

West Windsor Township

Department of Community Development – Division of Land Use

REQUEST FOR BULK VARIANCE N.J.S.A. 40:55d-70c

-- ATTACH TO PLANNING OR ZONING BOARD APPLICATION

CONTROL NO. _____

Property Location 952 Alexander Road Zoning District R1-A

Map 9.03 Block 75 Lot 6, 118, 119

District requirements

Proposed

Lot Area _____

Lot Frontage _____

Lot Width _____

Lot Depth _____

Front Yard _____

Side Yard _____

Rear Yard _____

Other _____

**SEE PLANS AND
ADDENDUM TO
APPLICATION**

-- Complete A – D, (Attach support documents as required)

A. - In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness or topographic conditions).

**SEE PLANS AND
ADDENDUM TO
APPLICATION**

B – In the space below, state any other extraordinary or exceptional situation or condition of the land involved which would constrain development in accordance with Zoning Regulations.

SEE PLANS AND
ADDENDUM TO
APPLICATION

C - Explain how not granting this variance request would impose peculiar and exceptional practical difficulties or exceptional or undue hardship upon you.

SEE PLANS AND
ADDENDUM TO
APPLICATION

D - Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

SEE PLANS AND
ADDENDUM TO
APPLICATION

**ADDENDUM TO APPLICATION
OF
WEST WINDSOR ARTS COUNCIL, INC.**
(Revised July 11, 2023)

Applicant: West Windsor Arts Council, Inc.
Owner: Township of West Windsor
Property: 952 Alexander Road
Block 75; Lots 118, 119 & 6; Tax Map Page 9.03
West Windsor Township, Mercer County, New Jersey
Zone: R-1A Residence ("R-1A") Zoning District
Application: Minor Site Plan; Bulk Variance

The applicant, West Windsor Arts Council, Inc. (the "Applicant"), is filing this application with the West Windsor Planning Board (the "Board") for minor site plan approval and bulk variance relief, along with any and all required waiver relief for approval of a rear yard improvements in connection with a parcel having an address of 952 Alexander Road, known and designated as Block 75, Lots 118, 119, and 6, tax map page 9.03 on the tax maps of the Township of West Windsor, Mercer County, New Jersey, which is situated in the R-1A Residence ("R-1A") Zoning District. The owner of the property is the Township of West Windsor.

The property is an approximately 0.668-acre parcel. The Applicant is a long-term tenant of the property and proposes to build a covered porch to the rear of building, expand the existing shed, and install a 6' high fence around the existing exterior mechanical equipment.

The following is a summary of the relief required:

- Maximum improvement coverage of 17% is permitted, whereas 66.4% exists and 68.3% is proposed. Accordingly, a variance is required.

The following is a summary of pre-existing nonconforming conditions, all of which are to remain without change:

- Minimum lot area of 1.67 acres is required, whereas 0.668 exists.
- Minimum lot depth of 175' is required, whereas 154.80' exists.
- Minimum front yard of 40' is required, whereas 33.02' exists.
- Minimum side yard of 20' is required, whereas 9.3' exists.
- Maximum floor area ratio of 13% is permitted, whereas 24.7% exists and 24.7% 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 (R-1A) Low-Density Residential			
ITEM	REQUIRED	EXISTING	PROPOSED
Lot Area (ac)	1.67	0.67*	0.67*
Minimum Lot Frontage (ft.)	85	188.00	188.00
Minimum Lot Width (ft.)	175	187.60	187.60
Minimum Lot Depth (ft.)	175	154.80*	154.80*
Minimum Yards			
Front (ft.)	40	33.02*	33.02*
Rear (ft.)	20	30.59	27.5
Side (ft.)	20	9.3*	9.3*
Maximum FAR (%)	13	24.7*	24.7*
Maximum Improvement Coverage (%)	17	66.4*	68.3**
Maximum Building Height	2 ½ (Stories) 35 ft.	2 Stories/ 26.6 ft. ±	2 Stories/ 26.6 ft. ±

*Existing Non-conformance

**Increase of Non-Conformance Condition

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).