

A-8

RIDER TO MARLBORO TOWNSHIP PLANNING BOARD VARIANCE APPLICATION

APPLICANT: THE PLACE AT MARLBORO, LLC

2. STATEMENT OF REASONS WHY VARIANCES ARE NEEDED:

Applicant is seeking the following variances:

From Section 220-97C(4) to permit a 24 foot wide cartway where a 25 foot cartway width is required. The proposed width is adequate for the proposed internal cartways and is consistent with Residential Site Improvement Standards.

From Section 220-97B to permit parking spaces of 9 feet by 18 feet where 10 feet by 20 feet is required. The proposed parking space dimensions are adequate for the proposed residential use and are consistent with the standards of the Residential Site Improvement Standards.

From Section 220-35D(24)(e) to permit 33% (3:1) grade for lawns more than five (5) feet from a building where 25% (4:1) is the maximum permitted. The proposed grades are necessary due to the existing slopes and provide safe and usable lawns.

From Section 220-97C(6) to permit parking to be located within 30 feet of the outer wall of any structure. The proposed location of the parking is an adequate and safe distance from the structures.

