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TO: Pequannock Township Zoning Board of Adjustment
FROM: Jill A. Hartmann, PP, AICP
RE: VARIANCE APPLICATION TO CONSTRUCT A ONE STORY GARAGE ADDITION
TO AN EXISTING SINGLE FAMILY RESIDENCE; 16 SLINGERLAND ROAD;
BLOCK 4308, LOT 15; APPLICANT: FOREST AND KATIE HARPER.
DATE: May 4, 2022

This is a Variance Application to construct a one story addition to an existing single family residence. The subject site is located in the R-15 District. The existing single family residence and proposed one story addition are both permitted in the R-15 District. Ancillary “c” variances are required. The Zoning Board of Adjustment has jurisdiction to hear this application. The following submitted documents were utilized in the preparation of this planning and zoning report:

- Completed Pequannock Township Application for Variance, signed by Harper Forest, dated February 24, 2022.
- Plot Plan, consisting of 2 sheets, prepared by James P. Cutillo, RA, dated January 27, 2022.
- Survey, prepared by Douglas B. Smith, PLS, dated May 25, 2017.

ZONING ANALYSIS AND COMMENTS

1. The subject site is an 20,000 square foot interior parcel that is fully developed with a 2 story single family residence. The site is non-conforming in terms of its frontage along Jacksonville Road and the Davis Avenue front yard setback.
2. The application proposes the following improvements:
 - One story 22' x 26' garage addition.
 - New driveway.

Interior renovations proposed to convert the existing single car garage to a new family room.

3. The proposed improvements will require the following variances:

• Side Yard Setback	15'	Required
	32.7'	Existing
	10.7'	Proposed
• Combined Side Yard Setback	35'	Required
	54.6'	Existing
	32.6'	Proposed

The attached zone table provides the required R-15 schedule.

4. The required variance is classified as a “c” variance. As with all “c” variance applications, the applicant must provide testimony as to how the variance requested addresses the statutory requirements of N.J.S.A 40:55D-70c (1) hardship or (2) that the variances requested benefit the community in that they represent a better zoning alternative for the property.

The c(1) hardship variance must relate to a specific piece of property or in other words the hardship arises out of a condition of the land itself or structures lawfully existing on the site. The c(2) variance does not require the showing of undue hardship. What must be shown is that the application (1) relates to a specific piece of property and (2) that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance. Essentially, the variances requested must benefit the community in that they represent a better zoning alternative for the property.

It is certified that all copies of this document are in conformance with the original prepared by Jill A. Hartmann, PP, AICP, License No. 4088

Jill A. Hartmann, PP, AICP

Zone Table

9 Slingerland Avenue
Block 4308 Lot 15

R-15 District Requirements

Item	Required	Existing	Proposed	Variance
Lot Area	15,000 sf	20,000 sf	20,000 sf	OK
Lot Width	100'	100'	100'	OK
Lot Frontage	100'	100'	100'	OK
Front Yard Setback	50'	50.6'	50.6	OK
Side Yard Setback	15'	21.9'/32.7'	21.9'/10/7'	OK/Variance Required
Combined Side Yards	35'	54.6'	32.6'	Variance Required
Rear Yard Setback	40'	100.25'	100.25'	OK
Building Coverage	15%	7.8%	10.67%	OK
Impervious Surface Coverage	35%	16%	21.9%	OK
Building Height	35'/2½ stories	2 stories	2 stories	OK