

# Franklin Township

Somerset County, New Jersey

## Township Technical Review Committee (TRC)



### MEMORANDUM

To: Zoning Board of Adjustment

From: Technical Review Committee (TRC)

Date: January 25, 2021

Re: DNT HOLDINGS GROUP, LLC; "c" variances; ZBA-21-00001; 59 Dahmer Road  
(Block 84.01 Lot 40) – Residential additions - "C" Variances

Municipal Building  
475 DeMott Lane  
Somerset, NJ 08873  
732.873.2500  
Fax: 732.873.0844  
[www.franklintwpnj.org](http://www.franklintwpnj.org)

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As requested, we have reviewed the application materials and issue the following report for the Board's consideration:

### Project Description

The applicant seeks to construct additions to the front and rear of an existing residence located in the R-40 residential zone. The additions total 429 square feet and consist of the following:

- 275 square foot rear addition
- 109 square foot front addition
- 45 square foot covered front porch

The following variances are required:

- Front Yard: 40 feet min. required – 30.68 feet proposed (to covered front porch)/ 34.7 feet (to proposed front addition)
- Side Yard: 25 feet min. required – 13.5 feet to proposed rear addition
- Total Side Yard: 75 feet required – 27.5 feet existing (and for proposed addition)
- Lot (Building) Coverage: 10% maximum permitted – 11.9% proposed

### Review Comments

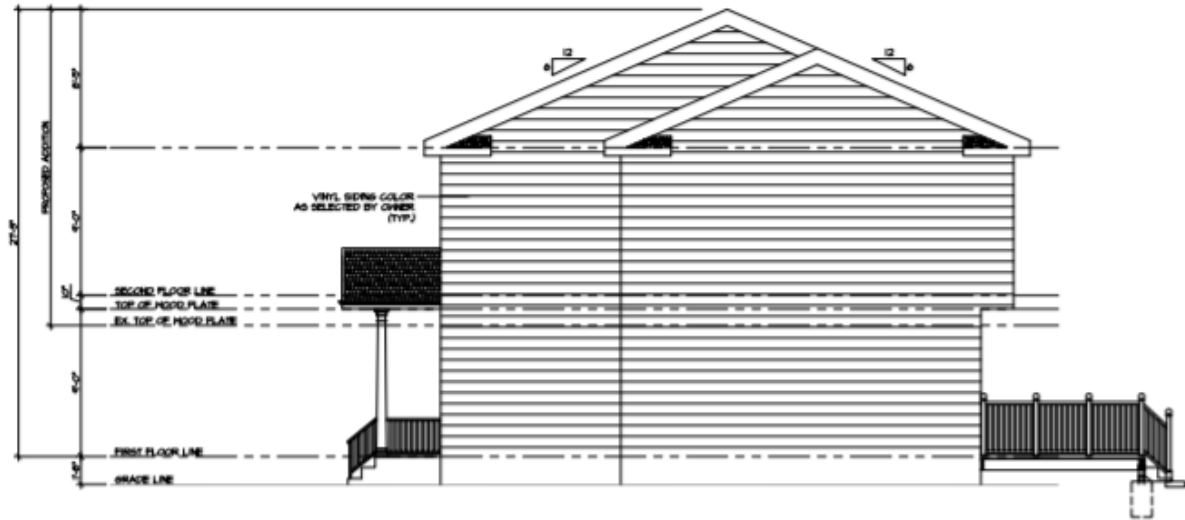
1. In order for the Board to grant the requested variances the applicant will need to provide justification addressing either the C-1 (hardship) and/or the C-2 (grant of the variances advance purposes of zoning) and that same outweigh any detriments of grant of the variances.



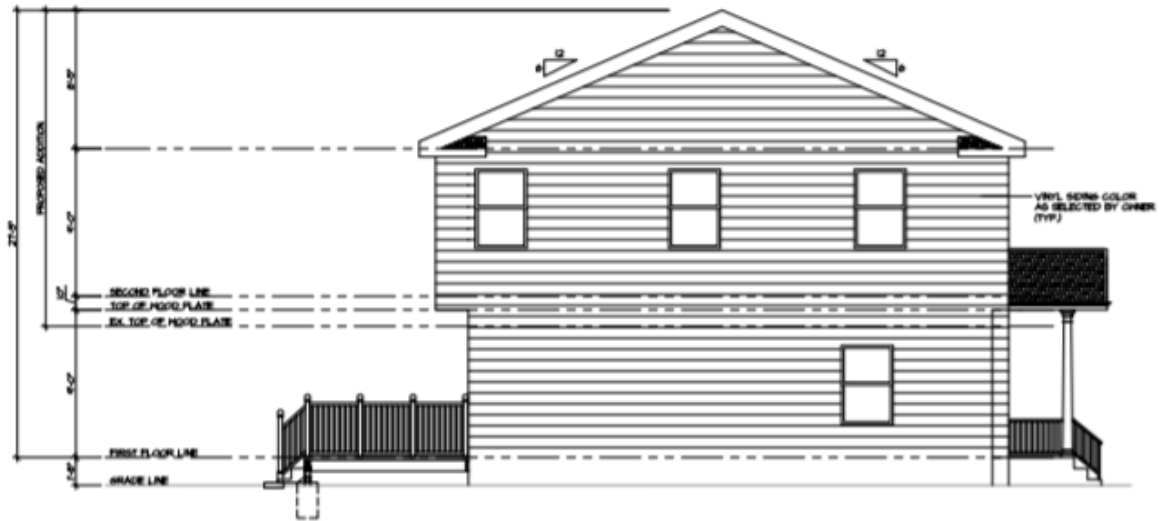


Figure 3





① PROPOSED RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



② PROPOSED LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"