

STATEMENT OF PROJECT AND VARIANCES REQUESTED

Mr. Thomas Murphy is the owner of the single-family residence located at 50 Blevins Avenue, Block 998, Lot 74, in the R-30 Zone. He seeks to construct a 798 square foot swimming pool, a 1,292 square foot patio and a 196 square foot pavilion and associated improvements. A plan prepared by EP Henry, Hardscaping Contractor, has been submitted in conjunction with this Application.

On March 17, 2021, Mr. Murphy's request was denied by the Township zoning officer, as certain variances are required. Mr. Murphy now seeks the following variances from the Middletown Township Zoning Board:

- Township Code Section 540-910B(2)(a) – The permitted lot coverage for buildings is 10%, whereas 12.66% is proposed.
- Township Code Section 540-910B(2)(b) – The permitted maximum total coverage is 15%, whereas 23.06% is proposed.

Mr. Murphy seeks bulk variances to construct the pool and associated improvements, and the request meets both the negative and positive criteria pursuant to N.J.S.A. 40:55D-70(c). The variances may be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the zone plan and zoning ordinance. A number of other properties in the R-30 Zone, including neighboring properties, have underwent similar improvements. The excessive coverage is de minimus, and there will be no stormwater management affect upon Mr. Murphy's properties, or the neighboring properties.

Additionally, the necessary positive criteria are met, as the design for the pool and associated improvements has been specifically crafted by hardscaping professionals to ensure that the design fits within the residential zone, and promotes a desirable visual environment in the neighborhood.