

BOROUGH OF RARITAN APPLICATION
SITE PLAN - SUBDIVISION PLAN - VARIANCE

A map of plat must be annexed hereto showing a plan of current and proposed uses and structures, see checklist for plat details. (Note: It is necessary for this application to be fully completed. All application and plats are to be submitted to the Administrative Officer. A 45 day review period for completeness will start upon submission of documents.)

FOR OFFICE USE ONLY:

Tax Map Page: _____ Date Received: _____
Block: 96 Fee Received: _____
Lot(s): 13 Board of Adjustment No.: _____
Zone: B-1 Planning Board No.: _____
Street: 25 East Somerset Street Phone No.: _____

NATURE OF APPLICATION AND/OR RELIEF REQUESTED:

<u> </u> Minor Subdivision	<u> </u> "a" Appeal	<u> </u> "b" Interpretation
<u> </u> Preliminary Plat	<u>xx</u> "c" Variance	<u>xx</u> "d" Variance
<u>xx</u> Site Plan	<u> </u> Final Plat	<u> </u> Other

(Preliminary and Final)

DESCRIPTION OF PROPOSED PREMISES AND USE:

1. Record Title Owner Daniel R. Bessasparis
Address 5 Larch Lane, Hillsborough, NJ 08844
2. Applicant 25 Somerset Realty, LLC
Address 215 Main Street, Keyport, NJ 07735
3. Date of purchase May 30, 2013
4. Current (or last) use commercial
5. Size of parcel(s) 15,219.10 s.f. Size of building 3,525 s.f. (proposed)
Total square feet (in all floors) _____
6. Number of new lots (including remainder) N/A
7. Percentage of lot occupied by building

PROVIDED	REQUIREMENT OF ZONE <u>B-1</u>
<u>23.2%</u>	<u>N/A</u>
8. Height of building 40 ft. and 4 stories 40 ft. or 3 stories
9. Area of lot 15,219.10 s.f. 7,500 s.f.
10. Setback from front of property line 3 ft./3.6 ft. N/A
11. Setback from left side line 2 ft. N/A
12. Setback from rear property line 81.7 ft. 35 ft.
13. Percentage of impervious lot coverage 72.7 % 95%
14. Has there been any previous appeal involving these premises? will provide
15. If so, state character of appeal and date of disposition: _____
OPRA Request pending, will provide upon receipt of same.
16. Other contiguous lots owned by applicant or owner: N/A
Block(s) _____ Lot(s) _____
17. Are there currently any violations of building codes or zoning ordinances known to applicant (include non-conforming uses)?
N/A
18. Taxes paid to date. _____

Signature of Tax Collector

07/23/2026

Date of Submission

Applicant Signature

REQUEST FOR VARIANCE

In connection with your application for zoning and/or subdivision variance relief from the terms of the Borough Land Use Ordinance, please set forth:

- | | | |
|----|-------------------------------------|---|
| 1. | Nature of Relief Requested | Section of the Zoning Ordinance
from which relief is requested |
| | _____ "a" appeal | _____ |
| | _____ "b" appeal (interpretation) | _____ |
| | _____ <u>xx</u> "c" variance appeal | <u>207 Attachment 1</u> |
| | _____ <u>xx</u> "d" variance appeal | <u>Section 207-114</u> |
| | _____ Other | _____ |

REQUEST FOR "C" VARIANCE INFORMATION

2. In what manner does the strict application of the foregoing present parctical difficulties and/or hardship?

Bulk variances are required for number of permitted stories in the B-1 zone. Applicant is proposing 4 stories, whereas only 3 stories are permitted. Applicant also requires a parking variances as 20 spaces are being proposed whereas 52 spaces are required.

3. What exceptional circumstances or conditions affect the site which are in support of the request.

To be provided through testimony.

REQUEST FOR A,B, AND D VARIANCE INFORMATION

4. State the nature of the variance being sought, including dates of any decisions previously made on this tract.

Applicant seeks use variance relief in order to have residential use on the first floor, which is not permitted in the B-1 zone. Applicant also requires use variance for density, where as 15 units/acre is permitted and 40 units/acre is being proposed.

5. What are the "special reasons" for such a "d" variance request which apply to this particular case which would justify the appeal?

The site is particularly suited for the proposed use.

6. State other pertinent facts which support the request.

variance can be granted without causing a substantial negative detriment to the public good and won't substantially impair the intent and purpose of the municipal zoning ordinance and municipal master plan.

(Please note that an application presented to the Board also requires a plat submission in conformance with the Borough Development Checklist.)