

**RESOLUTION  
ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF LIVINGSTON  
NEW JERSEY**

Case # 2015-3-V

Motion by: Mr. Vieira

Second by: Ms. Fass

**FINDINGS AND CONCLUSIONS**

The Zoning Board of Adjustment of the Township of Livingston, having considered the Application and plans filed in this matter, and the testimony and evidence presented at the hearing on February 24, 2015, the following findings of fact and conclusions are made:

1. The applicant is Laiyuan Liu and Lili Zhang.
2. The property is commonly known as 14 Taft Court and is taxed as Block 1303, Lot 52. The property is in the R-4 Zone.
3. The applicant has satisfied the statutory procedural requirements of service and publication of notice, and there are no taxes or assessments due or in arrears.
4. The applicant proposes to construct a new single-family residence.
5. Violations of Livingston Zoning Ordinances:
  - (a) Section 170-99C(2) Front Yard Setback – 40' required, 37' proposed, 3' variance requested;
  - (b) Section 170-87BB(4) Habitable Floor Area – 3220 SF allowed, 3264 SF proposed; 44 SF variance requested; and
  - (c) Section 170-87CC(4) Habitable Floor Ratio – 30% allowed, 32.7% proposed; 2.7% variance requested.
6. The following persons testified at the hearing: The Applicant and Margaret Pedersen, AIA.
7. The following persons objected to or expressed interest the application at the hearing: Bernard Searle was interested in the application with respect to the style of exterior.
8. The Building Department agreed that the established setback was 36.6' so the first variance was automatically granted.
9. The applicant has satisfied the statutory requirements of N.J.S.A. 49:55D-70 (c)(1) for the relief sought by demonstrating that the lot was shallow, non-conforming and the variance de minimis with respect to habitable floor area. The applicant has satisfied the statutory requirements of N.J.S.A. 49:55D-70(d)(4) for the relief sought by demonstrating that the

proposed residence will fit within the streetscape and that the property can accommodate the addition to the residence. The residence is already a permitted use at this location and under Coventry Square the Board granted the D(4) use variance.

Based upon the above findings, there will be no detriment resulting to the public good, nor will there be an impairment of the zoning plan or municipal zoning ordinance. Now, therefore, be it **RESOLVED** by the ZONING BOARD OF ADJUSTMENT of the Township of Livingston that the application herein submitted is granted the following variances from the Ordinance:


A Front Yard Setback Variance of three (3') feet;  
A Habitable Floor Area variance of 44 SF; and  
A Habitable Floor Ratio variance of two and seven tenths percent (2.7 %) are granted.

This approval is subject to all other requirements of the Township ordinances, building code, and the right of appeal by any interested party. Also, as required by Livingston Ordinance 170-27(A), construction must be commenced within one year of the date hereof or the variance shall expire.

Copies of the Applicant's survey showing the proposed improvements and architectural plans are attached hereto as an exhibit to indicate the final version thereof.

The Resolution is a memorialization of the action of the Board of Adjustment of the Township of Livingston taken on February 24, 2015 in which Board voted six in favor and none opposed to approve the application in accordance with and subject to the conditions and terms set forth herein on the record.

CHAIRMAN:

  
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JAMES HOCHBERG

Dated: March 24, 2015

Prepared by: Herbert S. Ford, Esq.