

# 206 HIGH STREET

## Application Narrative Borough of Metuchen Block 140, Lot 62.01

The subject site of this application is a single family residence at 206 High Street in the R-2 zoning district. It is a corner lot at the intersection of High Street and Newman Street. Since the site is a corner lot, there are technically two front yards. The municipal bulk regulations indicate a required front yard setback of 25' in the R-2 zone. However, a 10' setback is permitted/required on the "side" street front yard.

There is a mature shade tree (Acer/Maple) located 10' from the property line that would require removal in order to meet the required setback. This is one reason why the applicant is seeking a setback variance to install a fence at a 2' setback. The shade tree would be preserved and applicant would have more usable fenced-in yard space.

There is an existing, established privet hedge at the property line which will act as foundation planting for the fence along the Newman Street frontage. Additional landscaping of the same variety is proposed along the foundation of the proposed fence where there is currently no hedge.