

RESOLUTION NO. 2016-8

Applicant: Joseph H. Romeo, Jr. and Donna Romeo

Property: 212 North Avenue
Block 513, Lot 1.02

Zone: R-2 Residential Zoning District

Application: Bulk Variances to Permit the Construction of a Pole Barn Measuring 24 feet by 32 feet.

Whereas: the Applicants, Joseph H. Romeo, Jr. and Donna Romeo, are the owners of the lands and premises situate at 212 North Avenue, Block 513, Lot 1.02, which is located in the R-2 Residential Zoning District; and

Whereas: the Applicants have made an application for certain Bulk Use Variances to permit the construction of a pole barn measuring 24 feet by 32 feet as set forth on a Survey Plan dated September 15, 2015, prepared by Donovan Surveyors; and

Whereas: the Zoning/Planning Board of the Township of Berlin has considered the Review Letter prepared and submitted by Charles J. Reibel, Jr. P.E. Township Engineer, which made certain recommendations and comments relevant to the application submitted; and

Whereas: The public was given an opportunity to make comments and ask questions regarding the request for Bulk Variances as submitted on behalf of the Applicants; and

Whereas: the Board has determined that the granting of the bulk variances requested is not a substantial detriment to the existing ordinance, nor does it impact the surrounding

area and neighborhood.

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

1. The Applicants are granted a variance from Section 340-19A(3) of the Zoning Ordinance which limits the size of accessory buildings to 12 feet by 20 feet, so that the Applicants can construct an accessory building measuring 24 feet by 32 feet.

2. The Applicants are granted a variance from Section 340-19A(9) of the Zoning Ordinance which requires that the floor area of a accessory structure shall not exceed 20% of the total gross floor area of the principal building, so that the Applicants can construct an accessory structure measuring 24 feet by 32 feet which will contain floor area exceeding 20% of the principal building.

3. The Applicants are granted a variance from Section 340-19A(8) of the Zoning Ordinance which does not permit more than two (2) accessory structures on one lot, so that the Applicants can maintain three (3) accessory structures, which includes the new structure to be constructed, on Lot 1.02.

4. The granting of the above variances is conditioned on the Applicants submission of detailed elevations of the proposed building to be constructed.

5. The variances granted herein are conditioned upon the Applicants obtaining any and all other approvals which may be required from all other governmental agencies.

Attest:

Township of Berlin Planning/Zoning Board

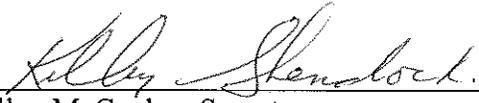


Kelley McCauley
Secretary



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 26 day of January, 2016



Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board