

**RIDER TO APPLICATION  
OF  
SIGNA ANDERS**

**Applicant:** Signa Anders  
**Owner:** William Anders and Eloise Anders  
**Property:** 56 Hawthorne Avenue  
Block 139.02 Lot 68  
**Zone:** R-2 Residential Zoning District  
**Application:** Bulk Variance; Use Variance (Floor Area Ratio)

The applicant, Signa Anders (the "Applicant"), is filing this application with the Ewing Township Zoning Board of Adjustment (the "Board") for variance relief pursuant to N.J.S.A. 40:55A-70(c) for front yard setback, variance relief pursuant to N.J.S.A. 40:55A-70(d)(4) for an increase in floor area ratio, as well as waiver relief, if any, in connection with a parcel having an address of 56 Hawthorne Avenue, known and designated on the Tax Map as Block 139.02, Lot 68 on the Tax Maps of the Township of Ewing, Mercer County, New Jersey (the "Property"), situated in the R-2 Residential Zoning District ("R-2"). The Applicant is daughter of the owners and a resident of the property.

The Property consists of approximately 0.2020 acres (8,800 s.f.) developed with a 1,300 s.f. one-story frame residential dwelling. The Applicant proposes to build a second floor to the dwelling. Additionally, the Applicant proposes to remove the existing 270 s.f. concrete slab in the back yard and to remove the deck to the rear of the property.

The following is a list of relief required:

- Minimum front yard setback of 40' is required whereas 23.3' exists and 23.3' is proposed. A variance is required. The front yard setback will not be changed by the proposed addition.
- Floor area ratio calculation yields a maximum permitted floor area of 1,731 s.f, whereas 1,300 s.f. exists and 2,600 s.f. is proposed. A (d)(4) variance is required.

The zoning data, including floor area ratio calculation, are attached hereto for your convenience.

The special reasons (i.e. positive criteria) by way of the purposes of zoning as set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. can be satisfied in connection with the proposed use. The aforesaid variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Plan and Zoning Ordinance.

Lastly, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).

ZONING REQUIREMENTS

CHAPTER 215 / ARTICLE IV / SECTION 215-15 / R-2 RESIDENTIAL DISTRICT, SINGLE-FAMILY DETACHED

|                           | REQUIRED      | EXISTING          | PROPOSED                                    |
|---------------------------|---------------|-------------------|---|
| • MINIMUM LOT SIZE:       | 10,000 SF     | 8,800 SF          | NA  |
| • MINIMUM WIDTH:          | 80 SF         | 80 FT             | NA  |
| • MINIMUM LOT FRONTAGE:   | 80 SF         | 80 FT             | NA  |
| • MINIMUM LOT DEPTH:      | 110 SF        | 110 FT            | NA  |
| • FRONT YARD:             | 40 SF         | 23.3 FT / 24.9 ft | VARIANCE REQUIRED FOR 2 <sup>ND</sup> FLOOR |
| • SIDE YARD (EACH):       | 10 SF         | 10 FT             | NO CHANGE                                   |
| • REAR YARD:              | 35 SF         | 57.2 FT / 58.9    | NO CHANGE                                   |
| • MAXIMUM HEIGHT          |               |                   |   |
| STORIES / FEET:           | 2-1/2 / 35 FT | 1 / 14 FT         | 2 / 26 FT                                   |
| • MAX LOT COVERAGE BLDG:  | 18%           | 16%               | NO CHANGE                                   |
| • MAX LOT COVERAGE TOTAL: | 26%           | 25%               | NO CHANGE                                   |
| • FLOOR AREAR RATIO (FAR) | 20%           | 15%               | 30% VARIANCE REQUIRED                       |

• **FLOOR AREA RATIO CALCULATION** 215-15., D., (4)

COLUMN 1 (LOT SIZE): 8,800 SF  
COLUMN 2 (STARTING POINT): 7,500 SF  
COLUMN 3 (ADD'L AREA MULTIPLIER): 0.12  
COLUMN 4 (BASE FLOOR AREA): 1,575 SF

1)  $8,800 - 7,500 = 1,300$  SF

2)  $1,300 (0.12) = 156$  SF

3)  $1,575 + 156$  SF = **1,731 SF** ALLOWABLE MAXIMUM FLOOR AREA

PROPOSED:  $1,300.14$  SF (EXISTING HOUSE FIRST FLOOR) +  $1,600.14$  SF (NEW SECOND FLOOR) =  
**2,600 SF** VARIANCE REQUIRED

• **BEDROOM YIELD**

TOTAL BASE FLOOR AREA OF  $1,575$  SF /  $425$  SF = **4 BEDROOMS ALLOWABLE**  
**4 BEDROOMS PROPOSED**

• **COVERAGE** 215-15., D., (3)

LOT COVERAGE BUILDING:  $1,420.14$  SF (EXISTING HOUSE/SHED) /  $8,800$  = **16% EXISTING**  
**18% ALLOWABLE**

LOT COVERAGE TOTAL: HOUSE:  $1,300.14$  SF  
DRIVEWAY:  $649$  SF  
WALK/PORCH:  $110$  SF  
SHED:  $120$  SF  
CONCRETE SLAB:  $270$  SF (TO BE REMOVED)  
TOTAL:  $2,179.14$  SF (EXISTING)

$2,179.14 / 8,800 =$  **25% EXISTING**  
**26% ALLOWABLE**

# Ewing Township, New Jersey

|                                  |   |                              |                 |
|----------------------------------|---|------------------------------|-----------------|
| <b>Block/Lot/Qual:</b>           | 139.02 68.  | <b>Tax Account Id:</b>       | 15289           |
| <b>Property Location:</b>        | 56 HAWTHORNE AVE  | <b>Property Class:</b>       | 2 - Residential |
| <b>Owner Name/Address:</b>       | ANDERS, WILLIAM UX<br>56 HAWTHORNE AVE<br>EWING, NJ 08638 | <b>Land Value:</b>           | 48,400          |
|                                  |   | <b>Improvement Value:</b>    | 115,600         |
|                                  |   | <b>Exempt Value:</b>         | 0               |
|                                  |   | <b>Total Assessed Value:</b> | 164,000         |
|                                  |   | <b>Additional Lots:</b>      | None            |
| <b>Special Taxing Districts:</b> | FIRE DIST 1 UNUSED  | <b>Deductions:</b>           |                 |

## Taxes Utilities

| <a href="#">Make a Payment</a> |            | <a href="#">View Tax Rates</a> |                 | <a href="#">View Current Bill</a> |             | <a href="#">Project Interest</a> |        |
|--------------------------------|------------|--------------------------------|-----------------|-----------------------------------|-------------|----------------------------------|--------|
| Year                           | Due Date   | Type                           | Billed          | Balance                           | Interest    | Total Due                        | Status |
| 2024                           | 02/01/2024 | Tax                            | 1,515.77        | 0.00                              | 0.00        | 0.00                             | PAID   |
| 2024                           | 05/01/2024 | Tax                            | 1,515.77        | 0.00                              | 0.00        | 0.00                             | PAID   |
| <b>Total 2024</b>              |            |                                | <b>3,031.54</b> | <b>0.00</b>                       | <b>0.00</b> | <b>0.00</b>                      |        |
| 2023                           | 02/01/2023 | Tax                            | 1,474.77        | 0.00                              | 0.00        | 0.00                             | PAID   |
| 2023                           | 05/01/2023 | Tax                            | 1,474.77        | 0.00                              | 0.00        | 0.00                             | PAID   |
| 2023                           | 08/01/2023 | Tax                            | 1,541.19        | 0.00                              | 0.00        | 0.00                             | PAID   |
| 2023                           | 11/01/2023 | Tax                            | 1,572.35        | 0.00                              | 0.00        | 0.00                             | PAID   |
| <b>Total 2023</b>              |            |                                | <b>6,063.08</b> | <b>0.00</b>                       | <b>0.00</b> | <b>0.00</b>                      |        |
| 2022                           | 02/01/2022 | Tax                            | 1,438.69        | 0.00                              | 0.00        | 0.00                             | PAID   |
| 2022                           | 05/01/2022 | Tax                            | 1,438.69        | 0.00                              | 0.00        | 0.00                             | PAID   |
| 2022                           | 08/01/2022 | Tax                            | 1,510.85        | 0.00                              | 0.00        | 0.00                             | PAID   |
| 2022                           | 11/01/2022 | Tax                            | 1,510.85        | 0.00                              | 0.00        | 0.00                             | PAID   |
| <b>Total 2022</b>              |            |                                | <b>5,899.08</b> | <b>0.00</b>                       | <b>0.00</b> | <b>0.00</b>                      |        |
| Last Payment: 06/18/24         |            |                                |                 |                                   |             |                                  |        |

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