

Franklin Township

Somerset County, New Jersey

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Township Technical Review Committee (TRC)

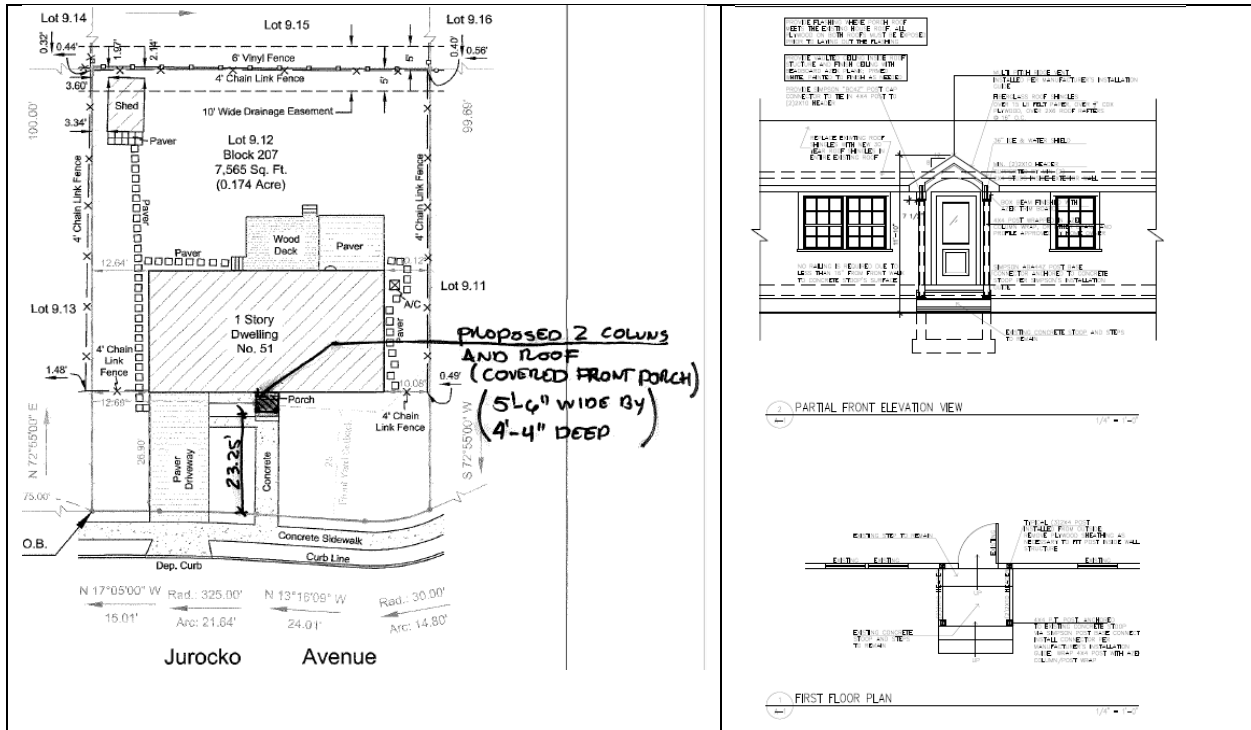
MEMORANDUM

To: Zoning Board of Adjustment
From: Technical Review Committee (TRC)
Date: October 4, 2021
Re: Joe Salazar (ZBA-21-00018) – 51 Jurucko Avenue (Block 207, Lot 9.12) – Variance

SITE & PROJECT DESCRIPTION

The applicant seeks to construct a covered front porch. The following variances are required:

- Front yard setback: 25 feet min. required – 23.25 feet proposed (to front porch)
- Lot (Building) coverage: 20% max. permitted – 20.28% existing – 20.59% proposed



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.

I AM SEEKING TO ADD 2 COLUMNS AND A SMALL ROOF OVER MY EXISTING CONCRETE STOOP, AS I DO NOT HAVE PROTECTION FROM BAD WEATHER, OVER MY FRONT DOOR. I AM NOT SEEKING TO INCREASE BUILDING SQUARE FOOTAGE, NOR ADD TO IMPERVIOUS COVERAGE AS THE FRONT STOOP IS ALREADY EXISTING. MY HANDSHIP IS THAT THE PROPOSED COVERED PORCH DOES NOT MEET THE MINIMUM 25 FOOT FRONT YARD. THE PROPERTY IS IN THE R-7 ZONING DISTRICT

The applicant describes the nature of the application and the need for a sign variance as follows (from application form):

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.

THE CLOSEST POINT ANYWHERE ON MY HOUSE, TO THE FRONT PROPERTY LINE IS 26.90 FT. THEREFORE, IF I INTEND TO HAVE A COVERED PORCH TO SHELTER FROM SNOW OR RAIN OR INCLEMENT WEATHER, I ONLY HAVE LEGALLY 1.90 FT OF DEPTH AVAILABLE FOR MY FRONT PORCH. I HAVE A HANDSHIP WITH THE CURRENT FRONT YARD, BASED ON MY EXPLANATION. NOT HAVING A COVERED PORCH WILL KEEP ^{and/or} ME UNSHELTERED EVERYTIME I AM AT MY FRONT DOOR, TRYING TO GET INTO MY HOUSE.

List in detail wherein this case conforms to this requirement:

THE PROPOSED COVERED PORCH WILL BE NOWHERE NEAR MY NEIGHBORING PROPERTIES. IN FACT, MY PROPOSED COVERED PORCH WILL BE PRACTICALLY CENTERED ON THE WIDTH OF MY HOUSE. I DO NOT FEEL THAT ADDING A COVERED PORCH IN FRONT OF MY DOOR WILL CAUSE ANY NEIGHBOR A DETRIMENT.

The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment under N.J.S.A. 40:55D-70.C(2).

List in detail wherein this case conforms to this requirement:

THE PROPOSED COVERED PORCH WILL BE NOWHERE NEAR MY NEIGHBORING PROPERTIES. IN FACT, MY PROPOSED COVERED PORCH WILL BE PRACTICALLY CENTERED ON THE WIDTH OF MY HOUSE. I DO NOT FEEL THAT ADDING A COVERED PORCH IN FRONT OF MY DOOR WILL CAUSE ANY NEIGHBOR A DETRIMENT.

D Variance(s):

State why the property is particularly suitable for the proposed use, including any inherently beneficial conditions and/or any undue hardship, if any, showing that the property cannot reasonably be adapted to a conforming use:

THE CURRENT HOUSE FRONT YARD SETBACK WOULD NOT ALLOW MY COVERED PORCH TO BE COMPLIANT WITH THE MINIMUM 25' FRONT YARD REQUIREMENT. HAVING 2 COLUMNS + ROOF OVER MY FRONT DOOR CAN ONLY IMPROVE THE OVERALL AESTHETICS OF MY HOME AND NOT CAUSE ANY DETRIMENT TO ANYONE WITHIN 200 FT OF MY PROPERTY.

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good.

I PURCHASED MY HOME AND ITS LOCATION/POSITIONING ON THE PROPERTY "AS IS". I STRONGLY BELIEVE THAT I HAVE A HARDSHIP DUE TO THE HOUSE LOCATION FROM THE FRONT PROPERTY LINE. I AM ONLY SEEKING FOR SHELTER FROM THE SUN, FROM INCLEMENT WEATHER SO THAT I CAN STAND THERE AND LOOK FOR KEYS AND OPEN DOOR, AS WELL AS FOR PACKAGES NOT TO GET WET.

Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance.

RELIEF CAN BE GRANTED WITHOUT SUBSTANTIAL DETRIMENT, AS MY ADDITION OF 2 COLUMNS AND ROOF FOR COVERAGE AT MY FRONT DOOR IS WITHIN MY PROPERTY AND AWAY FROM MY NEIGHBOR PROPERTIES. MY COVERED PORCH WILL NOT HARM OTHER PROPERTIES. INSTEAD, IT MAY ENCOURAGE OTHER NEIGHBORS TO DO THE SAME, AS I FEEL THEY DON'T DO JUST TO AVOID
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THE EXPENSES TO HAVE THE VARIANCE APPROVED.

TRC REVIEW COMMENTS

None.