

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: November 29, 2021

Re: Anita Khan – “C” Variance (ZBA-21-00023)
34 Laurel Avenue (Block 2, Lot 1)

We have reviewed the above referenced application and present the following report based upon review of the application materials.

Site and Project Description

The site is located on the southerly side of the Laurel Avenue/ Church Street intersection in the Kingston area of the Township, within the R-10 residential zone. The site is developed with a single-family home.

The applicant proposes to build a 14' x 31' (434 square foot) 1-story accessory structure with 1-car garage and craft room.

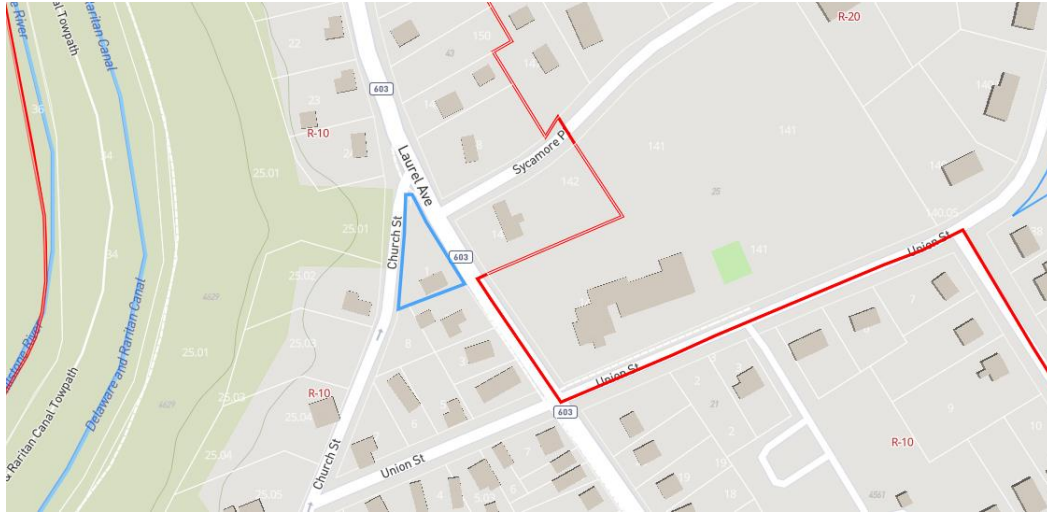
The following variances would be required:

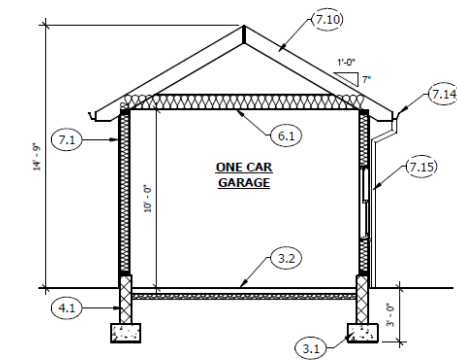
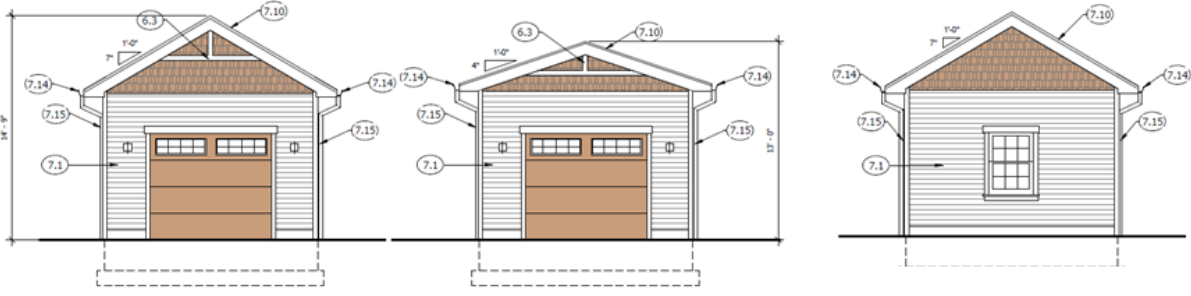
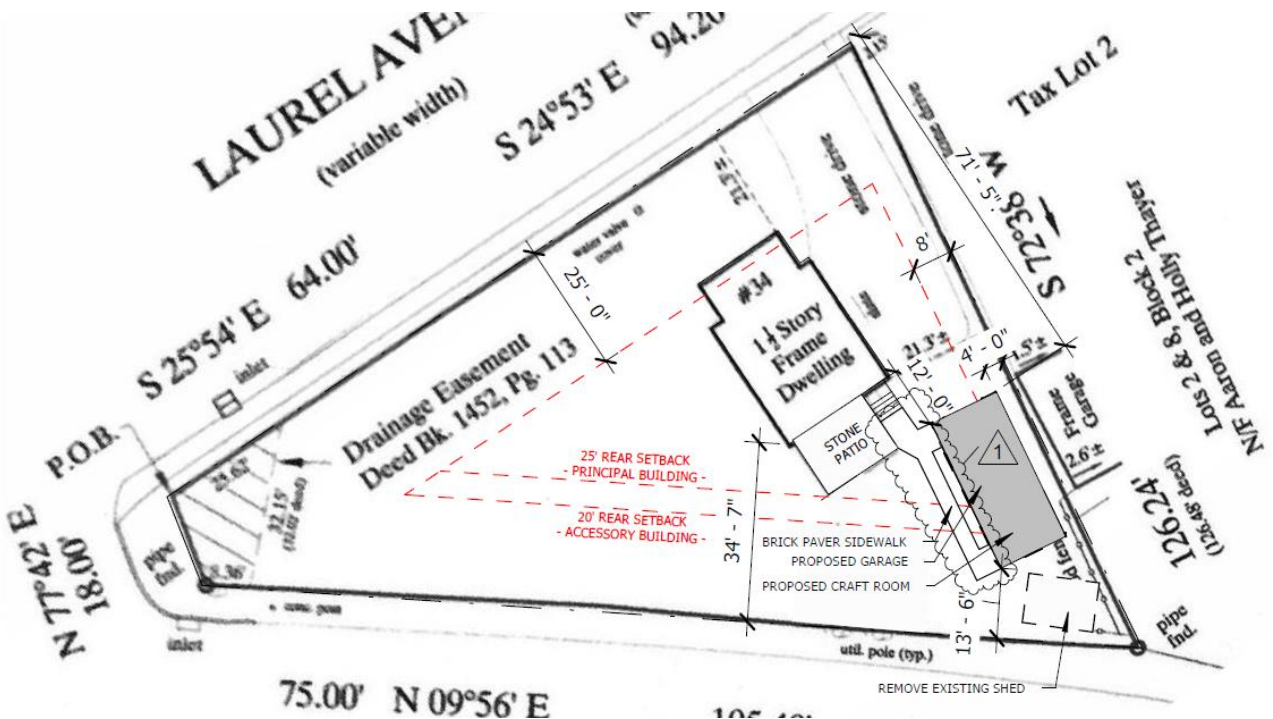
- Front yard setback (Church Street): 25 feet required – 13.5 feet proposed
- Side setback: 8 feet required – 4 feet proposed

Review Comments

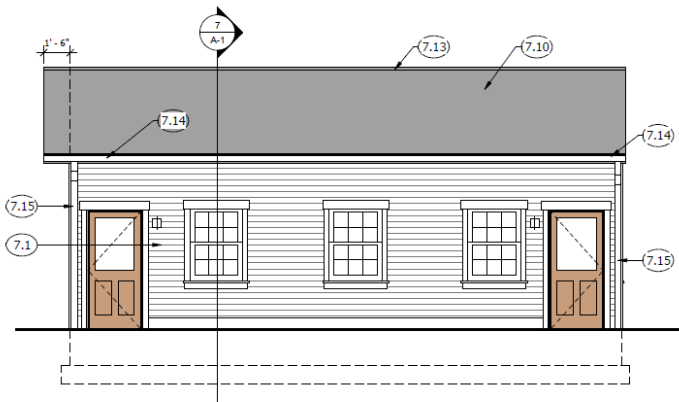
1. It is assumed that the applicant seeks the variances as a hardship situation. As such, the applicant should address any conditions that uniquely affect the property and whether the proposal could be modified to comply (or more nearly comply) with the applicable setbacks.

2. The applicant went before the Township Historic Commission (HPAC) since the lot is located in a Township historic district. The materials below reflect changes required by the HPAC (including use of certain windows and doors). If the Board is inclined to approve the application such approve should be conditioned on compliance with the HPAC's approval.





Section 1
 1/4" = 1'-0"



SIDE ELEVATION
 1/4" = 1'-0"