

TOWNSHIP OF MARLBORO
Zoning Board of Adjustment

- VARIANCE APPLICATION -

1. Identification of all sections of zoning ordinances from which relief is sought.

Ordinance 220-34D–Maximum Floor Area Ratio

Ordinance 220-34D–Maximum Impervious Coverage

2. Statement of reasons why variance(s) is/are needed.

The proposed construction is consistent with the surrounding neighborhood and the increasing

demand for more office buildings, specifically for medical offices.

ZONING COMPLIANCE CHART				
OPT-2 (OFFICE TRANSITIONAL DISTRICT)				
USE: PROPOSED MEDICAL BUILDING (PERMITTED)				
STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIN. LOT AREA	60,000	220,696	NO CHANGE	YES
MIN. LOT DEPTH	250	678	NO CHANGE	YES
MIN. LOT WIDTH	100	325	NO CHANGE	YES
MIN. LOT FRONTAGE	100	325	NO CHANGE	YES
MIN. FRONT SETBACK	40	89	40.5	YES
MIN. SIDE SETBACK	10 FT (EACH)	25	18.3	YES
MIN. REAR SETBACK	30	210.1	545.6	YES
MIN. GROUND FLOOR AREA	1,200	±1,325	4,203	YES
MAX. FLOOR AREA RATIO	0.20	0.225 (E)	0.269 (V)	NO (V)
MAX. BUILDING HEIGHT	35	28.17	30.09	YES
MAX. BUILDING COVERAGE	20%	11.8%	13.8%	YES
MAX. IMPERVIOUS COVERAGE	50%	59.9% (E)	61.7% (V)	NO (V)
MIN. LANDSCAPE BUFFER	10 TO RESIDENTIAL	10	NO CHANGE	YES

N/A - NOT APPLICABLE
 N/S - NOT SPECIFIED
 (N) EXISTING NON-CONFORMITY
 (E) EXISTING VARIANCE PER RESOLUTION ZB 17-6627; APPROVED 9/26/17, MEMORIALIZED 10/24/17
 (V) PROPOSED VARIANCE
 (a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
 (I) IMPROVED CONDITION
 (X) VARIANCE / NON-CONFORMITY ELIMINATED
 (W) PROPOSED WAIVER

PARKING COMPLIANCE CHART							
BUILDING	UNITS	PRIOR APPROVAL		PROPOSED		PROPOSED	COMPLIES
		MULTIPLIER	REQUIRED	MULTIPLIER	REQUIRED		
BUILDING A	24,000 SF	4/1000 ⁽¹⁾	96	4/1000 ⁽¹⁾	96		
BUILDING B, 1ST FLOOR	11,456 SF	4/1000 ⁽¹⁾	48	4/1000 ⁽¹⁾	48		
BUILDING B, 2ND FLOOR	3 OP ROOMS	5.67/OP ROOM ⁽²⁾	17	5.67/OP ROOM ⁽²⁾	17		
BUILDING B, 2ND FLOOR	1,456 SF	4/1000 ⁽¹⁾	6	4/1000 ⁽¹⁾	6		
BUILDING C	12,576 SF	---	---	4/1000 ⁽¹⁾	51		
EXISTING SPA	2,800 SF	(2,800)x4/1000 ⁽¹⁾	12	---	---	(3)	
TOTAL			179		218	224 (202 + 22)	YES

(1) PER TOWNSHIP ORDINANCE & ITE LAND USE: 720 MEDICAL/DENTAL OFFICE BUILDING
 (2) PER TOWNSHIP ORDINANCE & ITE LAND USE: 612 SURGERY CENTER
 (3) THE PROPOSED NUMBER OF PARKING SPACES CONSISTS OF THE CURRENTLY CONSTRUCTED PARKING SPACES PLUS THE CONSTRUCTION OF THE PREVIOUSLY APPROVED GREEN BANKED PARKING SPACES (RESOLUTION ZB 17-6627; APPROVED 9/26/17, MEMORIALIZED 10/24/17)