

**WEST WINDSOR ZONING BOARD OF ADJUSTMENT
SITE INSPECTION SUBCOMMITTEE REPORT**

Application: ZB23-04
Action: “c” Bulk Variance (Maximum Improvement Coverage)
Property: 1323 Old Trenton Road, West Windsor, NJ
Owner: Feng Qiao Lu
Block: 29
Lot: 13
Zone: R-30
MLUL: July 6, 2023

Inspectors: John Church, Henry Jacobsohn, and Daniel Marks
Date Inspected: June 6, 2023 Date Submitted: June 12, 2023

The applicant, Ms. Lu, is seeking to build an attached garage to enable her to park her car in a closed and climate-controlled space that would be shared with a greenhouse. The allowed maximum improvement coverage (“MIC”) in the R-30 district is 18%. According to her original estimate, the existing improvement coverage is 22.4% and the new improvement coverage would be 25.07%. However, due to the omission of a 494-square foot shed in the original estimate, the existing improvement coverage is actually 25.94%. With the proposed addition, the new improvement coverage would be 28.56%. Thus, a “c” bulk variance is required to increase the allowable coverage from 18% to 28.56%.

Ms. Lu’s property encompasses 0.321 acres according to the plot plan she provided. It is in a rural area on the southerly side of Old Trenton Road, not far from Mercer County Community College on the northerly side. It lies west of a long 7.2-acre farmland parcel (Lot 11), east of a single-family 0.63-acre parcel (Lot 12), and north of a 24.15-acre farmland parcel (Lot 4.01).

The plot plan shows that the southeastern corner of her property is marked by a 3-foot high concrete monument. This monument was located in a bush; see the photo below.



Corner Monument

To ensure that this monument is the genuine corner marker, we measured the distance from the southeast corner of the house to this monument as 49 feet 10 inches +/- . The plot plan had an original scale of 1 inch = 30 feet, but when photocopied the actual scale became 1 inch = 32.9 feet +/- as determined by comparing listed dimensions with photocopied dimensions. When the plot plan was scaled to take this into account, the distance from the house corner to the monument was just over 50 feet.

The rear area of Ms. Lu's property contains a large enclosed chicken coop (housing two chickens) that appears to extend into Lot 4.01. The above-mentioned shed and additional fenced area behind it, also not shown on the original plot plan provided by Ms. Lu, appear as well to extend into this lot. Ms. Lu said that the owner of Lot 4.01 has no objection to her using this additional land. Supporting testimony should be provided at the hearing.

The photo below shows Mr. Marks holding his right hand on the top of the monument. This photo also shows the southerly extension of the chicken coop. We did not actually measure the length of this extension. However, it appears to be on the order of 18 feet.



Chicken Coop Area to Rear of Corner Monument

The next two photos show the shed (which is shingled and rests on a concrete pad) and an enclosed area behind it that has mostly open ground. Revised architectural plans have been submitted by Ms. Lu to reflect the recalculated improvement coverage figures.



Shed



Fenced Area Behind Shed

We recommend that the revised application be heard at the July 6th meeting of the West Windsor Zoning Board of Adjustment.

Respectfully submitted,

John Church
Henry Jacobsohn
Daniel Marks