


Township of Lawrence  
**ENGINEERING DEPARTMENT**

TO: File

FROM:  Brenda Kraemer, Assistant Municipal Engineer

SUBJECT: Bulk Variance Application No. ZB-6/21  
**George McClellan**, 310 Cobblestone Way  
Tax Map Page 71.01, Block 7101, Lot 3.14

DATE: January 3, 2022

**General:**

The applicant has requested a bulk variance to permit construction of a pool house (cabana) that exceeds the maximum square footage permitted by the Lawrence Township Land Use Ordinance (proposed 375 sf, permitted 150 sf). The property is located in the Enclave development in the EP-2 Zone with public water and private septic system.

The applicant shall provide testimony regarding the request for the increased size of the structure. We note that the narrative presented in the application document addresses planning criteria; however, this information shall also be provided in testimony. The distance between the main house and cabana shall also be discussed.

**Detailed Report:**

1. The following variance is required:

	<b>§429.O.4</b>	<b>Provided</b>
Maximum Cabana Size	150 sf	375 sf

2. The property contains a 100' farmland buffer (behind the cabana) which will remain undisturbed. The cabana will be installed at the buffer limit, which is acceptable.
3. The shed and swimming pool will be approved through the administrative zoning process.
4. Health Department approval is required for the septic system modifications.
5. It is the applicant's responsibilities to obtain Homeowners Association approval, if required.
6. The cabana will not impact the grading and drainage patterns on the property. There are no engineering issues with the proposed project.

**Documents Reviewed:**

- Application No. ZB-6/21
- Floor Plan, Sheet A-1, dated October 30, 2021

SJS  
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