

RESOLUTION NO. 2016-11

Applicant: Hovbros Berlin, LLC

Property: 113 Piedmont Boulevard
Block 2401, Lot 17

Zone: I-1 Light Industrial with senior Citizen Community Overlay Zoning

Application: Bulk Variance (Front Yard)

Whereas: The Applicant, Hovbros Berlin, LLP is the owner of the lands and premises situate at 113 Piedmont Boulevard, Block 2401, Lot 17 which is a corner lot with frontage along Piedmont Boulevard and Genova Drive; and

Whereas: The Applicant desires to construct a single family residential home at 113 Piedmont Boulevard, Block 2401, Lot 17, in accordance with a Variance Plan prepared by Adam R. Grant of Consulting Engineer Services, dated May 10, 2016, which provides for a front yard set-back of 13.25 feet from the right rear corner of the intended home to the property line along Genova Drive, however the applicable Zoning Ordinance (129-87.13) requires a minimum front yard set-back of 20 feet from the property line along an adjacent roadway; and

Whereas: The Zoning/Planning Board of the Township of Berlin has considered the testimony presented on behalf of the Applicant which demonstrated that consumers preferred certain model homes over other homes available; and

Whereas: Numerous adjacent homeowners, who attended the hearing, advised the

Board that they desired to have homes built on the lot which had been vacated for a number of years, and that they (residents) had no objection to the granting of the relief requested by the Applicant; and

Whereas: The Board has determined that the granting of the relief requested by the Applicant does not significantly impact the intent of the Zoning Ordinance, and that based on the testimony of the residents the granting of the relief advances the public good

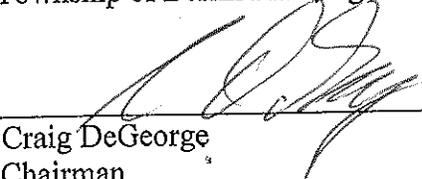
NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows:

1. The Applicant is granted a bulk variance from the requirements of section 129-87.13 of the Zoning Ordinance, so that the Applicant can construct a single family home at 113 Piedmont Boulevard, Block 2401, Lot 17, so that the right rear corner of the intended home can be set 13.25 feet from the property line along Genova Drive and as set for on the Variance Plan submitted.

Attest:

Township of Berlin Planning/Zoning Board


Kelley McCauley Shendock
Secretary


Craig DeGeorge
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 27 day of September, 2016


Kelley McCauley, Secretary Kelley Shendock
Township of Berlin Planning/Zoning Board