

**TOWNSHIP OF MARLBORO**  
Zoning Board of Adjustment

**- VARIANCE APPLICATION -**

1. Identification of all sections of zoning ordinances from which relief is sought.

A variance is requested from providing a front perimeter setback from NJSH Route 79 of 100 FT for

proposed Lot 8.25, where 82.2 FT is provided.

2. Statement of reasons why variance(s) is/are needed.

Due to the irregular shape of this lot and its resulting building envelope, it is not possible to place

a home on this lot that would be consistent in shape and size with the remainder of the community.

The typical building box for the remaining 25 single family homes is 40 FT x 50 FT, where the required

setbacks would limit the dimensions to 34 FT at the front x 20 FT at the rear x 50 FT in depth. The shape

would be trapezoidal, and the size would be reduced from 4,000 SF to 2,980 SF, which would be out of

character with the remainder of the homes in the subdivision. A dense buffer can be provided to Route 79

to offset the reduced front perimeter buffer.