

RESOLUTION NO. 2013-13

Applicant: Frank J. and Phyllis J. Magazzu
Property: 236 Grove Avenue
Block 903 Lot 15
Zone: Residential

Application to construct an addition to a single-family home with a side yard setback variance to 8 feet.

RESOLUTION OF THE BERLIN TOWNSHIP PLANNING/ZONING BOARD
GRANTING A VARIANCE TO PERMIT THE CONSTRUCTION OF AN ADDITION TO A SINGLE
FAMILY HOME WITH A SIDE YARD VARIANCE TO 8 FEET

WHEREAS. The applicant, Phyllis J. Magazzu, appeared before the Board on November 26th, 2013 and is proposing to construct an addition to a single-family home on Block 903 Lot 15. The zoning is Residential, and

WHEREAS. The Applicant requires the granting of a variance to construct an addition to an existing single family home with a side yard variance to 8 feet. The applicant proposes a one story and two story addition to the home, and

WHEREAS. Following a review of the application, the Board determined that;

1. The Board determined that the application was properly before the Board and the proof of notice and publication is appropriate.
2. The applicant submitted a design plan prepared by Ron Fau, AIA. The plan shows that the East side yard setback will be approximately 8 feet from the property line. The East side of the addition will contain a one story garage addition.
3. The Board determined that the applicant's property sits slightly lower than the adjoining property, thereby avoiding any water run-off issue and also that the neighboring home is located 25 feet from the property line. There will then exist approximately 32 feet from residential structure to residential structure. The Board also determined that the addition will not create any line of site issue.
4. The board determined that the granting of the side yard variance to 8 feet will not create a substantial detriment to the community nor is there a substantial deviation from the intent and purpose of zoning in the area.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin that the application for a variance to permit the construction of a residential two story addition to an existing single family home with a side

yard variance to 8 feet as shown on the design plan be and is hereby Granted.

ATTEST:

Kelley McCauley
KELLEY McCAULEY
Secretary

BERLIN TOWNSHIP
PLANNING/ZONING BOARD

Andrew Simone
Chairman Frank McHenry

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Berlin Township Planning/Zoning Board at a meeting held on November 26th 2013.

Kelley McCauley
KELLEY McCAULEY, Secretary