

**FRANKLIN TOWNSHIP
ZONING BOARD OF ADJUSTMENT
RESOLUTION NO. ZB24-11**

WHEREAS, John Gravenor has applied to the Zoning Board of Adjustment of the Township of Franklin for a variance to permit construction of a detached private garage which exceeds the area and height permitted by ordinance, as well as a variance to permit construction of the garage in the front yard; and

WHEREAS, the property in question is located on Maria Court and known as Lot 1, Block 5044, on the tax map of Franklin Township, said property being in an RA (Residential Agricultural) Zone; and

WHEREAS, the Zoning Board of Adjustment, after carefully considering the evidence presented has made the following factual findings and statements of reason:

1. All notices of the public meeting were properly served in compliance with New Jersey State Statute and the Franklin Township Land Use Ordinance and the application was deemed complete.

2. The applicant resides in a single family dwelling on a lot consisting of approximately 3.7 acres where 1.5 acres is required. He wishes to construct a detached private garage for his personal use in the rear of the property. The garage will be 3,072 square feet where a maximum of 1,200 square feet is permitted and will exceed the maximum height of 15 feet. Due to the location of paper streets, a variance is required for the height which will technically be in one of the front yards of the property. The Board considered the review letter of May 14, 2024 prepared by Zoning Board Engineer, David S. Scheidegg. No one from the public appeared to comment on the application.

3. The Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Master Plan and Zoning Ordinance of the Township of Franklin. The applicant has shown the special reasons necessary to grant the variance.

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Franklin this 6th day of August, 2024, confirming action heretofore taken, that the application of John Gravenor for a variance to permit construction of a detached private garage which exceeds the area and height permitted by ordinance, as well as a variance to permit construction of the garage in the front yard is hereby granted, subject to the following conditions:

1. The applicant shall obtain all other necessary governmental approvals from State, County, Federal and Municipal governmental agencies or bodies. If the applicant fails to obtain and execute a zoning permit within six months of this approval, then this approval shall be null and void and no permit shall be issued.

2. The applicant shall satisfy all outstanding fees and escrows prior to the granting of construction permits or issuance of a Certificate of Occupancy.

3. The garage shall be for the personal use of the applicant only and shall not be utilized for any business or commercial use.

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RUSSELL LEO, Acting Chairman

ATTEST:



CHRISTINA MULFORD, Secretary