

FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Application: \_\_\_\_\_

Docket Number: \_\_\_\_\_

**PART A**

Identify the matter before the Board:

Appeal (N.J.S.A. 40:55D-70a)

Interpretation (N.J.S.A. 40:55D-70b)

Certification of Pre-Existing Nonconforming Use

Other. Describe: BULK VARIANCE REQUEST PURUSANT TO NJSA 40:55D-70C

Explain, in detail sufficient for the Board to understand the nature of the proposal, issue, appeal, interpretation or matter:

Proposed accessory improvements (pool, fencing and associated stepping/walking areas) at SFR owner-occupied property.

Lot and Impervious Coverage variances sought, per details of the enclosed Variance Plan.

**PART B**

APPLICANT:  Individual  Partnership  Corporation

APPLICANT:  Owner  Applicant  Other \_\_\_\_\_

Name Neil Patel

Street Address C/o Calli Law, LLC - 170 Kinnelon Road Apt./Ste/Unit # Suite 6  
Kinnelon, NJ 07405

City \_\_\_\_\_ State NJ Zip Code 07405

Phone 973.291.8102 Fax 973.756.4111

Email larry@callilawllc.com

**OWNER (if different from Applicant):**

Name APPLICANT IS THE PROPERTY OWNER  
Street Address \_\_\_\_\_ Apt./Ste/Unit # \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_

**PART C**

**SUBJECT PROPERTY:**

Block/s 424.02 Lot/s 29.17 Zone R-20  
Street Address 159 Second Street  
City Franklin State NJ Zip Code 08873

Has there been any previous appeal, request, or application to this or any other Township Boards involving this property?  Yes  No

If, yes, state type, docket number, the nature and date of such appeal: N/A

How long has the present owner had title to this property? >4 years

Is the property under contract to be sold?  Yes  No

If yes, state the date of contract and name of the contract purchaser: N/A

**PART D**

**LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:**

<u>Quantity:</u>	<u>Description of Item:</u>
<u>25</u>	<u>Variance and Lot Grading Plan prepared by E2PM , revised 19.21.21 (3-sheets)</u>

PART E

CONTACT PERSON INFORMATION/ CERTIFICATION

The person indicated below shall serve as the point-of-contact with the Township Department of Planning and Zoning and shall be the sole recipient of official correspondence from the Department. By signing this form, in Part H below, the Applicant and Owner certify that that the party listed below is authorized to act on their behalf as the designated contact person with the Department.

Owner  Applicant  Attorney  Engineer  Architect  Other

Name Lawrence A. Calli, Esq.

Street Address 170 Kinnelon Road Apt./Ste/Unit # Suite 6

City Kinnelon State NJ Zip Code 07405

Phone 973.291.8102 Fax 973.756.4111

Email larry@callilawllc.com

PART F

APPLICANT'S CERTIFICATION

I, Neil Patel, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 159 Second Street in the County of Somerset and State of NJ, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant and I am authorized to sign the application for the partnership or corporation.

Sworn to and subscribed before me this 26 day of April, 20 21

Simone D. Calli  
NOTARY PUBLIC  
Simone D. Calli, Esq.  
Attorney at Law  
State of New Jersey  
NJ Attorney ID #015262006

Lawrence A. Calli  
APPLICANT'S SIGNATURE

Lawrence A. Calli, Esq.  
Attorney at Law  
State of New Jersey  
NJ Attorney ID #021912004

**OWNER'S CERTIFICATION**

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

I, \_\_\_\_\_, of full age, being duly sworn according to law and upon my oath  
depose that: I reside at \_\_\_\_\_ in the County of  
\_\_\_\_\_ and State of \_\_\_\_\_, and that the above  
statements contained in this application and in the papers appended thereto are true. I further certify that I  
am the owner of the property which is the subject of this application, and I am the applicant or I have  
authorized the applicant to make this application, and I agree to be bound by the application, the  
representations made and the decision in the same manner as if I were the applicant.

APPLICANT IS THE PROPERTY OWNER



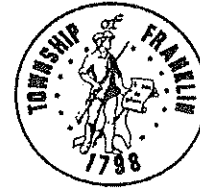
Sworn to and subscribed before  
me this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
OWNER'S SIGNATURE

\_\_\_\_\_  
NOTARY PUBLIC

## General Application Submission Checklist

TOWNSHIP OF FRANKLIN,  
SOMERSET COUNTY, NJ



Applicants wishing to appear before the Zoning Board of Adjustment for matters other than for a variance, such as appeals (N.J.S.A. 40:55D-70a), interpretations (N.J.S.A. 40:55D-70b) and certification of pre-existing nonconforming use, shall submit the General Application Form and all applicable data, information, fees, etc. contained or referenced in this General Application Submission Checklist. The General Application Form and the General Application Submission Checklist shall also be used by other parties wishing to appear before the Planning Board or Zoning Board of Adjustment on matters for which the Township does not provide a specific application form and/or checklist.

		Required Submittals	Applicant Use <sup>(1)</sup>	Official Use		
				Accepted	Not Applicable	Waived (Initials)
1	Twenty-five (25) sets (1 original and 24 copies) of the General Application Form, fully completed, signed and notarized	X	X			
2	For Certification of Pre-Existing Nonconforming Use - twenty-five (25) sets of the following: A property survey showing the nature and extent of the non-conforming use; floor plans of the entire structure(s) on the site; and any affidavits, certifications or other reports, studies or documents to support the contention of pre-existing non-conforming use	X				
3	For appeals, interpretations or other matters - twenty-five (25) sets of any supporting documentation, letters, studies or documents in support of the matter being brought before the Board	X				
4	Fees in accordance with §112-327 of the Land Development Ordinance and §112-213.B as applicable	X	X			
5	Escrow deposit in accordance with §112-213.A of the Land Development Ordinance as applicable. Applications requiring an escrow deposit shall be accompanied by a W-9 form.	X	X			
6	Submittal of digital copies of application materials pursuant to §112-320.1*	X	X			

\* Per Section §112-320.1 this requirement shall not apply to single- or two-family homeowners preparing submittals on their own behalf and shall not include submittal of the W-9 form (which shall be provided in hard copy only)

**Lawrence A. Carr, Esq.**  
**Attorney at Law**  
**State of New Jersey**  
**NJ Attorney ID #021912004**

Print name of person that prepared checklist

Signature

Date

- (1) In this column, the applicant shall indicate: ("X" for items that are provided; "N/A" for items that the applicant believes are not applicable; or "W" for items for which a waiver is requested.

FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Application: \_\_\_\_\_

Docket Number : \_\_\_\_\_

**PART A**

**APPLICANT REQUESTS THE FOLLOWING:**

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.

Proposed accessory improvements (pool, related walking / impervious surface areas)

Proposal in rear yard of property, within the allowable setbacks.

Development is of a use permitted and contemplated in the subject (R-20) zone

Deviation from Code is limited to impervious coverage.

Identify the type of variance(s) requested. Check all that apply.

"C" Variance(s)

The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A.. 40:55D-70.C(1)

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 - N.J.S.A.. 40:55D-70.C(2)

"D" Variance(s):

Use or principal structure in a district restricted against such use or principal structure – N.J.S.A.. 40:55D-70.D(1)

Expansion of a nonconforming use - N.J.S.A.. 40:55D-70.D(2)

Deviation from a specification or standard pertaining solely to a conditional use - N.J.S.A.. 40:55D-70. D(3)

Increase in the permitted floor area ratio - N.J.S.A.. 40:55D-70.D(4)

Increase in the permitted density - N.J.S.A.. 40:55D-70.D(5)

Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure - N.J.S.A.. 40:55D-70.D(6)

Identify requested variances from the requirements of the Franklin Township Land Development Ordinance:

<u>Ordinance Section</u>	<u>Requirement</u>	<u>Proposed Deviation</u>
§112-14		
§112- 14	25% Impervious Coverage Max	44.2% proposed
§112-		
§112-		
§112		
§112		
§112-		

**PART B**

APPLICANT:  Individual  Partnership  Corporation

APPLICANT:  Owner  Applicant  Other \_\_\_\_\_

Name Neil Patel

Street Address \* C/o Applicant's Counsel - Below Apt./Ste/Unit # \*

City \* State \* Zip Code \*

Phone \* Fax \*

Email \*

**OWNER (if different from Applicant):**

Name APPLICANT IS THE PROPERTY OWNER

Street Address \_\_\_\_\_ Apt./Ste/Unit # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

PART C

Note: "\*" indicates not required in association with signage variances

SUBJECT PROPERTY:

Block/s 424.02 Lot/s 29.17 Zone R-20

Street Address 159 Second Street

City Franklin State NJ Zip Code 08873

Approximate Site Size \* 0.49 Acres/ 20,000SF Sq. ft.

Present use of the property, specify: SFR

Proposed use of the property, specify: No Change

Public water available: \* NO CHANGE TO EXISTING
Yes No If not, proposed? Yes No

Public sanitary sewer available: \*
Yes No If not, proposed? Yes No

Describe any off tract improvement required or proposed\*

Deed restrictions, covenants, easements, association by-laws:

Yes (Provide a copy) No Proposed (Must be submitted for review)

Does the applicant own any contiguous property?\* Yes No

If yes, state the address, block and lot of such property: \* N/A

Has there been any previous appeal, request, or application to this or any other Township Boards involving this property? Yes No

If, yes, state type, docket number, the nature and date of such appeal: N/A

How long has the present owner had title to this property? \* 4-Years

Is the property under contract to be sold? Yes No

If yes, state the date of contract and name of the contract purchaser: N/A



PART D

Identify if the application is proposed to be bifurcated (i.e., variances identified herein sought at this time with approval for other development approvals, such as subdivision and/or site plan approval, to be sought at a later date):  Yes  No N/A

If not bifurcated, identify the associated development approvals sought at this time (check all that apply):

- Waiver of Site Plan
- Minor Site Plan
- Preliminary Site Plan
- Final Site Plan
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Conditional Use Approval
- Other(s) (Specify: \_\_\_\_\_)

Note: Applicant must consult the respective Instruction Sheet(s) and Submission Checklist(s) for the associated development approvals being sought at this time. The submission will not be deemed an Application for Development unless all required submissions are provided for all requested development approvals.

If bifurcated, identify the nature of subsequent development approvals to be sought: \_\_\_\_\_ N/A

For signage variances indicate the following: N/A

- Single Tenant Building
- Multiple Tenant Building

PART E

C Variance(s):

- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship under N.J.S.A.. 40:55D-70.C(1)

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.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ and/or

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:

Planning testimony to be offered during the course of the public hearing.

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:

N/A

C and D Variance(s):

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

Proposal is limited to coverage increases, which will be managed with engineered stormwater management controls. there are no structural deviations / setback deviations or non-conforming uses. The impact will be imperceptible and deminimis.

Planning testimony to be offered during the course of the public hearing.

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.

Proposed accessory uses are contemplated, promoted and permitted under code and are ancillary to existing use on property.

Planning testimony to be offered during the course of the public hearing.

**PART F**

**LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:**

<u>Quantity:</u>	<u>Description of Item:</u>
25	Variance and Grading Plan prepared by E2PM revised 9.21.21 (3-sheets)

**PART G**

**CONTACT PERSON INFORMATION/ CERTIFICATION**

The person indicated below shall serve as the point-of-contact with the Township Department of Planning and Zoning and shall be the sole recipient of official correspondence from the Department. By signing this form, in Part H below, the Applicant and Owner certify that that the party listed below is authorized to act on their behalf as the designated contact person with the Department.

Owner     Applicant     Attorney     Engineer     Architect     Other

Name Lawrence A. Calli, Esq. - Calli Law, LLC

Street Address 170 Kinnelon Road Apt./Ste/Unit # Suite 6

City Kinnelon State NJ Zip Code 07405

Phone 973.291.8102 Fax 973.756.4111

Email larry@callilawllc.com

PART H

APPLICANT'S CERTIFICATION

I, Neil Patel, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 159 Second Street in the County of Franklin and State of NJ, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant and I am authorized to sign the application for the partnership or corporation.

Sworn to and subscribed before me this 11 day of December, 20 21

Simone D. Calli  
NOTARY PUBLIC  
Simone D. Calli, Esq.  
Attorney at Law  
State of New Jersey  
NJ Attorney ID #015268007

Lawrence A. Calli  
APPLICANT'S SIGNATURE  
Lawrence A. Calli, Esq.  
Attorney at Law  
State of New Jersey  
NJ Attorney ID #021912004

OWNER'S CERTIFICATION

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

I, \_\_\_\_\_, of full age, being duly sworn according to law and upon my oath depose that: I reside at \_\_\_\_\_ in the County of \_\_\_\_\_ and State of \_\_\_\_\_, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner of the property which is the subject of this application, and I am the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

APPLICANT IS THE PROPERTY OWNER 2021

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

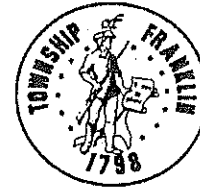
\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
OWNER'S SIGNATURE

Schedule 8

Variance Submission Checklist

TOWNSHIP OF FRANKLIN,  
SOMERSET COUNTY, NJ

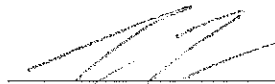


		D Variance	C Variance	Applicant Use <sup>(1)</sup>	Official Use		
					Accepted	Not Applicable	Waived (Initials)
<b>SUBMITTAL REQUIREMENTS FOR ALL VARIANCES OTHER THAN SIGNAGE VARIANCES (ITEMS #1-38)</b>							
<b>SUBMISSION REQUIREMENTS</b>							
1	Twenty-five (25) sets (1 original and 24 copies) of the Variance Application Form, fully completed, signed and notarized	X	X	X			
2	Two (2) copies of the Variance Submission Checklist fully completed	X	X	X			
3	Twenty-five (25) sets of a clear, legible site layout plan, prepared by an appropriately licensed or certified professional (e.g., surveyor, engineer, architect, landscape architect, planner). See requirements #17-46, below for applicable requirements.	X	X <sup>(2)</sup>	X			
4	Twenty-five (25) sets of a dimensioned renderings or elevations of the existing and proposed buildings, and dimensioned floor plans, that include the use and square footage of each area with change of use areas clearly defined, where applicable.	X	X	W			
5	Fifteen (15) sets of a traffic impact report	X		W			
6	Fifteen (15) sets of an environmental assessment per §112-199	X		W			
7	Proof of submittal to the D&R Canal Commission	X	X	TBP			
8	Proof of submittal to the Somerset County Planning Board	X	X	N/A			
9	Proof of submittal to the State Department of Transportation, if applicable	X		N/A			
10	Proof of submittal to the Franklin Township Sewerage Authority, if applicable	X		N/A			
11	Proof of submittal to the State Department of Environmental Protection, if applicable	X		N/A			
12	Fees in accordance with §112-327 of the Land Development Ordinance and §112-213.B as applicable	X	X	X			
13	Escrow deposit in accordance with §112-213.A of the Land Development Ordinance as applicable. Applications requiring an escrow deposit shall be accompanied by a W-9 form.	X	X	X			
14	Submittal of digital copies of application materials pursuant to §112-320.1 <sup>(4)</sup>	X	X	X			
15	Certification that no taxes or assessments on the property are delinquent	X	X	X			
16	Disclosure of ownership as required pursuant to N.J.S.A. 40:55D-48.1 and 2.	X	X	X			

		D Variance	C Variance	Applicant Use <sup>(1)</sup>	Official Use		
					Accepted	Not Applicable	Waived (Initials)
<b>PLAN REQUIREMENTS</b>							
17	Plan no greater than 24 inch by 36 inch in size	X	X <sup>(3)</sup>	x			
18	Plan at a scale of no less than 1 inch equals 50 feet	X	X	x			
19	Each page numbered and titled	X	X	x			
<b>PLAN INFORMATION REQUIREMENTS</b>							
20	The name of the applicant and owner, the correct block and lot numbers, the legal title box, including the name, address and seal of the person preparing the plan, a North point, scale and date of plan	X	X	X			
21	All property lines of the site plotted from deed descriptions	X	X	X			
22	All adjacent lots with block and lot numbers, names of owners and approximate location of structures on such adjacent lots	X	X	X			
23	All required setbacks and proposed setbacks	X	X	X			
24	All existing and proposed street right-of-way lines, pavement widths and improvements on site	X	X	X			
25	Key map, scale, North arrow and legend	X	X <sup>(3)</sup>	X			
26	All street intersections within 500 feet of any property line of the subject premises and the distance to such intersections	X		X			
27	All zone boundary lines	X	X <sup>(3)</sup>	x			
28	All proposed methods of vehicular ingress and egress from the site to public streets, showing proposed widths and radii and distances from the nearest residential street in both directions	X	X	N/A			
29	The location and design of proposed off-street parking	X	X	N/A			
30	Analysis required by Chapter 222, Trees, including location of existing trees with indication of those proposed to remain or be removed, and tree replacement calculations	X	X	X			
31	General topographic data of sufficient detail to determine the general slope and natural drainage of the land.	X	X	X			
32	A lot data table that identifies compliance/ non-compliance with applicable zoning requirements that addresses, at a minimum, the zoning requirements identified in the Lot Data Table below.	X	X	X			
33	The method of providing utility services to the site including location of sanitary sewer, water, electric and telephone lines (and associated sizing and design, as applicable), indicating points of connection to existing utilities	X	X <sup>(3)</sup>	x			
34	Deed restrictions, covenants, easements and/or rights-of-way pertaining to the subject lot	X	X	N/A			
35	The location and dimensions of all existing and proposed structures	X	X	X			
36	The location of any wells and/or septic systems on site and within 100 feet of property lines	X	X	X			
37	Proposed means of stormwater management including location and design of existing and proposed drainage lines and facilities and supporting data/reports sufficient to provide conformance with applicable rules	X	X <sup>(3)</sup>	X			

		D Variance	C Variance	Applicant Use <sup>(1)</sup>	Official Use		
					Accepted	Not Applicable	Waived (Initials)
38	Applicable environmental constraints (and regulated buffers) on the site including wetlands and streams as may be regulated by the NJDEP, DRCC and the Township	X	X <sup>(3)</sup>	N/A			
<b>SUBMITTAL REQUIREMENTS FOR SIGNAGE VARIANCES (ITEMS #39-46)</b>							
<b>Submission Requirements</b>							
39	All signage variances: Items #1, 2, 12 and 14 indicated above		X	N/A			
<b>Variations for Freestanding Signs<sup>(5)</sup></b>							
40	A clear, legible site layout plan, prepared by an appropriately licensed or certified professional (e.g., surveyor, engineer, architect, landscape architect, planner) that clearly identifies the location of all existing and proposed freestanding sign(s) including accurate depiction of existing and/or proposed setback from property lines		X	N/A			
41	Detail(s) of proposed signs, drawn to scale, reflecting their proposed design and indicating their total height from the ground, dimensions (length, width, square footage), materials, colors, lighting, lettering/ logos, support structure(s), etc.		X	N/A			
42	Detail(s) or photographs of existing freestanding sign(s) with indication of whether each is proposed to remain or be removed in association with the application		X	N/A			
<b>Variations for Building-Mounted Signs<sup>(5)</sup></b>							
43	A clear, legible site layout plan, prepared by an appropriately licensed or certified professional (e.g., surveyor, engineer, architect, landscape architect, planner) that identifies the location of all existing and proposed building-mounted sign(s)		X	N/A			
44	Dimensioned rendering or elevations of the existing and proposed buildings with depiction of proposed signage depicted to scale		X	N/A			
45	Detail(s) of proposed signs, drawn to scale, reflecting their proposed design and indicating their height, dimensions (length, width, square footage), materials, colors, lighting, lettering/ logos, support structure(s), etc		X	N/A			
46	Detail(s) or photographs of existing building-mounted sign(s) with indication of same are proposed to remain or be removed in association with the application		X	N/A			

**Lawrence A. Galli, Esq.**  
**Attorney at Law**  
**State of New Jersey**  
 NJ Attorney ID #021012004  
 Print name of person that prepared checklist

  
 Signature

1/20/19  
 Date

- (1) In this column, the applicant shall indicate: ("X" for items that are provided; "N/A" for items that the applicant believes are not applicable; or "W" for items for which a waiver is requested.
- (2) For the purposes of an application pursuant to the provisions of N.J.S.A. 40:55D-70.C, wherein the applicant is not required to submit an application for subdivision, site plan or conditional use approval, and where the application is for an accessory structure associated within, or for an addition to or expansion of, an existing single-family or two-family dwelling, the applicant may provide 25 sets of a legible plot plan, to scale and in accordance with an accurate boundary line survey, amended by the applicant.
- (3) Not required for applications pursuant to the provisions of N.J.S.A. 40:55D-70.C, wherein the applicant is not required to submit an application for subdivision, site plan or conditional use approval, and where the application is for an addition to or

- expansion of an existing single-family or two-family dwelling, or an accessory structure on the existing residential lot improved with a single-family or two-family dwelling.
- (4) Per Section §112-320.1 this requirement shall not apply to single- or two-family homeowners preparing submittals on their own behalf and shall not include submittal of the W-9 form (which shall be provided in hard copy only).
- (5) Twenty-five (25) sets shall be provided for each of the following.

**LOT DATA TABLE**

Zoning District: R-20

Applicable Special Zoning Requirements (e.g., conditional use standards): N/A

Category	Required	Existing	Proposed
Lot Area (sf or acres)	20,000	20,000	NC
Lot Frontage (ft)	100'	100'	NC
<b><u>Setbacks for Principal Structure</u></b>			
Front Yard (ft)	35'	35.6'	NC
One Side Yard (ft)	15'	15'	NC
Total Side Yard (ft)	30'	30'	NC
Rear Yard (ft)	50'	106'	NC
<b><u>Setback for Accessory Structure over 200 sf</u></b>			
Front Yard (ft)	N/A	N/A	N/A
Side Yard (ft)	15'	N/A	15' - pool
Rear Yard (ft)	25'	N/A	44.2' - cabana
<b><u>Setback for Accessory Structure 200 sf and under</u></b>			
Front Yard (ft)	N/A	N/A	N/A
Side Yard (ft)	N/A	N/A	N/A
Rear Yard (ft)	N/A	N/A	N/A
<b><u>Height, Coverage and Building Requirements</u></b>			
Building Height (Stories)	2.5	2	NC
Building Height (ft)	35'	33.8'	NC
Lot (Building) Coverage (%)	15%	14.9%	14.9 %
Impervious Coverage (%)	25%	33.2%	42.6%
FAR (floor area ratio)	N/A	N/A	NC
Off-Street Parking (# spaces)	N/A	N/A	NC