

Franklin Township

Somerset County, New Jersey



Township Technical Review Committee (TRC)

MEMORANDUM

To: Zoning Board of Adjustment
From: Technical Review Committee (TRC)
Date: August 1, 2022
Re: Karen Moore
46 Renaissance Blvd (Block 507.02 Lot 96)

Site and Project Description

The subject site is occupied by a single-family home within the Renaissance age-restricted community.

The applicant seeks to construct a 10' x 13' (10 foot tall) sunroom to the rear of their existing home. The proposal requires the following variance:

- Rear Yard: 15 feet required¹ – 13 feet proposed

The applicant will need to prove to the Board's satisfaction that grant of the variance would be justified under the C-1 (hardship) and/or C-2 (better zoning alternative).

Review Comments

1. The TRC has no review comments.

¹ The reference on the survey to a 20-foot rear setback is incorrect. The required setback is 15 feet.

Figure 1: Site location



Figure 2: Survey plan

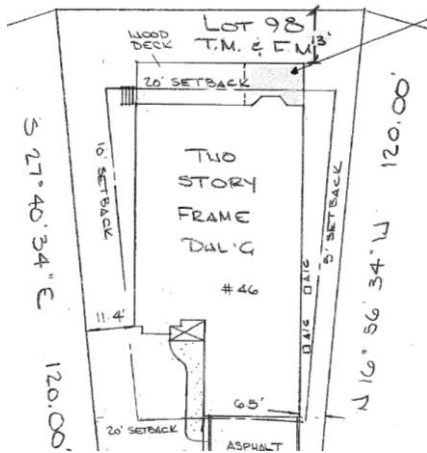


Figure 3: Elevations

