

# Franklin Township

Somerset County, New Jersey



## Township Technical Review Committee (TRC)

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### MEMORANDUM

To: Zoning Board of Adjustment

From: Technical Review Committee (TRC)

Date: March 18, 2021

RE: Cathy DeWitt – 91 Walnut Avenue (Block 452, Lot 59) – C Variance (ZBA-21-00003)

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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 had a solar array installed in her backyard. The required minimum accessory structure setback is 25-feet. The solar array was installed 18.6 feet from the rear property line.

Per the application forms:

Explain, in detail sufficient for the Board to understand the nature of the proposal, the exact nature of the proposed application and proposed physical modifications to be made to the site, building(s) and/or signage including the proposed use of the premises.

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seeking a variance of 7' from rear property setback for allowance of PV solar ground mounted system in rear yard. Currently installed due to inaccurate assessment of property prior to excavation and installation.

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**List in detail wherein this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situation uniquely affecting the property or the structures lawfully existing thereon.**

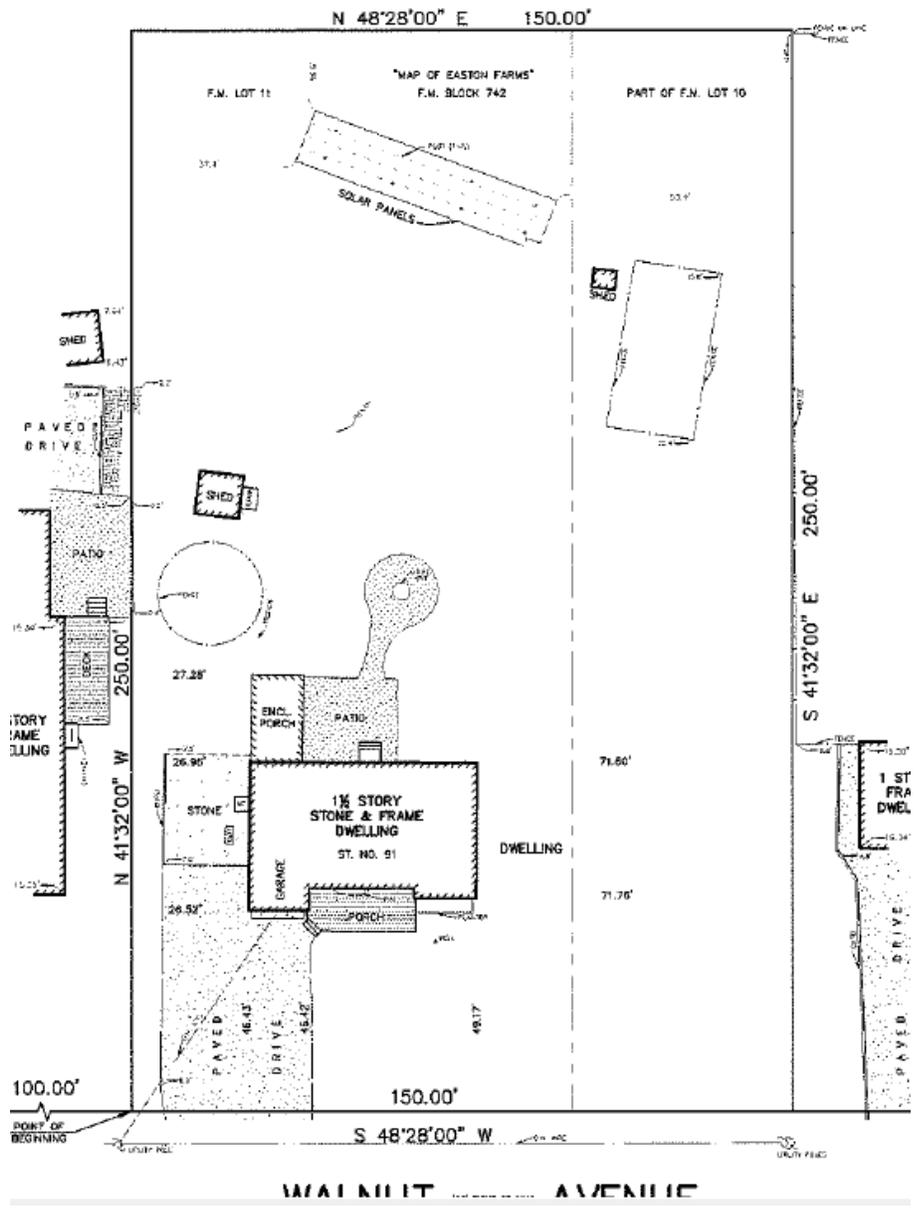
I was under the impression since buying the property my property was at the rear of the line of cedar trees. I notated to the solar contractor this location and where I wanted the solar so it didn't impeded on my backyard and my plans for a new shed. I also wished for greater solar generation and wanted it turned toward the southern exposure more. This factors led to the contractor installing the ground - mounted array as it lies now. The trimming of trees, removal of brush costs me over \$2,000, the solar installation which i have paid in cash, cost me \$52,530 of which I paid in January. The system , per the contractor, is custom built and welded on site and cannot be moved or relocated without several thousand dollars of costs to me , which I cannot pay anymore. This solar system is expected to offset my energy needs at 100% and lessen my home's reliance on electricity, benefiting the neighborhood

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Additional application materials on the Township website:

<https://www.franklintwpnj.org/Home/Components/Calendar/Event/17599/2193>

**As-Built Survey:**



**TRC Review Comments**

None