

NARRATIVE

22 ETHEL PLACE

BLOCK 205, LOT 40

Applicant is the owner of the property located at 22 Ethel Place, Metuchen, New Jersey and known as Lot 40 in Block 205. The property is located in the R-2 Zoning District. The oversized lot currently consists of a 1 ½ story brick single-family dwelling with a paved driveway and detached brick single-car garage on the rear corner of the property. Applicant is requesting subdivision approval to permit a 5,000sf parcel of the property to be subdivided off and construct a new single-family dwelling with an attached garage on this newly subdivided parcel and the existing single-family house and detached garage to remain on the remaining 7500sf parcel of the property. Based on the proposed plan provided and the location of the existing single-family house and single-car detached garage, both which shall remain, Applicant is requesting several variances including but not limited to minimum lot area, minimum lot width, minimum front yard setback, maximum impervious coverage, along with driveway setback and side yard for the existing paved driveway to remain. The use complies with the zone.