

A-23

K. HOVNANIAN AT MARLBORO PLACE
Amended Preliminary and Final Major Subdivision Application
Lots 6, 7, 8 & 11, Block 355
Township of Marlboro, Monmouth County, New Jersey
VARIANCE STATEMENT
October 27, 2020

Variance Requested:

A bulk variance is requested on proposed Lot 8.25, Block 355.02, for perimeter front setback from NJSH Route 79, where 100 FT is required per the C-2 Neighborhood Commercial District Zone requirements, and 82.2 FT is provided.

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.

For a two-story home, the total 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 NJSH Route 79 to offset the reduced front perimeter buffer.