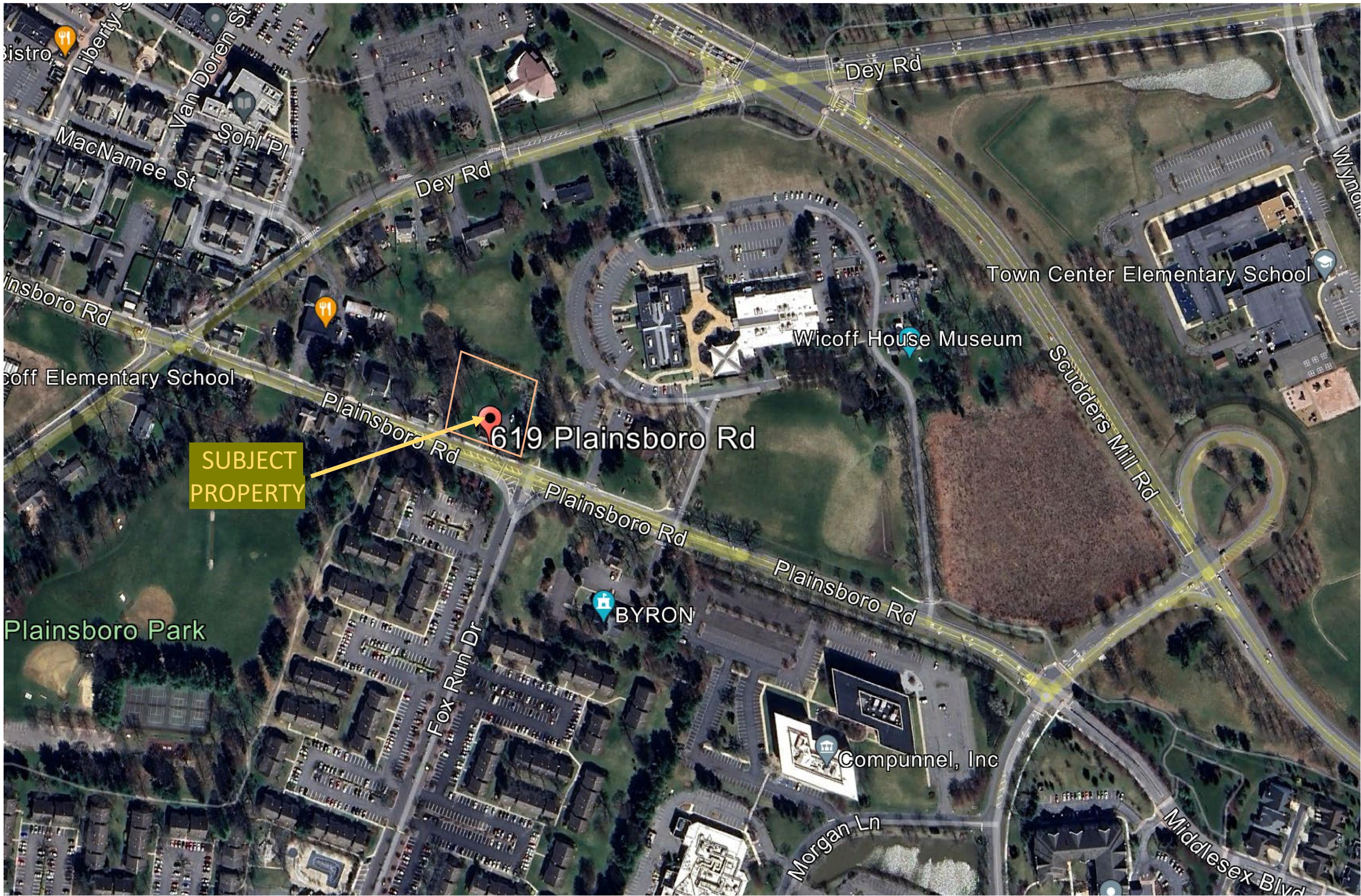


# AERIAL VIEW



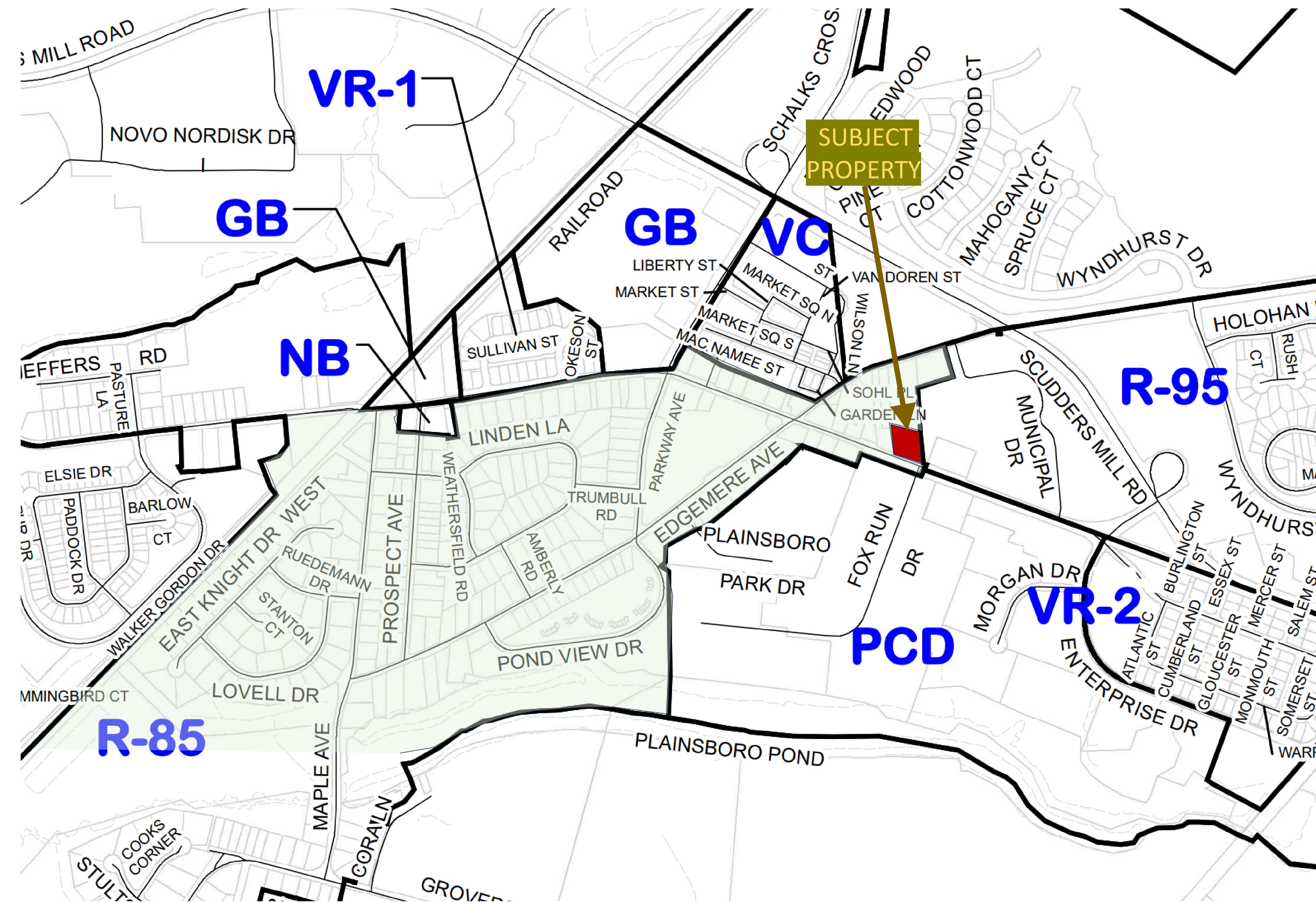
SOURCE:  
GOOGLE EARTH

# ZONING MAP

**R-85 RESIDENTIAL  
ZONE**

- PROPERTY AT  
PERIPHERY OF  
R-85 ZONE

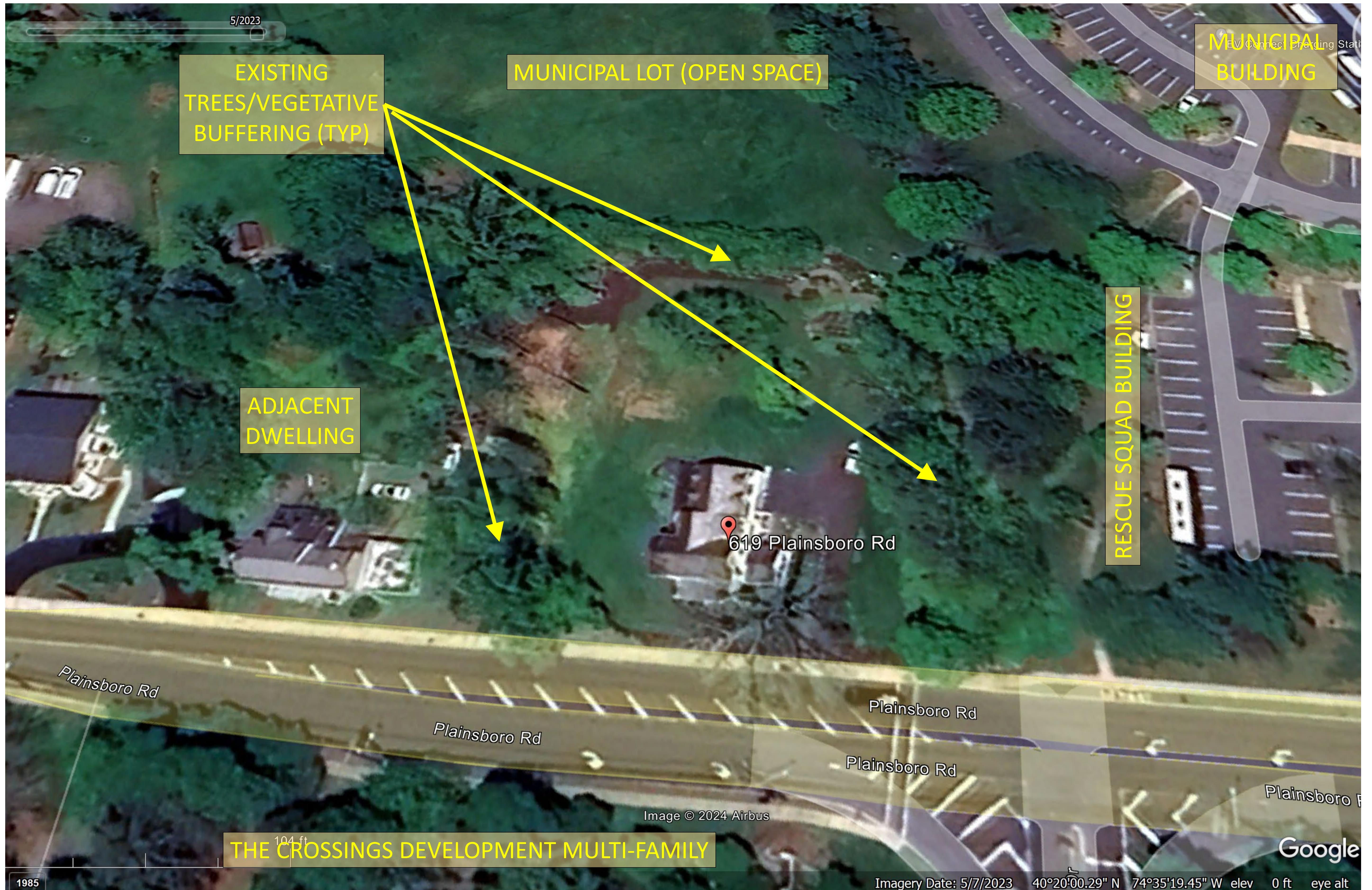
- ADJACENCY TO  
INSTITUTIONAL  
AND MULTIFAMILY  
USES



# EXISTING AERIAL VIEW

EXISTING  
VEGETATIVE  
BUFFERING  
&  
SURROUNDING  
USES

SOURCE: 5/2023  
GOOGLE EARTH



# ZONING TABLE – VARIANCES REQUESTED

<b>ZONING CODE DATA - PLAINSBORO, NEW JERSEY BULK REGULATIONS FOR DISTRICT R85</b>				
<b>ZONING REGULATION</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>CONFORMANCE</b>
LOT AREA, MIN.	15,000 SF	44,091 FT	44,091 FT	YES
LOT WIDTH & FRONTAGE	85 FT.	219.61 FT	219.61 FT	YES
ACCESSORY BUILDING HGT, MAX.	15 FT.	NA	17.5 FT.	NO (SECTION 101-42C)
MAX. ACCESSORY STRUCTURE AREA	750 SF	107 SF	822 SF	NO (SECTION 101-42C)
MAXIMUM GARAGE AREA	DETACHED 600 SF	NA	715 SF	NO (SECTION 101-42C)
MAXIMUM DWELLING AREA	3,700 SF	3,123 SF	5,675 SF	NO (SECTION 101-46)
FRONT YARD, MIN. FT.	45 FT.*	24.6 FT*	24.6 FT*	NO (SEE NOTE BELOW)
SIDE YARD, MIN. FT.	10-40 FT. TOTAL	87.8 + 61.6 FT	30.1 + 49.2 FT	YES
REAR YARD, MIN. (FT)	40 FT.	104.8 FT	76.9 FT	YES
BUILDING HEIGHT MAX. (FT)	25 FT. (TO MIDSLOPE)	23.25'	25'	YES
MIN ROOF SLOPE	>/= 5:12	1:12 to 9:12	3:12 to 9:12	NO (SECTION 101-38C)
MAX. FLOOR AREA RATIO (FAR %)	</= .20 MAX.	7.01%	12.87%	NO (SECTION 101-46)

\* PERMITTED BY EXISTING CONDITION SECTION 101-14A (EXISTING NON-CONFORMING USES)  
& SECTION 101-5C (CONFORMITY WITH PROVISIONS OF TOWNSHIP CODE)

## EXISTING FLOOR / AREA RATIO

1st FLOOR HOUSE	1,400 sf
2nd FLOOR HOUSE	1,285 sf
ATTACHED GARAGE	438 sf
BASEMENT	Not Used
FRONT COVERED PORCH	Not Used

**TOTAL EXISTING LIVING AREA**

**3,123 SF**

**TOTAL EXISTING FAR %**

**3,125 SF = 7.08 %**  
**44,091 SF**

## PROPOSED FLOOR / AREA RATIO

1st FLOOR HOUSE	3,610 sf
2nd FLOOR HOUSE	2,065 sf
DETACHED GARAGE	Not Used
BASEMENT	Not Used
FRONT COVERED PORCH	Not Used

**TOTAL PROPOSED LIVING AREA**

**5,675 SF**

**TOTAL PROPOSED FAR %**

**5,675 SF = 12.87 %**  
**44,091 SF**

# PURPOSE OF R-85 ZONE

## § 101-35 Purpose.

The R-85 Zone is intended to permit and promote residential land uses within or near the village area of the Township, including some of the Township's oldest residential neighborhoods as well as some more recent residential development. It is intended to preserve and/or encourage the village residential building elements, historic character and relationships that characterize some of the older portions of this zone district (e.g., open front porches and stoops, lower building heights and reduced front setbacks), while providing adequate accommodation for expansion of existing dwellings as well as for new infill residential construction to meet contemporary household demands. These zone regulations are intended to promote the creation of a residential environment that encourages a sense of security, community and social interaction.

# VARIANCE RATIONALE & PROOFS

## FAR (D) VARIANCE – FLOOR AREA RATIO

WHERE THE FOCUS FOR GRANTING THE VARIANCES IS ON THE IMPACT OF THE DEVIATION AND WHETHER THE SITE REMAINS SUITABLE FOR THE PROPOSED USE NOTWITHSTANDING THE DEVIATION FROM THE ORDINANCE (I.E. COVENTRY STANDARD OF PROOF)

## (C) VARIANCES – PER TABLE

POSITIVE CRITERIA - WHERE THE POSITIVE CRITERIA IS MET IN THAT THE RELIEF CONSITITUTES SPECIAL REASONS IN THIS PARTICULAR CASE AND SUPPORTS PURPOSES OF ZONING

NEGATIVE CRITERIA – THAT THE VARIANCES CAN BE GRANTED WITHOUT ‘SUBSTANTIAL’ DETRIMENT TO THE PUBLIC GOOD AND CAN BE GRANTED WITHOUT ANY ‘SUBSTANTIAL’ IMPARIMENT OF THE ZONE PLAN.