

Franklin Township

Somerset County, New Jersey



Township Technical Review Committee (TRC)

Municipal Building
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MEMORANDUM

To: Zoning Board of Adjustment

From: Technical Review Committee (TRC)

Date: February 18, 2020

Re: Terence Browning – Setback Variance for Proposed Garage (ZBA-20-00003)
9 Laird Terrace (Block 86.01, Lot 9.33)

Site and Project Description

The subject site is a 0.97-acre residential property located in the R-40 zone on Laird Terrace. The property currently contains a single-family residence and is located within a single-family subdivision located off of Bennetts Lane.

The applicant seeks a variance for placement of a 24' x 32' (768 sf) garage to the rear of the existing driveway. The location requires variance the following variance:

- Accessory Building Side Setback: 25 feet required – 10 feet proposed

Review Comments

1. The applicant needs to present rationale in support of the variance – i.e., hardship (C1) and/or benefits (C2) of granting the variance.
2. Note: Compliance with the Township's Stormwater Ordinance (e.g., drywell size/ design) will be conducted at the time of building permit. The applicant should note that an increase in impervious surface over 1,000 square feet (i.e., over that which received permits) may require some form of stormwater improvement (e.g., drywell or rain garden).
3. Note: The applicant will be required to submit an as-built survey after construction of the garage so that compliance with Board approvals can be confirmed.

