

ADDENDUM TO APPLICATION

OF

HENRY AND JANE LANDAU

Applicant/Owner: Henry and Jane Landau
Property: 143 South Lane
Block 34 Lot 21 Pages 38.03, 38.04, 43.02
West Windsor Township, Mercer County, NJ
Zone: RR/C Rural Residential/Conservation Area
Applications: Minor Subdivision and Bulk Variance

The applicant(s), Henry and Jane Landau (the "Applicant" or "Applicants"), is filing this application with the West Windsor Zoning Board (the "Board") for minor subdivision approval and bulk variance relief, along with any and all required waiver relief in connection with a parcel having an address of 143 South Lane, known and designated as Block 34, Lot 21, Sheets 38.03, 38.04 and 43.02 on the tax maps of the Township of West Windsor, Mercer County, New Jersey, which is situated in the RR/C Rural Residential/Conservation Area ("RR/C") Zoning District (the "Property"). The applicants are the owners of the property.

The property is approximately 7.98acre parcel. The Applicants propose to subdivide the property into two lots. Proposed Lot 21.01 would consist of approximately 4.65acres and contain the existing 1 story brick dwelling, 1 story brick building, pole barn, two sheds, and horse shelter. Proposed Lot 21.02 would consist of approximately 3.33 acres and consist of the existing outdoor horse riding area and would be the site of a future dwelling, along with other associated improvements such as a disposal bed, well, driveway, etc.

The following is a summary of the relief required:

- Lot width of 200' is required, whereas 163.69' is proposed for Lot 21.01 and 151.16' is proposed for Lot 21.02.
- Side yard setback of 30' is required, whereas 27.5' exists and 27.5 is proposed for Lot 21.01.
- Maximum Improvement Coverage of 10% is permitted, whereas 13.5% is proposed for Lot 21.01.

The purposes of zoning as set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. can be satisfied in connection with the proposed use. 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.

The following is the zoning data for your convenience which is also set forth in the plans and notes submitted herewith:

RR/C Rural Residential/Conservation Area Zoning Requirements

	<u>Existing</u>		<u>Proposed</u>	
	<u>Required</u>	<u>Lot 21</u>	<u>Lot 21.01</u>	<u>Lot 21.02</u>
<u>Minimum</u>				
Lot Area (ac)	3.33	7.98	4.65	3.33
Lot Frontage (ft)	100	316.16	165.00	151.16
Lot Width (ft)	200	314.86	163.69*	151.16*
Lot Depth (ft)	250	726.64	733.40	711.09
Front Yard (ft)	50	75.7	75.7	50
Rear Yard (ft)	30	339.2	339.2	30
Side Yard (ft)	30	27.5**	27.5**	30
<u>Maximum</u>				
FAR (%)	5	0.7	1.2	5
MIC (%)	10	7.9	13.5*	10
Building Height	2 1/2 st. /35 ft.	1 st. /20 ft.±	1 st. /20 ft.±	2 1/2 st. /35 ft.
* Variance Required				
** Existing non-conformity.				

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).