

## Narrative

1. This Use Variance Plan was prepared in accordance with the Plan entitled “Topographic Survey for Michele Pannia, Block 95, Lot 9, Borough of Raritan, Somerset County, New Jersey” dated April 11, 2024, by Colliers Engineering and Design. Fieldwork was performed by Colliers Engineering and Design on April 8, 2024.
2. The applicant is proposing to reconfigure the floor plan of the existing dwelling to provide 3 residential dwelling units. Currently, the building consists of 2 residential dwelling units. One unit has 1,236 S.F. and the second unit has 894 S.F. Additionally, an area consisting of 282 S.F. formerly used as a Grandfathered Permitted Use for a Bar/Commercial Use is proposed to be converted to Residential Use. Therefore 1,400 S.F. of Bar/Commercial Use will remain.
3. Under proposed conditions Dwelling Unit 1 will contain 550 S.F., Dwelling Unit 2 will have 837 S.F., and Dwelling Unit 3 will consist of 1,025 S.F.
4. No exterior changes are proposed in connection with this application and no changes are proposed for the detached garage or shed currently located on the property. Further, no site changes or improvements are proposed. No changes are proposed with respect to utility service connections because separate electric, gas, and sanitary connections currently exist.