

RESOLUTION NO. 2011-7

Applicant: Kenneth C. Thistle

Property: 357 Magnolia Avenue
Block 1415, Lot 2

Zone: R-3 Zone

Application: Bulk Variances (Rear Yard Setback, Dimensions of Accessory Structure, Height of Accessory Structure, Floor Area of Accessory Structure)

Whereas: the Applicant, Kenneth C. Thistle, is the record owner of the lands and premises situate at 357 Magnolia Avenue, Block 1425, Lot 2; and

Whereas: The Applicant is desirous of constructing a detached two (2) car garage at the site located at 357 Magnolia Avenue, Block 1425, Lot 2, which will require certain bulk variances from the provisions set forth in Section 129-18A(2)(3)(5) and 129-42(5b)

Whereas: the Applicant has presented a Survey Plan dated July 7, 2004, which depicts the proposed location of the new detached garage to be constructed upon the lands of the property owned by the Applicant; and

Whereas: the Planning/Zoning Board has given careful consideration of the application and testimony presented on behalf of the Applicant, and it appearing that no member of the public appeared in opposition to the plan as submitted or the relief requested.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows:

1. The Applicant is the owner of lands situate at 357 Magnolia Avenue, Block

1415, Lot 2, which is located in the R-3 zoning district.

2. The Board has determined that the relief requested by the Applicant does not materially effect the intent of the zoning ordinance.

3. Subject to the conditions herein set forth, the Applicant is granted a variance from the provisions of Section 129-18A(3) of the Zoning Ordinance which requires that no accessory structure will exceed the dimensions of 12 feet by 16 feet in order to permit the Applicant to construct a detached two (2) car garage measuring 36 feet by 30 feet at the site and at the location depicted on the Survey Plan submitted.

4. Subject to the conditions herein set forth, the Applicant is granted a variance from the provisions of Section 129-18A(2) of the Zoning Ordinance which requires that the height of an accessory structure shall not exceed fifteen (15) feet in order to permit the Applicant to construct a detached two (2) car garage sixteen (16) feet in height.

5. Subject to the conditions herein set forth, the Applicant is granted a variance from the provisions of Section 129-18A(5) of the Zoning Ordinance which requires that the floor area of all accessory structures shall not exceed 20% of the total gross floor area of the principal structure on a lot in order to permit the Applicant to construct a detached two (2) car garage 36 feet by 30 feet on the lot.

6. The above referenced variances are conditioned on the requirement that the Applicant submit a revised Survey Plan, to the satisfaction of the Township Engineer, which sets forth the front yard set back along Cushman Avenue of the proposed garage.

Attest:

Township of Berlin Planning/Zoning Board

Vicki Taylor
~~Kelley McCauley~~ *Vicki Taylor*
Secretary

Andrew Simone

Andrew Simone
Chairman

The undersigned, Secretary of the Township of Berlin Planning/Zoning Board, hereby certifies that the above is a true copy of a resolution adopted by the Board on the 11 day of January, 2010.

Vicki Taylor

~~Kelley McCauley~~, Secretary *Vicki Taylor*
Township of Berlin Planning/Zoning Board