

Franklin Township

Somerset County, New Jersey

Municipal Building
475 DeMott Lane
Somerset, NJ 08873
732.873.2500
Fax: 732.873.0844
www.franklintwpnj.org

Township Technical Review Committee (TRC)

MEMORANDUM

To: Zoning Board of Adjustment

From: Technical Review Committee (TRC)

Date: December 22, 2021

Re: Marcin Baginski – “C” Variance (ZBA-22-00001)
12 Crown Road (Block 468.06, Lot 2)

We have reviewed the above referenced application and present the following report based upon review of the following: application forms; and survey with shed location shown.

Site and Project Description

The applicant constructed a 12' x 18' shed (216 square feet) in the rear left corner of his property. The shed was placed 5 feet from the side and rear property lines (which is the requirement for accessory structures that are 200 square feet or less). However, since the shed is greater than 200 square feet the applicable setbacks are 10-foot side yard and 25-foot rear yard. The applicant has applied for a variance to allow the shed to remain 5 feet from the side and rear lot lines. The applicant has provided the following explanation in the application form:

Supply a statement of facts why relief can be granted without substantial detriment to the public good.
I'm writing to seek a shed variance. I have constructed one believing it is at 200 sq ft. 5' from the side and 5' from the back. Unfortunately it is 216 sq ft. The base of it is made out of concrete 5" thick, and the structure is anchored to it, which makes it difficult or impossible to move without destroying the entire structure. I'm a proud volunteer firefighter and that gives me no room for mistakes. Regrettably I made this one. I'm very sorry for my actions. Please review my application positively.

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.
The shed is located in back corner of my property, 5' from the side and 5' from the back. It is being used for storing tools and equipment. To comply with regulation for 200 sq ft. structure size I would have to move the entire structure. I have made sure the rain spouts are directed to my property. The building does not obstruct any light or wind paths to any of my neighbors.

Review Comments

The TRC has no comments.



