

RIDER TO APPLICATION

**of
James Sanocki**

Applicant: James Sanocki
Owner: Sanocki Enterprises, LLC
Property: 1901 Pennington Road, Block 246, Lots 9
Ewing Township Mercer County, NJ
Zone: R-1 Residential (“R1”)
Application: Use Variance; Floor Area Ratio; Bulk Variance

The applicant(s), James Sanocki (the “Applicant” and/or “Applicants”), is filing this application with the Township of Ewing Zoning Board of Adjustment (the “Board”) for use variance approval and floor area ratio (“FAR”) relief pursuant to NJSA 40:55D-70.d.(1) and (4) respectively and bulk variance approval for a student dormitory in connection with the property commonly known as 1901 Pennington Road, known and designated as Block 246, Lot 9, on the tax maps of the Township of Ewing, Mercer County, New Jersey (the “Property”). The Property is situated in the R-1 Residential (“R1”) Zoning District. The owner of the Property is Sanocki Enterprises, LLC.

The proposed student dormitory is not a permitted use in the R1 zoning district and the applicant is exceeding the permitted FAR; accordingly, a use variance is required. The Applicant is bifurcating this application pursuant to NJSA 40:55D-76b, wherein this application is for the approval of the use variance and other relief contained herein and will thereafter submit a subsequent application for preliminary and final site plan any and all required variances and design waivers.

The Property is an approximately 25,691sf parcel which contains a one and one half story frame house with garage, paved driveway and parking area, etc. The Applicant is proposing to demolish the existing structures and build a two story student dormitory with basement totaling approximately 4,644sf on the first and second floors and a 2,300sf basement for a total of approximately 6,944sf. The building will consist of seventeen (17) single occupancy bedrooms with 8.5 bathrooms and will be furnished. The first floor will include a large kitchen-dining area, living room, laundry and the like. The basement will be finished with a half bathroom and common area. In addition thereto, eighteen (18) parking spaces and a dumpster are proposed as well as picnic tables, bike rack, etc.

The proposed use is not permitted in the R-1 zoning district; accordingly, a use variance is required. In addition thereto, the maximum permitted floor area ratio is 3,400sf, whereas 4,644sf is proposed; accordingly, variance relief is required.

The following is a summary of all variances and waivers which are being requested as set forth in the plans and notes thereto:

- Lot frontage: 125’ required, whereas 80’ exists
- Lot width: 125’ required, whereas 80’ exists
- Minimum front yard setback: 50’ required, whereas 36.5’ exists and 37.5’ is proposed
- Maximum impervious coverage: 22% is permitted, 17% exists and 42% is proposed
- Maximum bedroom yield: 4 is permitted, 4 exists and 17 are proposed
- Maximum permitted floor area ratio is 3,400sf, whereas 4,644sf is proposed

The following is the zoning data for your convenience which is also set forth in the plans and notes submitted herewith:

ZONING DATA

ZONE: RESIDENTIAL (R-1) DISTRICT

SINGLE FAMILY

DETACHED RESIDENTIAL USES:

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
MIN. LOT AREA (SF.):	18,750	25,691	25,691
MIN. LOT FRONTAGE (FT.):	125	80.00*	80.00*
MIN. LOT WIDTH (FT.):	125	80.00*	80.00*
MIN. LOT DEPTH (FT.):	125	320.55	320.55
MIN. FRONT YARD (FT.):	50	36.5	37.5
MIN. SIDE YARD (FT.):	20	19.8	20
SIDE YARD TO SHED:	10	4.4	-
SIDE YARD TO DUMPSTER:	10	-	10
MIN. REAR YARD (FT.):	40	253.9	192.67
MAX. IMPERVIOUS SURFACE RATIO:	27	17	42**
MAX. BUILDING COVERAGE(%):	15	5	18
MAX. BUILDING HEIGHT(STY/FT):	2.5/35	2.5/30	2.5/30
FLOOR AREA (SF)	-	1267	4644**
MAX. # OF BEDROOMS	5	4	17**

EXISTING VARIANCE : *

PROPOSED VARIANCE : **

The special reasons (i.e. positive criteria) by way of the purposes of zoning as set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. can be satisfied in connection with the proposed use. The aforesaid variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Plan and Zoning Ordinance.

Lastly, in addition to the approvals and relief set forth above, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).