

MASON, GRIFFIN & PIERSON

A PROFESSIONAL CORPORATION
COUNSELLORS AT LAW

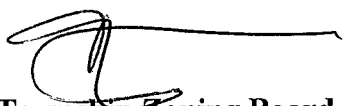
MEMORANDUM

via Electronic Mail

To: West Windsor Township Zoning Board of Adjustment

From: Edwin W. Schmierer, Esq.
West Windsor Township Zoning Board of Adjustment Attorney

Date: June 15, 2023

Re:  **West Windsor Township Zoning Board of Adjustment - Pramod Surendran d(4)
FAR Use Variance; Application No. ZB23-02; Block 91, Lot 16 West Windsor
Township Tax Map; 31 Pierson Avenue; R-20 Residential Zoning District;
June 12, 2023 Revised Plan**

On July 6, 2023, the West Windsor Township Zoning Board of Adjustment ("Board") will continue the hearing on the above-referenced application.

The Board initially heard the application at its meeting on June 1, 2023. At that time, the applicant was seeking a "d(4)" Floor Area Ratio variance to increase the existing floor area of the applicant's home from 1,831 square feet to 4,123 square feet. This in turn would increase the Floor Area Ratio on the property to 20.6%. In the R-20 Low-Medium Density Residential District, a 13% FAR is permitted.

The Board continued the hearing to the July 6, 2023 meeting. Having received some feedback from the Board at the June 1, 2023 meeting, the applicant had KZ Architectural and Interior Design revise and update the applicant's plans for improvements to the existing home. Those revisions, dated June 12, 2022, reduced the size of the proposed addition to 3,051 square

MASON, GRIFFIN & PIERSON

A PROFESSIONAL CORPORATION
COUNSELLORS AT LAW

June 15, 2023

Page 2

feet and an FAR 15.30%. Consequently, the applicant's amended request to the Board would be for a "d (4)" FAR variance for the new plans.

With regard to the new plans, the Board should still apply the principle set forth in the Coventry Square case mentioned in my initial memorandum, dated April 27, 2023. The Board must be satisfied that the Property can accommodate appropriately the revised plans which will result in a 3,051 square foot home on the property.

The Board also should evaluate whether or not a renovated house with a 15.3% FAR will be in keeping with the zone plan for the R-20 Low-Medium Density Residential District within which the property is located. Planning Consultant David Novak, P.P., A.I.C.P., in his updated memorandum, dated June 14, 2023, does provide a comparison of other homes in the neighborhood and the various floor areas and Floor Area Ratios that exist.

cc: (via email):

Samuel J. Surtees, West Windsor Township Zoning Officer

Patricia Thompson, Zoning Board of Adjustment Secretary

David Novak, PP, Burgis Associates, Board Planning Consultant

Daniel Dobromilsky, CLA, Board Landscape Architect

Ian Hill, PE, Van Cleef Associates, Board Engineer

Pramod Surendran, Applicant