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Borough of Fair Haven

748 River Road
Fair Haven, NJ 07704

Members of the Zoning Board,

This letter is to request support for the variances I am seeking for my property at 11 William Street. The request for the variances is in order to make improvements to the property that would be not possible without obtaining the variances. The intention is to alter the current structure to improve the conditions of the single family residence built in 1920 by adding a second story and renovating the existing dwelling. The proposed remodel is 1,171 sq ft. The height and number of stories will remain conforming conditions.

The existing lot and building coverage are among requested expansion of pre existing non conforming conditions(30-5.1 "C"), with minimal addition to the coverages (51.3% to 54% and 43.3% to 44.6%, respectively.) Other requested variances for front yard and rear yard setback (30-5.1 & 30-7.3 "C") would allow for a front porch to conform with the neighborhood, instead of the concrete back stairs and porch which are currently located in the rear (to be removed). The setbacks are currently non conforming, as the lot is a 1,500 sq ft non conforming lot which proves undue hardship in order to make improvements on the property. We have attempted to buy property from the previous owners of 13 William (adjacent, part of 15 William Street) and 142 Third Street (located behind us at 11 William) to become a more conforming lot, unfortunately without success. We also have asked the current owners of the same properties and they have declined to sell part of their property (letters provided).

The proposed variances and footprint will not be an undue burden on any neighboring residences. The proposed style and structure of the house is staying true to the existing neighborhood. We have worked together with our architect to create a plan for improvement which will result in a home that will efficiently meet our needs while complimenting the neighborhood nicely and also minimally increasing the lot coverage. We are prepared to discuss the issue of the driveway and open to recommendations. The issue of the windows on the North Side being absent from the plans is due to building code. We would add faux windows to assist in conformity.

Sincerely,

Michael McCue