APPLICATION TO WEST WINDSOR ZONING BOARD OF ADJUSTMENT

ate A	ation Control Number: ZB 23-03 pplication Filed:
******	***************************************
<u>ECTI</u>	ON 1 - INFORMATION REGARDING THE APPLICANT
	The Applicant's full legal name is <u>Daniel - Tello Flores</u>
4	Christine Straga
	The Applicant's mailing address is 210 Fisher Place
	The Applicant's mailing address is 710 F15her 1100
	Princeton NJ 08540
ļ: E:	The Applicant's telephone number is 609 - 955 - 6909 (Daniel)
<i>Y</i>	6 (732) 309-2049 (Christine)
¥	The Applicant's fax number is Daniel tell of lores e outlook
	The Applicant is a: CORPORATION
	OTHER (please specify)
.	If the Applicant is a corporation or a partnership, please attach a list of the names and
estatoria, in the second	addresses of persons having a 10% interest or more in the corporation or partnership.
1	The relationship of the Applicant to the property in question is: OWNER
1	LEASEE PURCHASE UNDER CONTRACT OTHER (please specify)
	OTHER (please specify)
]	If the Applicant is not the owner of the property in question, the Applicant must obtain and
	submit a copy of this application signed by the owner in the space provided in Section 7B.

SECTION 2 - INFORMATION REGARDING THE PROPERTY

A]	The street address of the property is	210	Fisher	Place
**:				
B]	The tax map Block Number (s) 42	; the Lot N	lumber (s) is	6
C]	The zone in which the property is located is	R-	20	
D]	The dimensions of the property are	82.25	× 81	(aug)
E]	The size of the property is 6,682	sq⊔	are feet/acre(s)	,
F]	Road frontage of the property is	82.25	Clur	ved)
GJ	The property is located:			-
- 	within 200 feet of another Municipal	ality	μo	navinananijanijiniani -
	2. adjacent to an existing or propose		11-	a aparining filmeral instance design ()
	adjacent to a State highway	and a supple to the contract of the supple to the supple t	NO	econolista de la constantina della constantina d
	(If any of the above apply, please make sure properly noticed and served - If there is any the Planning/Zoning Office).	that all proper j doubt on who s	urisdictional aut should be notifie	horities ARE ed, please contact
H]	Have there been any previous Zoning Board this property: YESNO	of Adjustment	or Planning Bos	ard hearings involving
1]	If the answer to "H" is YES, attach a copy of Board.	the written dec	ision (s) adopte	d by the applicable

SECTION 3 - INFORMATION ABOUT REQUESTED RELIEF

N	NATURE OF APPLICATION 1. Type of Variances:									
	"A" VarianceAppeal of Zoning OfficerAppeal of Alleged Error									
	"B" Variance									
	Interpretation of Development Ordinance (Subdivision, Site Plan, Zoning)									
	"C" Variance									
	Bulk Variance (dimensional)									
	*D" Variance									
	Variance including, but not limited to a use or structure not permitted in a Zoning District, Floor Area Ratio Density									
	a] Subdivision b] Subdivision Application to follow									
	3. a) Site Plan b) Site Plan Application to follow									
	b] Site Plan Application to follow									
	4. Waiver of lot street frontage requirement									
	5. Exception to the official map									
B]	Please attach one copy of the following forms depending on the type of application being made:									
	(a) Appeal of Zoning Officer (b) Appeal of Alleged Error									
	(a) Interpretation of Development Ordinance (b) Interpretation of Zoning									
	3. Bulk Variance (dimensional)									
	 Variance including, but not limited to a use or structure not permitted in a zoning district. Floor Area Ratio, or Density 									

SECTION 4 - INFORMATION ABOUT EXPERTS

The following information, although not required, is respectfully requested to enable the Board to facilitate the processing of this application.

A]	Applicant's Attorney: Name
	Address
	Address E-Mail
B)	Applicant's Engineer: Robert Pisano, P.E.
	Applicant's Engineer: Robert Pisano, P.E. Name Robert Pisano, P.E. Address PO BOX 6556 Phone 609 203. 8639 Fax E-Mail rpsano@pisanodere Ment. Con
C]	
	Applicant's Architect: Joseph Como RA Address. Phone 69-60-658 Fax E-Mail JVCnj/66 e yahoo.com
D]	Applicant's Planner:
	Address Fax E-Mail
E]	Other Experts: Name
	Address Fax E-Mail
Pleas	TION 5 SUBMISSION OF APPLICATION: se submit one (1) copy of the following material to the Planning/Zoning Office during "Open Window" (2), which is the week of the second Wednesday of each month:
AJ	Application – signed (copy of agreement with owner if being purchased)
В]	One (1) set of drawings (to scale) showing all adjoining properties affected and all features involved (i.e., dimensions of present and proposed buildings, location of all structures and distances between various structures and property lines, parking layout, etc.)
C]	One (1) set of applications as required by Section 3 (B) (Request for A, B, C or D Variance) [Once your application is received by the Planning and Zoning office you will receive a certified letter from the Director of Community Development outlining what, if any, changes are required. Application and escrow fee amounts and number of copies of applications and plans needed to be deemed complete will be outlined in said letter].

SECTION 6 - COMPLETE APPLICATION

days prior to your meeting date.	
A]*Notice" of all property owners within 200 feet via "Certified Mail – Return Receipt Requested"	
B] Copy of notice to the official newspaper of the West Windsor Township Zoning Board of Adjustment (contact the Planning & Zoning Office for the name of the official newspaper	,
C] Notification of State or County if proposed application borders State/County Road, or is within 200 feet of such roadway	
D] Notification of adjoining County or Municipality if proposed application is located within 200 feet of the proposed application.	
A complete application requires the following submissions to the Planning/Zoning Office at least 3 days prior to the scheduled meeting date.	
A]Return receipts from Certified letters	
B)Notarized Proof of Service	
C] Proof of Publication (To be provided by the newspaper to which the notification was sen)
D] Person other than the owner makes a letter or power of attorney, in case appeal is made by person other than owner	ŧ
***************************************	•₩
SECTION 7 - VERIFICATION AND AUTHORIZATION	
A] Applicant's Verification:	
I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are false, I am subject to punishment.	
Apolicapt's Signature	<u> </u>
B] Owner's Authorization:	
I hereby certify that I reside at 20 Fisher Wife, in the County of Mercel and State of New Jersey and that I am the owner of all that certain lot, piece or parcel of land known as Block (s) and that I am Lot (s) on the Tax Map of West Windsor, which is the subject of the above	area,
application, and that said application is hereby authorized by me	
DANIEL TALO-Flores Owner's Name (PRINTED) Owner's Signature	arithmatina
Owner's Telephone and Fax number 609 - 955 - 6909	and the second

Once an application has been deemed complete, the following items need to be addressed at least 10

REQUEST FOR BULK VARIANCE N.J.S.A. 40:55d-70c

- ATTACH TO PL	ANNING OR ZONIN	G BOARD APPL	LICATION	ZB 23-
Property Location _	210 Fish	er Place	Zoning District	R-20
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REQUEST FOR VARIANCE INCLUDING, BUT NOT LIMITED TO A USE OR STRUCTURE NOT PERMITTED IN A ZONING DISTRICT, N.J.S.A. 49:55d-70d (For "d" Use and Non Use Variance)

ATTACH TO ZONING BOARD APPLICATION	CONTROL NO.
operty Location 210 Fisher Place ap Block 42 Lot (Zoning District
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COMPLETE A - E, (Attach support documents as requi	radi
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ZONING BOARD OF ADJUSTMENT CHECKLIST

Bulk Variances ("C" type) Use & Non-Use Variances ("D" type)

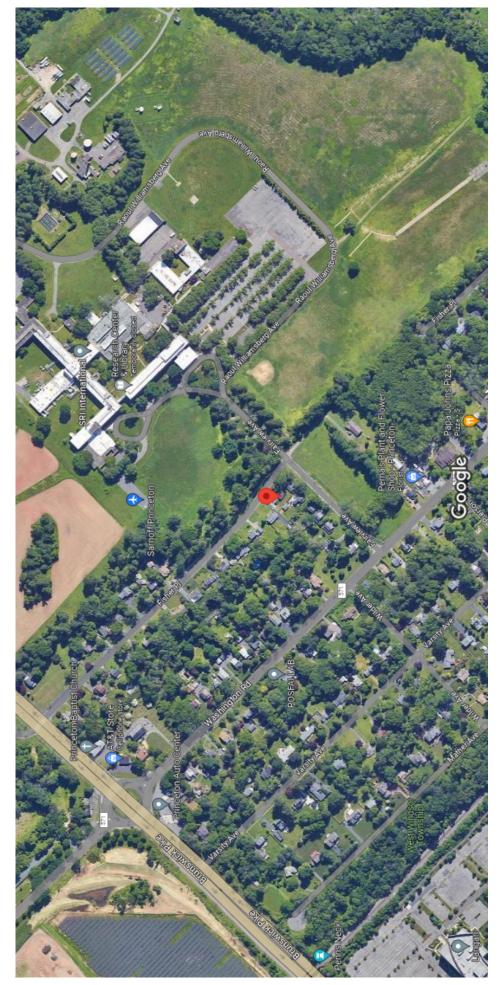
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Application No.: ZB - 23 -	03	Blo	ck: 42	Lot:	r P	t and any animal place in the single place is not consider to the single post body to the single
Zoning District: <u>L-20</u>)	Variance Rec	quested (<i>check all t</i> C-1	hat apply, see Pa C-2	ge 3 for definitions):	
				D-2 D-6	D-3	D-4
applications shall be submitted to ach month).	o the	Township Land Use	e Division during "	Open Window W	eck" (The week of the	second Wednesd
an application shall not be considue applicant receives a letter from r incomplete to be sent within 4:	n the	Township Land Us	e Office deeming s	uch application c	omplete (letter deemii	abmitted and ng application con
LEASE SUBMIT ONE (1) OR	IGIN.	AL COPY OF THE	E INFORMATION	REQUESTED I	BELOW:	
Submission Requirements	*					
Not rovided Applicable Waiver*	s .					
	1.	Completed origin	al "Application to V	West Windsor Zo	ning Board of Adjustr	nent".
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and the control of th		A. Key map wit	h legible street plan	showing location	n of subject property v	with north arrow.
		B. Accurate loca	ation of all property	lines.	GOOGLE MA	r e
consequencing give solvente establish contains a simulation desirable establisher.		C. Zoning classi	fication of land.			
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West Windsor Township Zoning Board of Adjustment Checklist

Provided	Not Applicable	Waiver*			를 함 등 문화
		magazitinsiya abakigi kilikasi (ugasidi katumata siji		H. Acreage of property.	2. \$4 \$4
		Seincembinoscolomines del conscient		 Location of all easements, public right of way, greenbelt areas (as shown in the Conservation Element of the West Windsor Township Master Plan). 	
		Company designation of the second second second		J. Identify any trees that will be removed by species and size (caliper).	
and the second	ni: opraionopidas uurannen aiden ji ih elötek	mangalang di dagang fantang mining di dagan ang mangalang di dagan ang mangalang di dagan ang mangalang di daga		K. Existing and proposed floor plans indicating overall dimensions and square footage for each floor. All existing and proposed architectural elevations. Indicate height of structure as defined in section 200-4 (Building Height) of the West Windsor Townsh Land Use Ordinance.	
$-\sqrt{}$	more elimenta paradoriale.	formum stephological stepholog	6.	Certification in writing from the Tax Collector that all taxes are paid in full for the currer quarter.	nt
	· · · · · · · · · · · · · · · · · · ·	ipanakan kan kan kan kan kan kan kan kan k	7.	Photos of property and existing structure (four sides).	
	and the contraction of the contr		8.	Completed Agreement to Pay for Professional Review and Inspections.	
		and application of the state of	9.	Completed W-9 form.	
incomo internacional de la Constantina		Special appropriation in the anti-city of device ages;	10.	Completed Residential Conformity Checklist.	
	e oraș în de la constantină de la cons		11.	Aerial photograph of subject property including lots within 200 feet of subject property. (Aerials can be acquired on-line at google.com).	
		ingga stag jangjulangan ingga ng milining at apikana Karinga.	12.	NJDEP Letter of Interpretation/presence or absence of wetlands.	
regiment de la constitución de l	iguntalensiisisuu deige eleksivaleaduve.	inations printered visit in makeuse.	13.	For D-4, D-5 and D-6 Variances, please submit tax map showing size of lots, square foo dwellings and as to the extent known, height of dwellings and submit photos of all such identified on lots on both sides of the street of the subject property for at least five hundred feet on either side of the subject property.	dwellings
The follo	wing items (uring (these	ure necessar _] items do noi	y for t affe	the Public Hearing and should be submitted to the Land Use Office by close of busines ct the completeness of the application):	s of the day
			A.	Certified list of property owners within 200 ft. of subject property.	** ***
			B.	Original notice to property owners.	
			C.	Affidavit of publication from The Princeton Packet.	
- National Agency and		programment and control of the programment of the control of the c	D.	Certified mail receipts showing postal date stamp from letters sent to property owners and any green receipt cards from the post office.	
and the control of the second of the second	tes de la fridamente de la festiva de la	echanical increase in the control of	E.	Original of Affidavit of Proof of Service.	

^{*}If waiver is requested, please attach written statement explaining why waiver should be granted.

^{**}Once the initial copy of the application(s), plans and documentation has been submitted, the Land Use Office will review the package for accuracy. A letter will be then be sent to the applicant requesting any changes if necessary and indicating the total number of copies of documentation needed. When the requested copies are received by the Land Use Office, the application will be deemed complete and the application will be scheduled for the next available meeting of the Zoning Board of Adjustment. (The Zoning Board of Adjustment meets the first Thursday of each month at 7:30 p.m. at the West Windsor Township Municipal Building, 271 Clarksville Road, West Windsor, NJ 08550).



Imagery @2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data @2023 200 ft

R-20								
	Required	Existing	Proposed					
Use Requirements	Single Family	Single Family	Single Family					
Lot Area (sf)	20,000	6,682	6,682					
Lot Width (ft)	100	82.25	82.25					
Front Yard (ft)	40	37	37					
Rear Yard (ft)	30	23	14 (Variance)					
Side Yards (ft)	15	22	25					
Max. Imper. Coverage (%) *	20	33	33 (Variance)					
Max FAR (%) **	13	12	22 (Variance)					
Max Bldg. Height (ft)	2 ½ stories (35')	18'	25'					
Driveway Side Setback (ft)*	10	0	13					

^{*}MIC calculation

Existing property includes house (630 sf), breezeway (168 sf), garage (200 sf), driveway (1,050 sf), walkway (140 sf) = 2,188 sf

Proposed plan includes removing existing side entry drive (-1,050 sf), new addition and garage at rear (+ 270 sf), new stair at rear (+35 sf), new front driveway (+740 sf) = Net -5

**FAR calculation

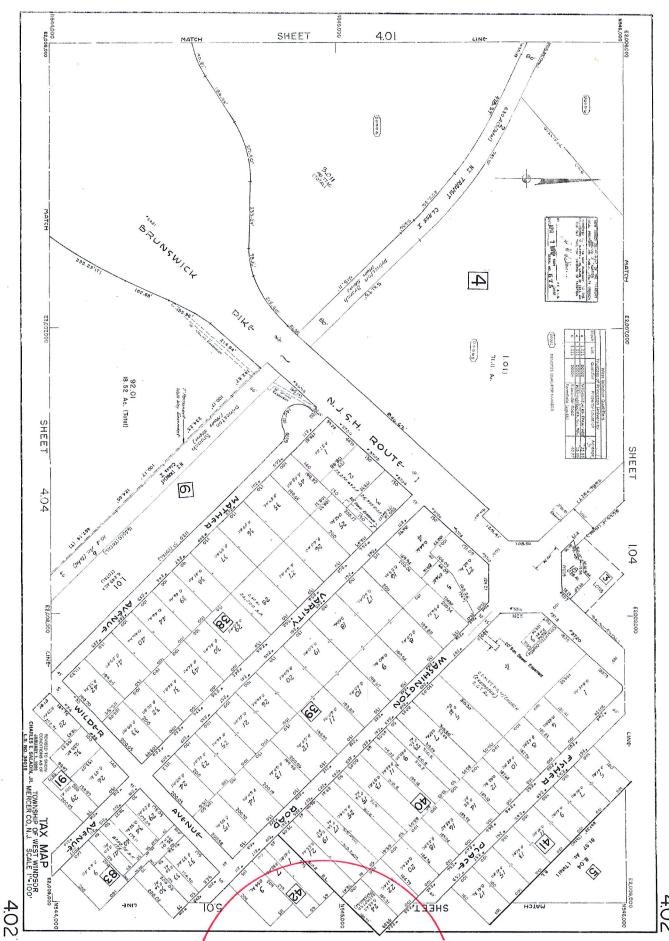
Existing floor space for 1.5 story house with dormered 2^{nd} floor = Approx 830 sf New Additional floor area = 665 sf











4.02



Existing side property line of neighbor house



214 Fisher Place



220 Fisher Place



228 Fisher Place



232 Fisher Place



Across street from Fisher Place





207 Washington







14 Fairview

16 Fairview





20 Fairview

24 Fairview





217 Washington



221 Washington