

APPLICANT'S OFFER TO ABBUTING PROPERTY OWNERS

Mr./ Mrs. _____
Address: _____
Block: _____ Lot: _____
Re: BOA#: _____
Block: _____ Lot: _____
Dear Mr./ Mrs. _____

I have made application to the Berkeley Township Board of Adjustment for a variance to construct a single-family residence (or other structure as applicable) on Block _____, Lot _____, which abuts your property. This letter is to inquire whether you would be interested in selling me your lot, or a portion of your lot in order to make my lot conform or more nearly conform with the current _____ Zoning Ordinance. In the alternative, you may have an interest in purchasing my lot at the "fair market value" which in this instance means a building lot price as if the variance to build had been granted.

It is my intention to demonstrate to the Berkeley Township Board of Adjustment that a "hardship" exists, as I am unable to either acquire additional land or, sell my land at its fair market value.

If you have any interest in selling your lot, or a portion of your lot to me or in purchasing my lot, please indicate on the enclosed copy of this letter, your position with respect to this application. A copy of this letter and your response will be presented as evidence to the Berkeley Township Board of Adjustment at the time the variance application is scheduled for hearing.

YOU SHOULD BE MINDFUL OF THE FACT THAT IF YOUR PROPERTY IS VACANT AND UNDERSIZED, YOUR FAILURE TO RESPOND TO THIS LETTER, AND/OR YOUR REFUSAL TO OFFER TO SELL YOUR PROPERTY TO THE APPLICANT, MAY BE USED AS EVIDENCE IN ANY APPLICATION YOU MAY FILE IN THE FUTURE SEEKING VARIANCE RELIEF TO BUILD ON YOUR UNDERSIZED LOT AND MAY RESULT IN YOUR VARIANCE APPLICATION BEING DENIED.

Enclosed is a stamped return addressed envelope for your convenience. You may of course, attend the Board of Adjustment hearing and give testimony concerning your position.

Very truly yours,

Applicant

The rules and regulations of the Berkeley Township Board of Adjustments provide that when making a variance request concerning undersized lots and/or frontage and setbacks, the applicant must contact the adjacent property owners to ascertain whether you are willing to purchase all or a portion of their property, or whether you would be willing to sell all or a portion of your property to the applicant. The purpose of any such transaction would be to minimize or eliminate the necessity of the applicant to obtain a variance on their property.

Response of Abutting Property Owners

Applicant: _____
Address: _____
Block: _____ Lot: _____

1. We have an interest in purchasing the Applicant's property: Yes No (please circle one)
2. We are willing to pay..... \$ _____
3. We have an interest in selling our property Yes No (please circle one)
4. We are willing to sell our property for..... \$ _____
5. We have an interest in selling a portion of our property consisting of _____ square feet
Yes No (please circle one)
6. We are willing to sell the property described in #5 for.....\$ _____
7. We have no interest in buying the Applicant's property or selling our property or a portion of our property Yes No (please circle one)
8. We will be in attendance at the Board of Adjustments application meeting to give our testimony Yes No (please circle one)

Signature: _____

Signature: _____

Date: _____