

**BOROUGH OF METUCHEN PLANNING BOARD
APPLICATION ATTACHMENT**

5(A). Request for Bulk Variance – Bulk Regulations

Bulk Requirements	District Requirements	Existing Site	Variance Required	Proposed Lot A	Variance Required	Proposed Lot B	Variance Required
Min Lot Area	10,000 sf	24,395 sf	No	14,068 sf	No	10,327 sf	No
Min Lot Width	75 ft	160.10 ft	No	85.82 ft	No	77 ft	No
Min Lot Depth (Average)	100 ft	133.16 ft	No	146.9 ft	No	134.10 ft	No
Min Front Yard Setback	21.12 ft – See Note 1	27.25 ft	No	Will comply	No	Will comply	No
Min Side Yard Setback (Left)	10 ft	8.42 ft	Existing Non-conformity	Will comply	No	Will comply	No
Min Side Yard Setback (Right)	10 ft	57.35 ft	No	Will comply	No	Will comply	No
Min Side Yard Setback (Combined)	20 ft	65.77 ft	No	Will comply	No	Will comply	No
Min Rear Yard Setback	25 ft	87.84 ft	No	Will comply	No	Will comply	No
Max Building Coverage	30%	12.75%	No	Will comply	No	Will comply	No
Max Impervious Coverage	50%	27.69 %	No	Will comply	No	Will comply	No
Max Height	3 story/35 ft	2 story/24.5 ft	No	Will comply	No	Will comply	No

Note 1: Front yard setbacks for lots involved in any site plan, subdivision development or application for a new single- or two-family dwelling shall conform to the average setback distance of existing buildings located adjacent to the lot on the same side of the street in the same block where such existing setbacks vary from the requirements of the Borough’s Schedule of Density, Bulk and Coverage Controls. With respect to the subject property, the average setback of the adjacent lots (Block 124, Lots 49.01 – setback of 13.29 feet and Block 124, Lots 62 and 51.07 – setback of 28.94 feet) is 21.12 feet.

