

In The Matter of the Appeal of:

Margarita Johnson
John Johnson

Name

2580 VALHALLA ROAD

Address

VINELAND, NJ 08361

City/State/Zip

609-868-9791

Day Time Phone

} CITY OF VINELAND

} ZONING BOARD OF ADJUSTMENT

} PETITION & NOTICE OF HEARING

To: CITY OF VINELAND ZONING BOARD OF ADJUSTMENT

This application concerns Block 6902, Lot(s) 33 Sheet 69,03 on the Tax Map of the City of Vineland, having a street address of: 2580 VALHALLA ROAD, VINELAND NJ 08361.

The premises are owned by MARGARITA JOHNSON

by virtue of deed recorded in the Cumberland County Clerk's Office,

Book 4184 Page 9769. The applicant's interest in the property if other than owner is

2) The land has frontage on VALHALLA ROAD of 96 feet, and a depth of 165 feet.

3) A sketch, map or plot plan of the site has been filed with the Secretary of the Zoning Board of Adjustment, and is available for review on the Fourth Floor of City Hall, 640 E. Wood Street, Vineland, NJ. The sketch, map or plot plan will demonstrate existing boundary lines, existing structures, and proposed changes or structures that the applicant requests approval of herein.

4) The land is situated in the R-4 zone(s), and the present use of the land is SINGLE FAMILY DWELLING.

Describe current use (i.e. vacant land, single family dwelling, professional office, retail store, etc.)

5) I desire to construct, modify, or establish the following on this property:
POOL SHED. Bulk variance for side yard setback of less than one foot for an accessory structure whereas minimum 6' required.

Describe proposed change (i.e. bedroom addition, used vehicle sales, retail store, two-family dwelling, etc.)

6) I desire the Zoning Board of Adjustment to grant a variance pursuant to NJSA 40:55D-70, paragraph

- a; b; c; d or approval as related to a
- temporary use permit; subdivision approval;
- site plan approval; waiver of site plan requirements
- Other: _____

(Please check all that will apply to this application)

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DISTRIBUTION

14 copies of Petition & Notice of Hearing (pages 1 thru 3), sketch, map or plot plan, along with property owners list to the Board Secretary and;
1 complete copy of the above to Frank DiDomenico, Esquire., 8 LaSalle Street, Vineland, NJ
1 copy of Petition & Notice of Hearing (pages 1 thru 3) ONLY, to EACH PERSON shown on property owners list, (plot plan optional)



Letter of Intent
In Support of Request for Variance
2580 Valhalla Road, Vineland NJ 08361

The intention is to build a detached structure for use during the warmer months. It is a bathroom with a changing room. The proposed new structure is to be located on the South-West side of the home. It is adjacent, not attached, to the house and inside our fence line. The construction will be within the existing fencing, which will minimize any change to the aesthetics of the property.

The structure was conceived at the beginning of the pandemic. Its purpose was to enable a safe place to workout.

The purposed new structure will be a benefit to our current circumstances. This outside structure will assist my mother-in-law with her post stroke exercise and physical rehabilitation. This will allow her easy access to a bathroom. With the bathroom in close proximity she can concentrate on exercise and not her incontinence.

A bathroom in close proximity will also benefit me. It would provide a great relief of the distance I will have to travel to use a bathroom during low impact aqua therapy. I am a disabled veteran and having this convenient access to facilities will greatly improve time in the pool for therapy and reduce travel time to use the bathroom.

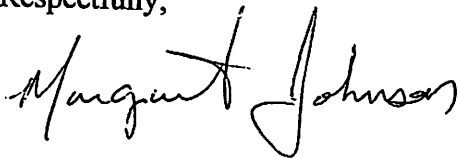
Perhaps most relevant, I would ask the board to understand, that this addition is not for aesthetics but for medical reasons and quality of life.

A separate request to build a small platform by the kitchen door is pending. The existing stairs are very narrow and do not allow easy or safe exiting of the house by my mother-in-law.

After engineer review, this location was suggested as optimal because of the proximity of existing infrastructure and utilities.

Thank you for your consideration.

Respectfully,



Margarita Johnson

8) If the applicant is represented by an attorney, please note the name and address:

Name

Address

Phone

City/State/Zip

9) Set forth any previous applications to the Zoning Board of Adjustment, regarding this property, along with the nature of request, date of hearing, and results of same.

NO PREVIOUS REQUESTS.

10) TAKE NOTICE that a hearing on this application will be conducted at the City of Vineland Council Chambers (Second Floor), 640 E. Wood St., Vineland, NJ, on _____, 7:30 P.M., at which time you may appear individually or by counsel and express your opinions either for or against this application.

* Do to the COVID-19 pandemic, the City will adhere to N.J.S.A. 40:55D-1 and conduct monthly meetings virtually until further notice. If you wish to attend a meeting, please go to www.vinelandcity.org and choose "Planning/Zoning Virtual Meetings-All Attendees" for further instructions.

23 October 2020
DATE

Margarita Johnson
APPLICANT or ATTORNEY

NOTICE TO APPLICANTS and ATTORNEYS

TIME FOR IMPLEMENTING APPROVAL: If you are granted an approval from the Zoning Board of Adjustment as a result of this application, you will be provided a period of one year from the date of approval to obtain permits, or to implement the approved use. Failure to do so will result in the termination and voiding of this approval, unless an applicant makes a written application to the Zoning Officer for an extension of time regarding this approval, prior to the expiration of the one year period. Such extension, if approved, may only be granted for an additional 6 months.

SITE PLAN APPROVAL can only be obtained if a complete site plan application has been submitted to the Planning Division (794-4101), along with the development application form, the correct number of plans, the appropriate fees, etc. If site plan approval is requested as a condition of a previous variance approval, then a separate Petition and Notice of Hearing and public notice will be required. If during an original hearing of any application, the applicant has requested site plan approval, but the plan has not been reviewed by the City staff, then the portion of the hearing concerning the site plan, may be continued to the next regular meeting date (with proper announcement and with Board approval during the meeting), without any further notice or application.

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