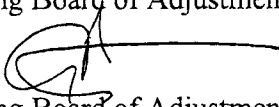


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**MEMORANDUM**

To: West Windsor Township Zoning Board of Adjustment

From: Edwin W. Schmierer, Esq.   
West Windsor Township Zoning Board of Adjustment Attorney

Date: June 11, 2020

**Re: West Windsor Township Zoning Board of Adjustment - Michael McMaster  
Variance Application: ZB19-05; 16 Fairview Avenue, Block 42, Lot 9 West Windsor  
Township Tax Map**

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The West Windsor Township Zoning Board of Adjustment ("Board") will consider a bulk variance application by Michael McMaster ("Applicant") at your meeting on July 23, 2020 in order to facilitate the installation of a proposed garage/shed structure on the Applicant's property located at 16 Fairview Avenue and designated as Block 42, Lot 9 on the West Windsor Township Tax Map (hereinafter referred to as the "Property").

The Applicant's Property is improved with the Applicant's existing single-family home. The Applicant proposes to install a 14-foot by 20-foot garage/shed structure in the rear of the Property along the easterly lot line. The shed is proposed to be installed 7 feet from the easterly lot line adjacent to Lot 10. Section 200-226D of the West Windsor Township Land Use Ordinance ("LUO") requires that sheds be installed not closer than 10 feet to a property side yard. The Property is located in the R-20 Residential District and thus must comply with this side yard setback requirement. The Applicant, therefore, has filed with the Board requesting a bulk

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similarly situated garage/shed structures which do not technically satisfy either the rear or side yard requirements for the R-20 Residential Zoning District.

In presenting the application, the Applicant should advise the Board as to whether or not the existing frame shed which currently appears to be on the rear property line will be removed if the Board approves the requested location for the new garage/shed structure.

cc: Samuel J. Surtees, Manager, Land Use Division (via email)  
Erika Ward, West Windsor Township Land Use Division (via email)  
Michael McMaster, Applicant