

## **CHECKLIST A #15**

### Statement of reasons why the application is necessary and facts and information that would support an Approval

106 Central Avenue is a one story ranch style home located on a half acre property. The back and right sides of the property are surrounded by trees and borough walking paths. This home has not been renovated in many years, and we are proposing the development of a 2½ story addition. The existing residence is situated on the lot with a side setback (left) of 5.6' and side setback (right) of 11.6' which creates a hardship for the requested development. We are seeking

- a variance for minimum side yard setback (left) of 6.4' where 12.0' is required, noting that 6.4' is less than existing 5.6' due to removal of left side entrance stairs;
- and a variance for minimum side yard setback (right) of 11.6', noting no change in the right side of the first floor footprint, where 12.0' is required.