

**BOROUGH OF DEAL
PLANNING BOARD / BOARD OF ADJUSTMENT
APPLICATION OR APPEAL**

1. Applicant's Name Ely and Sara Levy
Phone and Fax Nos. (732) 643-5284 (732) 643-5294
Mailing Address c/o Jennifer S. Krimko, Esq., 1500 Lawrence Avenue, Ocean, NJ 07712
2. Federal Identification or Social Security Number _____
3. Present Owner Same as Applicant Phone () "
Mailing Address "
4. Attorney Representing Applicant Jennifer S. Krimko, Esq.
Firm Name Ansell Grimm & Aaron, PC Phone (732) 643-5284
Mailing Address 1500 Lawrence Avenue, Ocean, NJ 07712
5. Licensed N.J. Engineer, Surveyor, Architect or Planner Preparing Maps: Patrick R. Ward, PE, PP
Firm Name InSite Engineering, LLC Phone (732) 531-7100
Mailing Address 1955 Route 34, Suite 1A, Wall, NJ 07719
6. Interest of Applicant if other than Owner: N/A
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7. STATEMENT OF LANDOWNER WHERE THE APPLICANT IS NOT THE LANDOWNER N/A

I, _____, the owner of Lot(s) _____

In block(s) _____, Borough of Deal, Monmouth County, New

Jersey, hereby acknowledge that application _____

For development of said lot(s) is made with my complete understanding permission in

Accordance with an agreement entered into between me and the applicant herein stated.

Signature of Owner

Name _____

Address _____

Phone (____) _____

8. Application for (check appropriate):

Variance	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Use Variance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Interpretation	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Site Plan	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Subdivision	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Minor or		
Preliminary plat or subdivision	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Final plat or subdivision	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

9. Address of Premises Affected by Application: 103 Neptune Avenue

10. Known as: Block(s) 78 Lot(s) 8

Tax Map Sheet(s) 10 Zone(s) R-2

Ownership of Adjacent Property? (If yes indicate block and lot):

No

11. GENERAL INFORMATION

	Yes	No
Are taxes Paid through date?	(x)	()
Are there deed restrictions, covenants Or easements effecting tract?	()	(x)

Does the applicant have any interest within 1000 yards of the tract? For these purposes "Applicant" shall include any entity in which the applicant or any officer, director, partner or shareholder of applicant has an interest. If the answer is yes, explain:

() (x)

Is the application for a new building or an undeveloped lot? "

() (x)

Is the application for additional buildings or improvements to a lot having existing buildings or improvements?

(x) ()

Is the application for a new tenant or new occupant of an existing building?

() (x)

Is there a previously approved site plan for this property? If so attach an approved copy.

() (x)

Has there been any previous appeal involving this property? If so, state character of appeal and date of disposition.

N/A

12. It this a corner lot? Yes.

If no, distance from nearest intersection

Is -- feet.

13. Lot Dimensions:

Existing	Zoning Requirements
Frontage <u>107.51</u> ft.	<u>150</u> ft.
Depth <u>150</u> ft.	<u>125</u> ft.
Area <u>15,908</u> sq.ft.	<u>18,750</u> sq.ft.
<u>0.365</u> acres	<u>0.43</u> acres

14. Subject Building Location

Show minimum distance to	Zoning Requirements
Front Lot Line <u>49.7 ft. (building)/40 ft. (porch) - Neptune Ave.</u> <u>49.9 ft. (building)/40 ft. (porch) - Atlantic Ave.</u>	<u>50</u> ft.
Side Lot Line <u>18.17 ft. (stairs)</u> <u>21.5 ft. (dwelling)</u> ft.	<u>21.5</u> ft.
Rear Lot Line <u>48.2</u> ft.	<u>20</u> ft.

15. Size of Buildings:

Front Width 92 +/- ft.; Depth 123 +/- ft.; Height <42 ft.

16. Lot Coverage 37.02% (18.9% existing) % Zoning Requirement 40 %


17. The proposed building or use thereof is contrary to Article(s) 30

Section(s) 86 of the Development Regulations Ordinance of the Borough
Of Deal in the following Particulars:

SEE ATTACHED LIST OF EXISTING NONCONFORMITIES AND PROPOSED VARIANCES.

18. The reasons for this request and the grounds urged for the relief demanded are as
follows: To be provided through testimony at hearing.

2.3.23
Date

By 
Signature of Applicant Appellant
Jennifer S. Krimko, Esq.
Attorney for Owners/Applicants

(Applicant shall execute the following Affidavit)

STATE OF NEW JERSEY SS
COUNTY OF MONMOUTH

Jennifer S. Krimko, Esq. of full age, being duly sworn, upon her

oath, deposes and says:
attorney for

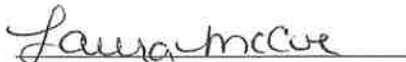
I am the appellant in the above matter and the information as set forth therein is true to the best of my knowledge and belief.

Sworn and subscribed to

Before me this 3rd

Day of February 2023

By 
Jennifer S. Krimko, Esq.
Attorney for Owners/Applicants


Notary Public of New Jersey

LAURA MCCUE
NOTARY PUBLIC OF THE STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 1, 2024

**103 Neptune Avenue
Block 78, Lot 8
Deal, New Jersey**

Existing Nonconformities:

1. Lot area of 15,908 square feet, whereas a minimum of 18,750 square feet is required.
2. Lot width of 107.51 feet, whereas a minimum of 150 feet is required.
3. Front yard setback (Neptune Avenue) of 49.7 feet to the principal building and 36.9 feet to the porch, whereas a minimum of 50 feet is required. The porch setback nonconformity is being eliminated.
4. Front yard setback (Atlantic Avenue) of 49.9 feet to the principal building and 72.8 feet to the porch, whereas a minimum of 50 feet is required.
5. Side yard setback of 14.9 feet to stairs and 17.1 feet to the principal building, whereas a minimum of 21.50 feet is required.
6. Air conditioning units located in a front yard, whereas such structures are permitted in a side yard only. This condition is being eliminated.

Proposed Variances:

1. Side yard setback to stairs of 18.17 feet, whereas a minimum of 21.50 feet is required, whereas 14.9 feet exists.
2. Pool rear yard setback of 26.49 feet proposed, whereas a minimum of 30 feet is required.
3. Pool side yard setback of 20 feet proposed, whereas a minimum of 30 feet is required.
4. Pool fence (4 feet high) proposed to be located in a front yard, whereas a maximum fence height of 3 feet in a front yard is permitted.
5. Pool patio in a front yard, whereas pool patios are permitted in a side/rear yard only.