

RESOLUTION NO. 2025-14

Applicant: Heather Wright

Property: 185 McClellan Avenue
Block 521, Lot 6.03

Zone: Residential Zoning District

Application: Bulk Variances to Permit Residential Building Addition

Whereas: on July 22, 2025, the Applicant, Heather Wright, did appear before the Board in support of an Application requesting certain bulk variances, to permit a 315 square foot addition to the existing residential single-family home located at 185 McClellan Avenue; and

Whereas: in support of the Application, the Applicant filed a Survey Plan, prepared by Walter H. Macnamara Assoc., Inc., dated March 24, 2025, which set for the location of the existing residential structure, the proposed addition and existing accessory structures; and

Whereas: Edwin J. Jesiolowski, License Architect, did provide testimony on behalf of the Applicant and submitted a "Project Summary" dated May 12, 2025 and certain photographs of the site, which described the addition to be constructed and nature of the bulk variances requested; and

Whereas: the Board reviewed an emailed Review Letter, dated July 15, 2025, prepared by Gregory B. Fusco, PE, PP, CME, Engineer for the Township of Berlin, which summarized the application, and set forth the bulk variances which would be required;

and

Whereas: the Applicant has agreed to move the existing shed, which encroaches onto Lot 6, to another location on the site, but within the applicable rear and side set-backs lines as required by Section 340-38D of the Zoning Ordinance; and

Whereas: the Board has determined that the granting of the relief requested will not impair the intent of the Zoning Ordinance, and will in fact eliminate an existing encroachment onto an adjoining lot, and considering that there were no objection from the public to the relief requested.

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 Section 340-38D(2) of the Zoning Ordinance, which requires a rear yard set-back of 25 feet, so that the Applicant can locate the proposed addition within 10.12 feet of the rear property line, subject to the following conditions:

a. The Applicant shall relocate the existing accessory structure (shed) which encroaches onto Lot 6, to another location on the site but within the applicable rear and side set-backs lines as required by Section 340-38D of the Zoning Ordinance.

b. That Applicant shall not expand the wood frame platform located at the site, which may remain as a planting designated area.

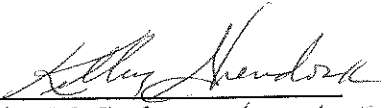
c. In accordance with Section 200.92.G of the Zoning Ordinance, the Applicant, when requested, shall grant a five foot easement running parallel with all street or highway right-of-way, granting the Township the exclusive right to plant, prune, remove and control shrubbery and trees located therein.

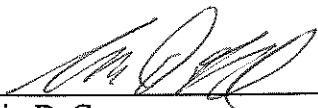
d. The Applicant shall direct that any rain discharged from the proposed addition shall be directed to the street, and shall not impact adjacent properties.

e. The Applicant shall obtain any and all other permits which may be required from a State, County or Local governing entity


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 16th day of September, 2025.


Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board