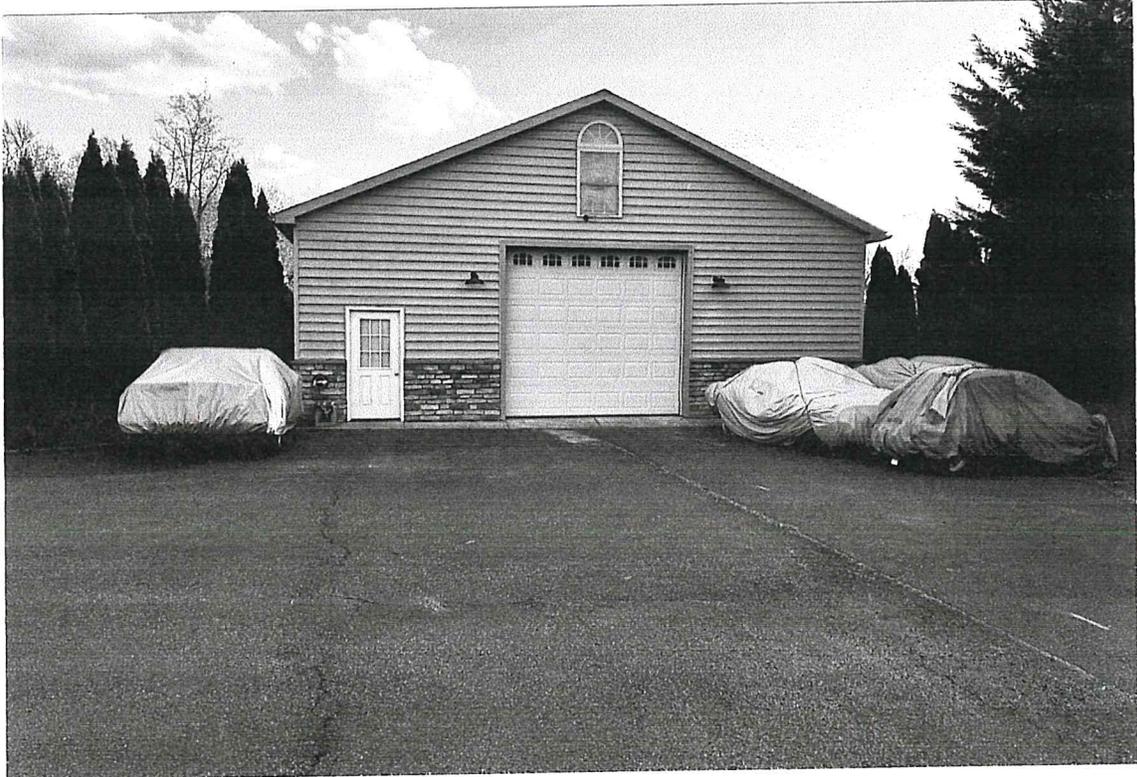
The current garage was previously granted relief from side yard setbacks of 50' and is 20' from the property line. Since this is an addition, it will follow the same side yard setback.

The existing garage, along with the proposed addition, will be located 25' from the house.

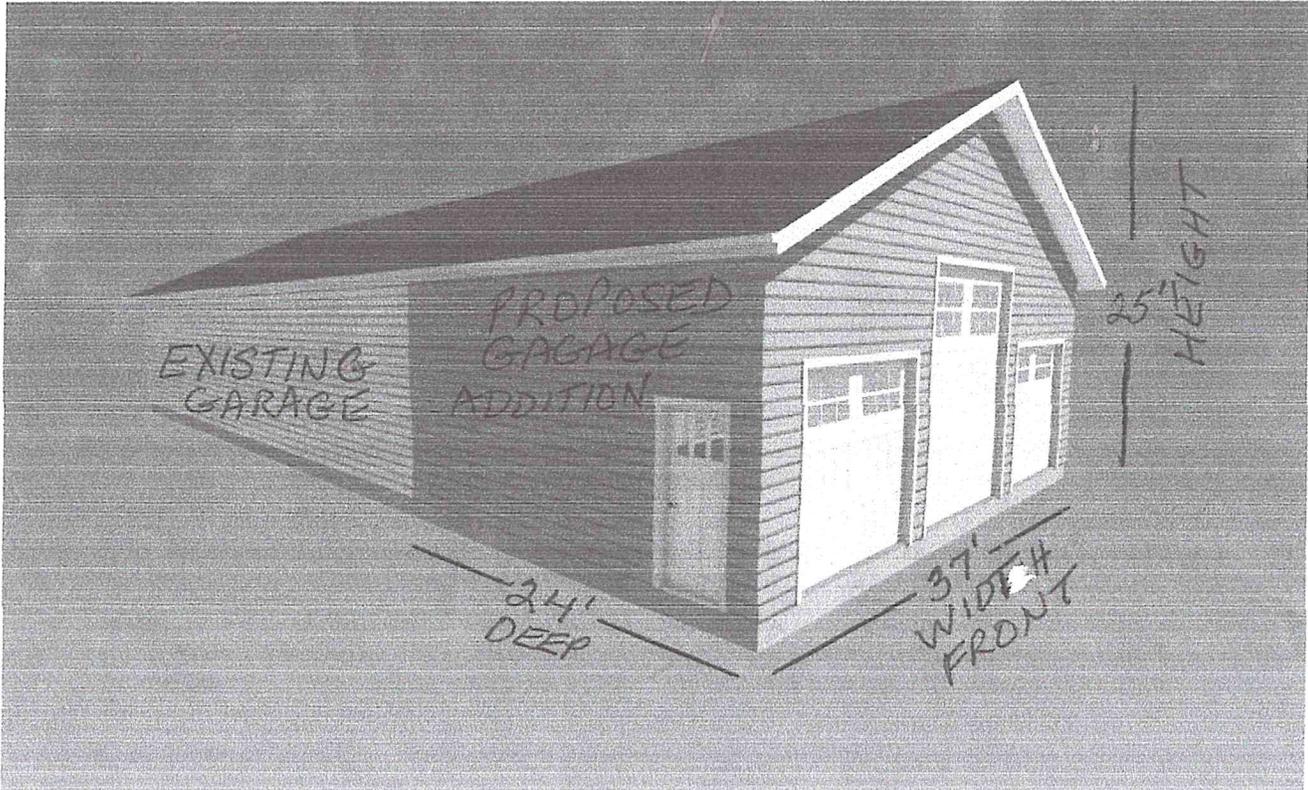
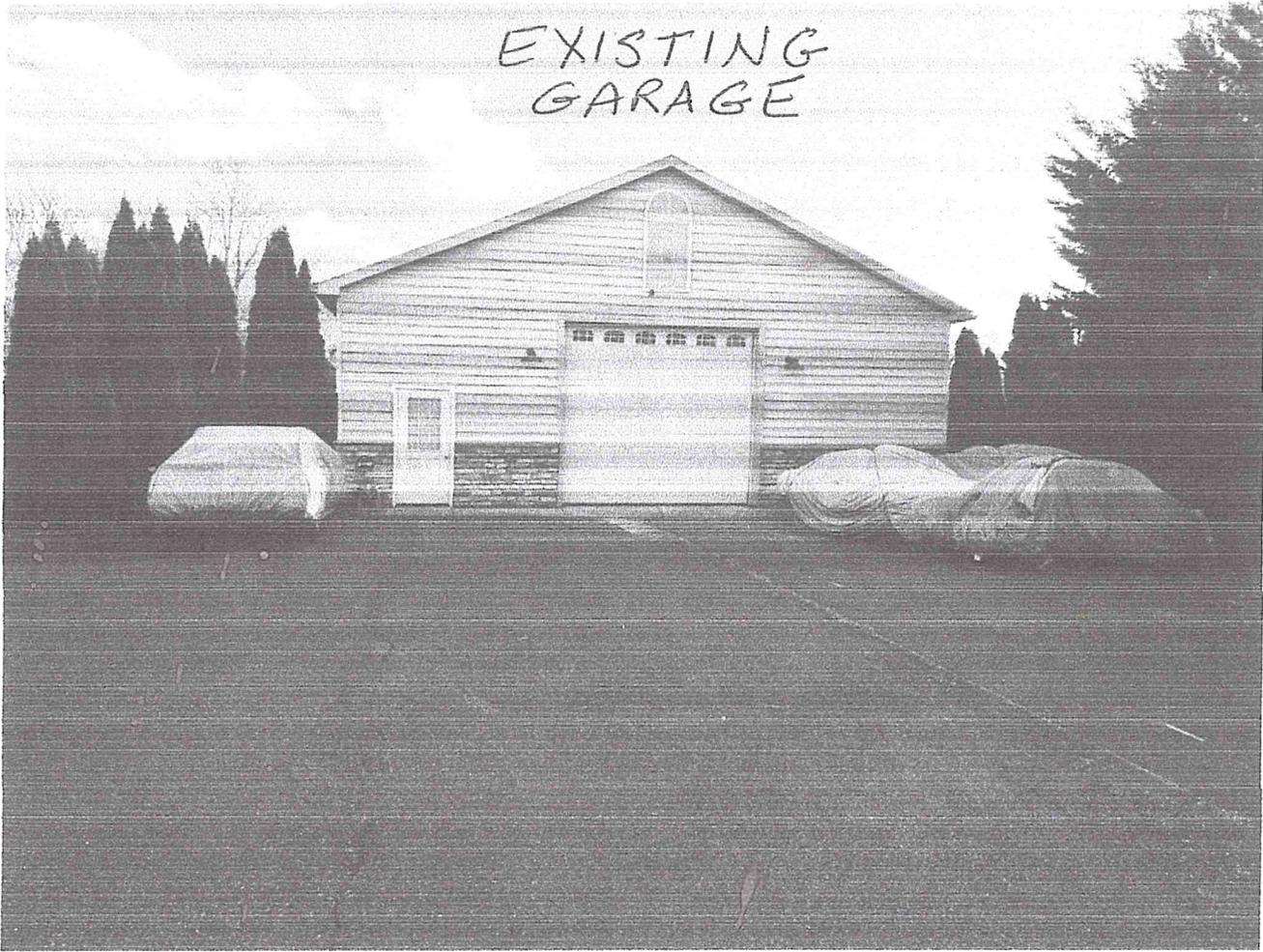
This addition will allow us to store all vehicles inside rather than on our driveway as they currently are. The front yard will look neater with not as many cars parked outside. This is also to preserve the condition of the vehicles since they are older classic cars which have much meaning to our family.

Thank you for your consideration of this variance.





EXISTING GARAGE



	REQUIRED
MIN. LOT AREA	80,000 Sq.
MIN. LOT WIDTH (AT BLDG. LINE)	150 Ft.
MIN. LOT DEPTH	200 Ft.
MIN. FRONT YARD	50 Ft.
MIN. SIDE YARD/AGGREGATE (DWELLING)	20 Ft./50
MIN. SIDE YARD/AGGREGATE (ACCESSORY)	20 Ft.
MIN. REAR YARD	40 Ft.
MAX. BLDG. HT.	35 ft.
MAX. ACCESSORY BLDG. HT.	25 ft.
MAX. BLDG. COVERAGE	15 %
MAX. IMPERVIOUS COVERAGE	20 %
MAX. GARAGE Sq. FOOTAGE	900 SQ. FT.
MIN. OFF-STREET PARKING SPACES REQ'D.	2

* VARIANCE REQUESTED

APPLICANT/OWNER:

DANIEL & SUSAN FERRAZ
786 ELK ROAD
MONROEVILLE, NJ 08343

WAIVER REQUESTED:

WAIVER IS REQUESTED FROM PROVIDING AND A BUFFERING PLAN AS REQUIRED

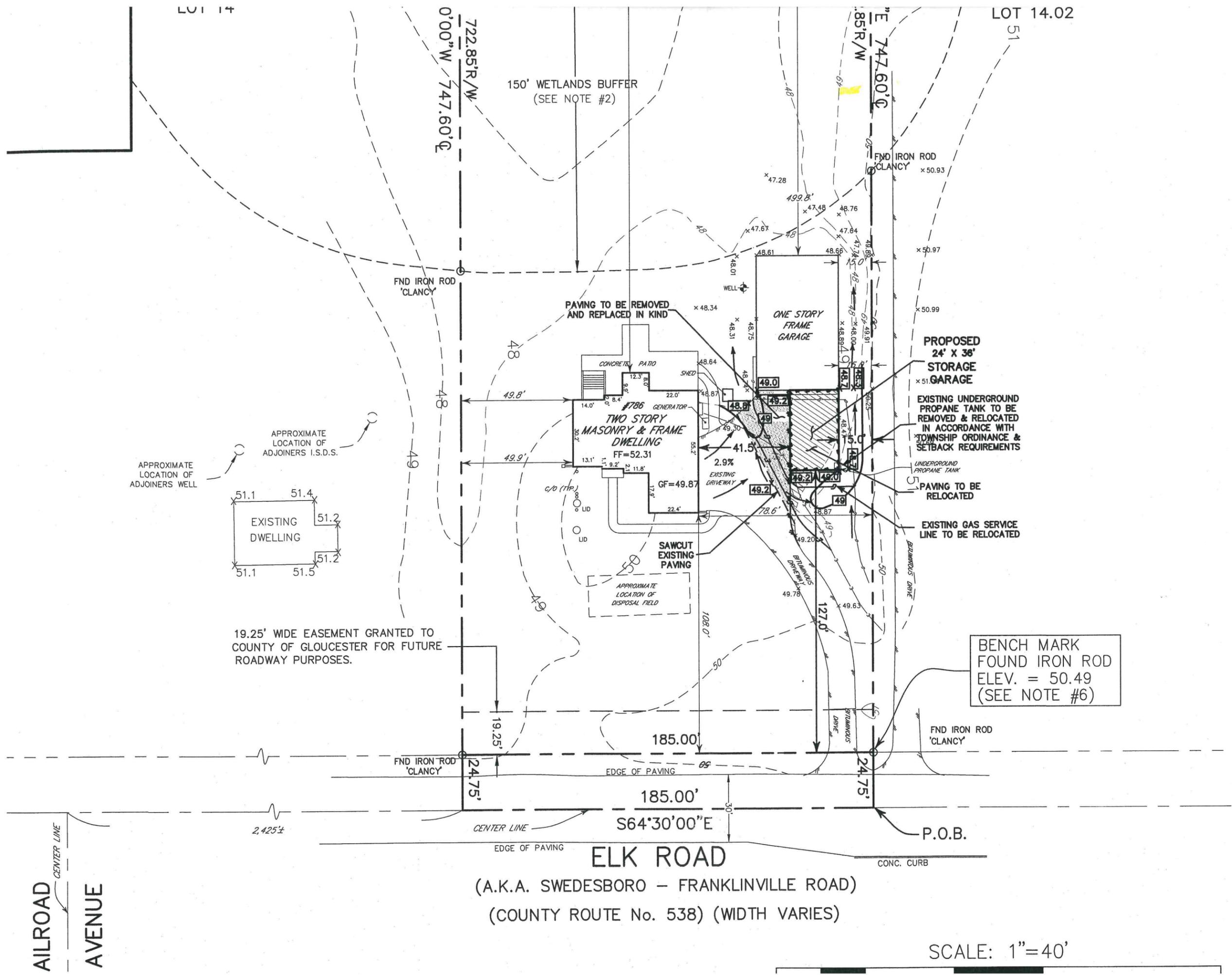
WAIVER IS REQUESTED FROM PROVIDING TOWNSHIP ORDINANCES. (NO TREE

VARIANCE REQUESTED:

VARIANCE IS REQUESTED TO PERMIT A 15' VARIANCE IS REQUESTED TO PERMIT A VARIANCE IS REQUESTED FROM PROVIDING ORDINANCES. (NO TREES ARE PRO

NOTE:

1. SURVEY AND TOPOGRAPHIC INFORMATION CLANCY AND ASSOCIATES PERFORMED
2. WETLANDS INFORMATION TAKEN FROM BLOCK 41, LOT 14, ELK TOWNSHIP ASSOCIATES ON 11/09/2005 AND
3. THE SITE PROVIDES A MINIMUM OF TWO PARKING SPACES ARE PROPOSED
4. NO TREES ARE PROPOSED TO BE REMOVED
5. BLOCK AND LOT NUMBERS TAKEN FROM MAP OF ELK.
6. FOR CONVERSION OF ELEVATION DATA TO NGVD
7. HORIZONTAL AND VERTICAL DATA TAKEN FROM
8. THIS APPLICATION IS BEING SUBMITTED FOR AN ADDITIONAL 24' x 36' STORAGE GARAGE



BENCH MARK
FOUND IRON ROD
ELEV. = 50.49
(SEE NOTE #6)

ELK ROAD
(A.K.A. SWEDESBORO - FRANKLINVILLE ROAD)
(COUNTY ROUTE No. 538) (WIDTH VARIES)

SCALE: 1"=40'

AIRROAD AVENUE