

**Via Hand Delivery (13 Copies) and Email (pthompson@westwindsortwp.com)**

**TO:** Patti Thompson  
Zoning Board Administrative Secretary  
Community Development, Division of Land Use

**DATE:** May 23, 2023

**FROM:** Robert Pisano, PE

**RE:** 210 FISHER PLACE  
Block 42, Lot 6  
ZB23-03

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On behalf of the owner, we are responding to your letter dated April 14, 2023 in connection with the referenced application.

Attached to this cover memo are thirteen copies of materials.

We have included the original comments and then our comments in **bold and underlined** below:

1. This application has been assigned control number ZB23-03. Please refer to this number in all future correspondence.

**Done**

2. The Application filing fees are as follows:

a. Application fees:

- "C" Variance: \$100.00
- "d-4" Variance: \$1,000.00

Total Application Fee \$1,100.00 (minus \$100.00 received)

Total Due \$1,000.00

b. Plan Review Escrow fees:

- "C" Bulk Variances (2): \$500.00
- "d-4" Variance: \$3,500.00

Total Plan Review fee: \$4,000.00 (minus \$250.00 received)

Total Due: \$3,750.00

3. Please submit two (2) separate checks for the fees listed above.

**Two separate checks attached - \$1,000 application fee and \$3,750.00 escrow fee**

4. Please submit thirteen (13) copies of the following information:

**New and revised application form with checklist has been attached.**

- a. Application to West Windsor Zoning Board of Adjustment.
- On Page #3 please indicate that you are applying for a "d-4" FAR variance.

**Application revised**

- b. Zoning Board of Adjustment Checklist
- Please provide "Neighborhood/Planning Analysis" pursuant to Item #13 (for d-4 variance).

**Application revised and tax map provide showing 500' radius**

- Please provide photographs of property and existing structure pursuant to Item #7.

**Application revised and photographs provided of surrounding houses**

- c. Google color aerial photographs of subject property.

**Googe aerial map provided**

- d. Request for the "C" Bulk Variance Application:
- Please note that you are requesting two (2) "C" Bulk variances, Rear Yard [Section 200-173.2C(2)] and Maximum Improvement Coverage (MIC) [Section 200-173.2E]

**Application revised**

- Your design professional (architect or engineer) will need to provide exact MIC square footage and percentages.

**MIC calculation added to application form and included in zoning table on plan. A separate copy of the zoning table is included as an attachment.**

- e. Please complete and return the attached "Request for d-4 Non-Use Variance (FAR) Application:
- From the information provided, it is estimated that your new FAR would exceed the maximum permitted of 13% [Section 200-173.20]. The proposed FAR would be 17.8% (or 1,325 square feet). Please have your design professional provide exact FAR that is requested.

**Application revised.**

- f. Survey of subject property prepared by A-1 Land Surveys, Inc. dated April 9, 2018 consisting of one (1) sheet.

**13 Copies attached**

- g. Provide new survey/plot plan showing the following:
- Location of new driveway to proposed "Front Entry" garage.
  - Indicate what portion of existing stone driveway will be removed.

**Site Plan revised with notes showing new driveway location and where existing drive is to be abandoned.**

- h. Architectural floor and elevation plans prepared by Joseph Como, RA, dated May 22, 2022 consisting of fourteen (14) sheets.
- Please provide Zoning Table for R-20 District [Section 200-173.2] on cover sheet. List District Requirements, existing conditions and proposed conditions.
  - Revise sheet "S-1" to show proposed new driveway to "Front Entry" garage. Also show removal of existing stone driveway. Please note that new driveway must be setback a minimum distance of 10 feet from side property line pursuant to Section 200-291(d).

**Plans revised with zoning table and site plan showing new location of drive with setback to distance. Zoning table placed on site plan Sheet S-1 because no room on cover sheet.**

5. Please provide this office with an electronic copy (CD, thumb drive, email, or DropBox) of the information requested in Items 4 a-h listed above.

**Documents are emailed with hand delivery to zoning office.**