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To: Ewing Township Zoning Board of Adjustment

From: Kendra Lelie, PP, AICP, LLA
Applicant's Planner

Re: **Homes by TLC, Inc.**
Variance Application
Lower Ferry Road
Block 364.01, Lots 22.01, 22.02, 22.03 & 22.04

Date: December 29, 2022

Pursuant to the request of the Board Planner at the last meeting, this memorandum provides a comparison of the proposed floor area ratio (FAR) for the proposed project with the ordinance requirement. Although the buildings for the lots exceed the maximum FAR permitted in the ordinance, the ordinance actually encourages the Board to grant variances for the FAR if there is a finding that the proposed condition is in character with the surrounding neighborhood as found in Section 215-15 D (4.b) for the R-2 Residential district which states:

"Variances commensurate with the character of the street a home is located on may be granted, such as those along major thoroughfares."

The proposed floor area ratios for each lot (total building square feet [2,720 square feet] compared to each parcel area) are provided below:

- Lot 22.01: 0.25
- Lot 22.02: 0.25
- Lot 22.03: 0.04
- Lot 22.04: 0.04

The average FAR for the four parcels is 0.15. I conducted the FAR analysis of the properties within the surrounding neighborhood to provide a comparison of the average FAR for the surrounding properties to the average FAR for the proposed project. I reviewed information from NJpropertyrecords.com, Zillow, NJGeoWeb and Mercer County property records to determine the lot size and total building area and number of bedrooms for lots within 500 feet of the subject property fronting on both sides of Lower Ferry Road.



As indicated on the FAR analysis below, the average FAR is 0.12 for the surrounding neighborhood properties.

While the application requires FAR and bedroom count variances for each lot, it is my opinion that the average FAR for the proposed project (0.15) when compared to the average FAR for the neighborhood (0.12) can be found to be in character with the surrounding neighborhood and does not constitute a major departure from the size of buildings as compared to the property size of the surrounding neighborhood.

In addition, while the bedroom count exceeds the permitted bedrooms by eight (8) bedrooms, the site which is almost 4 acres and managed by one entity that will abide by the conditions placed on the variance and subdivision application, can certainly handle any potential concerns with the additional people which will most likely be children within the additional bedrooms.

Address	Block	Lot	Lot Size	Building Size	FAR	Bedrooms
1235 Lower Ferry	364.01	84	126324	1737	0.01375	
1237 Lower Ferry	364.01	83	16786	1664	0.09913	4
1239 Lower Ferry	364.01	38	7840	852	0.108673	2
1241 Lower Ferry	364.01	44	6599	808	0.122443	
107 Carlton	364.01	45	10050	1276	0.126965	
1242 Lower Ferry	471	21	19597	1752	0.089401	4
1236 Lower Ferry	471	22	21061	1749	0.083044	5
1234 Lower Ferry	471	23	20634	1914	0.09276	5
1230 Lower Ferry	471	3	15236	1481	0.097204	
84 Main Blvd	471	4	21344	2144	0.10045	
85 Main Blvd	472	1	19602	2224	0.113458	
1218 Lower Ferry	472	2	15412	3032	0.19673	3
1211 Lower Ferry	364.01	79	14464	1968	0.136062	3
1 Stowman Dr	531	1	12196	1824	0.149557	
1199 Lower Ferry	531	6	11458	1800	0.157095	4
1195 Lower Ferry	531	7	11128	1800	0.161754	
1210 Lower Ferry	492	7	15802	1858	0.11758	4
1206 Lower Ferry	492	8	9240	1436	0.155411	4
1204 Lower Ferry	492	9	7637	1948	0.255074	2
1202 Lower Ferry	492	10	14258	1773	0.124351	
1214 Lower Ferry	241	74	43158	1252	0.02901	
				Average FAR	0.120472	